

BROCKTON PUBLIC SCHOOLS

Michael P. Thomas . Superintendent of Schools

MASSACHUSETTS SCHOOL BUILDING AUTHORITY 2022 STATEMENT OF INTEREST

FOR

BROCKTON HIGH SCHOOL 470 FOREST AVENUE BROCKTON, MA 02301

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2022 Facilities Usage And Planning Subcommittee Members

Timothy Sullivan, Chair
Joyce Asack
Tony Rodrigues
Judy Sullivan

2022 Facilities Leadership Team

Dr. James Cobbs, Executive Director of Operations

Kenneth Thompson, Director of Facilities

James Dimestico, Night Facilities

Manager

Tobias Cowans, Assistant Director of Operations

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2022

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2022

Brockton Public Schools Executive Team

Michael P. Thomas, Superintendent

Dr. James Cobbs, Executive Director of Operations

Aldo Petronio, Chief Financial Officer

June Saba-Maguire, Chief Academic Officer

Sharon Wolder, Chief Officer of Student Support Services

Renee Heywood, Executive Director of Equity, Diversity, and Inclusion

Dr. Ethan R. Cancell, Executive Director of Assessment, Accountability, Technology and Student Data Research

Kathleen Moran, Executive Director of Human Resources

Michele Connors, Executive Director of Teaching & Learning 6-12

Jessica Silva-Hodges, Chief Officer of Public Relations

Section 1

2022 Statement of Interest (Hard Copy)

Massachusetts School Building Authority

Next Steps to Finalize Submission of your FY 2022 Statement of Interest

Thank you for submitting an FY 2022 Statement of Interest (SOI) to the MSBA electronically. Please note, the District's submission is not yet complete if the District selected statutory priority 1 or priority 3. If either of these priorities were selected, the District is required to mail the required supporting documentation to the MSBA, which is described below.

ADDITIONAL DOCUMENTATION FOR SOI STATUTORY PRIORITIES #1 AND #3: If a District selects Statutory priority #1 and/or priority #3, the District is required to submit additional documentation with its SOI.

- If a District selects statutory priority #1, Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of the school children, where no alternative exists, the MSBA requires a hard copy of the engineering or other report detailing the nature and severity of the problem and a written professional opinion of how imminent the system failure is likely to manifest itself. The District also must submit photographs of the problematic building area or system to the MSBA.
- If a District selects statutory priority #3, Prevention of a loss of accreditation, the SOI will not be considered complete unless and until a summary of the accreditation report focused on the deficiency as stated in this SOI is provided.

ADDITIONAL INFORMATION: In addition to the information required above, the District may also provide any reports, pictures, or other information they feel will give the MSBA a better understanding of the issues identified at a facility.

If you have any questions about the SOI process please contact the MSBA at 617-720-4466 or SOI@massschoolbuildings.org.

Massachusetts School Building Authority

School District Brockton

District Contact Jim Cobbs TEL: (508) 649-4842

Name of School Brockton High

Submission Date 4/28/2022

SOI CERTIFICATION

To be eligible to submit a Statement of Interest (SOI), a district must certify the following:

- ✓ The district hereby acknowledges and agrees that this SOI is NOT an application for funding and that submission of this SOI in no way commits the MSBA to accept an application, approve an application, provide a grant or any other type of funding, or places any other obligation on the MSBA.
- ◆ The district hereby acknowledges that no district shall have any entitlement to funds from the MSBA, pursuant to M.G.L. c. 70B or the provisions of 963 CMR 2.00.
- ✓ The district hereby acknowledges that the provisions of 963 CMR 2.00 shall apply to the district and all projects for which the district is seeking and/or receiving funds for any portion of a municipally-owned or regionally-owned school facility from the MSBA pursuant to M.G.L. c. 70B.
- ✓ The district hereby acknowledges that this SOI is for one existing municipally-owned or regionally-owned public school facility in the district that is currently used or will be used to educate public PreK-12 students and that the facility for which the SOI is being submitted does not serve a solely early childhood or Pre-K student population.
- ✔ Prior to the submission of the SOI, the district will schedule and hold a meeting at which the School Committee will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is required for cities, towns, and regional school districts.
- ✔ Prior to the submission of the SOI, the district will schedule and hold a meeting at which the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is not required for regional school districts.
- ✓ The district hereby acknowledges that current vote documentation is required for all SOI submissions. The district will use the MSBA's vote template and the required votes will specifically reference the school name and the priorities for which the SOI is being submitted.
- ✓ The district hereby acknowledges that it must upload all required vote documentation on the "Vote" tab, in the format required by the MSBA. All votes must be certified or signed and on city, town or district letterhead.
- ✓ The district hereby acknowledges that this SOI submission will not be complete until the MSBA has received all required supporting documentation for statutory priority 1 and statutory priority 3. If statutory priority 1 is selected, your SOI will not be considered complete unless and until you provide the required engineering (or other) report, a professional opinion regarding the problem, and photographs of the problematic area or system. If statutory priority 3 is selected, your SOI will not be considered complete unless and until you provide a summary of the accreditation report focused on the deficiency as stated in this SOI. The documentation noted above must be post-marked and submitted to the MSBA by the Core Program SOI filing period closure date.

LOCAL CHIEF EXECUTIVE OFFICER/DISTRICT SUPERINTENDENT/SCHOOL COMMITTEE CHAIR (E.g., Mayor, Town Manager, Board of Selectmen)

Name of School

Brockton High

Chief Executive Officer *

School Committee Chair

Superintendent of Schools

Robert F. Sullivan

Mayor Robert F. Sullivan

Michael P. Thomas

Mayor

(signature)

(signature)

(signature)

Date

Date

Date

4/28/2022 8:41:08 AM

4/28/2022 8:39:27 AM

4/26/2022 3:49:21 PM

^{*} Local chief executive officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice.

Massachusetts School Building Authority

School District Brockton

District Contact Jim Cobbs TEL: (508) 649-4842

Name of School Brockton High

Submission Date 4/28/2022

Note

The following Priorities have been included in the Statement of Interest:

- 1. Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists.
- 2. Elimination of existing severe overcrowding.
- 3. Prevention of the loss of accreditation.
- 4. Prevention of severe overcrowding expected to result from increased enrollments.
- 5. Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.
- 6. Short term enrollment growth.
- 7. Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.
- 8. Transition from court-ordered and approved racial balance school districts to walk-to, so-called, or other school districts.

SOI Vote Requirement

✓ I acknowledge that I have reviewed the MSBA's vote requirements for submitting an SOI, which are set forth in the Vote Tab of this SOI. I understand that the MSBA requires votes from specific parties/governing bodies, in a specific format using the language provided by the MSBA. Further, I understand that the MSBA requires certified and signed vote documentation to be submitted with the SOI. I acknowledge that my SOI will not be considered complete and, therefore, will not be reviewed by the MSBA unless the required accompanying vote documentation is submitted to the satisfaction of the MSBA. All SOI vote documentation must be uploaded on the Vote Tab.

SOI Program:

Core

Potential Project Scope:

Renovation\ Addition

Is this a Potential Consolidation?

No

Is this SOI the District Priority SOI?

School name of the District Priority SOI:

Yes

Yes

2022 Brockton High

Is this part of a larger facilities plan?

If "YES", please provide the following:

Facilities Plan Date: 12/3/2018 Planning Firm: Arrowstreet

Please provide a brief summary of the plan including its goals and how the school facility that is the subject of this SOI fits into that plan:

Arrowstreet's School Facilities Assessment was a critical first step in this study to assess and define Brockton's

current existing school building inventory, determine the conditions and programming needs for each of the buildings, and evaluate the capacity of the existing educational building portfolio in its entirety. With this tangible

data, this School Master Plan Recommendations document outlines observations for all 24 existing educational

buildings, as well as describes a road map for renovating, maintaining, expanding, or replacing educational facilities

in the Brockton Public School District. The data collected throughout the study included enrollment projections,

building size, programming opportunities, and offerings. To quantify the existing space conditions for each of the

grade levels, floor plans and input from school leadership informed design challenges and possibilities throughout

the school district.

Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 17 students per teacher

Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 25 students per teacher

Does the District have a Master Educational Plan that includes facility goals for this building and all school buildings in District? Yes

If "YES", please provide the author and date of the District's Master Educational Plan.

Brockton Public Schools Master Plan Published 12/02/2018 Author Arrowstreet 10 Post Office Square, Suite 700 N Boston, MA 02109, www.arrowstreet.com.

Is there overcrowding at the school facility? No

If "YES", please describe in detail, including specific examples of the overcrowding.

Has the district had any recent teacher layoffs or reductions? No

If "YES", how many teaching positions were affected? 0

At which schools in the district?

Please describe the types of teacher positions that were eliminated (e.g., art, math, science, physical education, etc.).

Has the district had any recent staff layoffs or reductions? No

If "YES", how many staff positions were affected? 0

At which schools in the district?

Please describe the types of staff positions that were eliminated (e.g., guidance, administrative, maintenance, etc.).

Please provide a description of the program modifications as a consequence of these teacher and/or staff reductions, including the impact on district class sizes and curriculum.

In school year 2018-2019 the district eliminated 90 positions and a number of programs and services were scaled back or eliminated. The library services department was cut by 70 percent; reading resource specialists were cut from 14 to six; significant cuts were also made to the substitute teacher line items and necessary capital projects were shelved indefinitely some have been restored in the school year 2021-2022 budget and some capital expenditures ay be addressed using ESSER and ARPA funds. While Brockton Public Schools have not experienced teaching staff layoffs

during the 2021-2022 school year, we are in the process of rebuilding staffing levels over a three-year process utilizing ESSER funding.

Please provide a description of the local budget approval process for a potential capital project with the MSBA. Include schedule information (i.e. Town Meeting dates, city council/town council meetings dates, regional school committee meeting dates). Provide, if applicable, the District's most recent budget approval process that resulted in a budget reduction and the impact of the reduction to the school district (staff reductions, discontinued programs, consolidation of facilities).

Superintendent Thomas submitted a budget to the School Committee for the 2022-2023 school year for increased funding necessary for services and staff required to address district turn-around issues related to the most recent district review conducted by the Department of Elementary and Secondary Education (DESE) in 2020. The School Committee is reviewing the budget, and making recommendations to submit it Mayor Sullivan. The budget will then be submitted to the City Council for adoption. The Superintendent's and School Committee's focus is addressing teaching and learning needs of the district and urgent capital expenditure and operational resources necessary to minimize the impact on classroom learning resources, consolidate spending and maintain our one-to-one devices for student learning. In the school year 2018-2019 the district eliminated 90 positions and a number of programs and services were scaled back or eliminated. The library services department was cut by 70 percent; reading resource specialists were cut from 14 to 6; significant cuts were also made to the substitute teacher line items and necessary capital projects were shelved indefinitely and were not funded in the school year 2019-2020 budget. The 2021-2022 school budget is in the process of moving from the School Committee Finance Subcommittee to a full School Committee vote. The 2021-2022 budget is projected to continue to restore teaching and staff positions using ESSER, Student Opportunity Act (SOA) funding.

General Description

BRIEF BUILDING HISTORY: Please provide a detailed description of when the original building was built, and the date(s) and project scopes(s) of any additions and renovations (maximum of 5000 characters).

Brockton High School is located in the South Zone neighborhood of the city of Brockton and serves the school district's general high school population. It is the largest high school in Massachusetts with four distinct 'houses' referred to by color: Azure, Green, Red and Yellow. The facility includes an athletics building which contains a 25-yard swimming pool, and a Fine Arts building with a 1,600-seat capacity auditorium. Each house has a cafeteria and resource center (or library). The four houses are organized in a rectangle, with a window-less core building that holds shared programs as well as a City of Brockton Information Technology Center with an adjacent classroom/computer room. The athletics building, pool, and tennis courts, baseball fields are located at the north end of the building, connected by two bridges. The athletic field and associated field house/facilities garage are located across the parking lot to the east of the building. Similarly, the Fine Arts wing and theaters, shops, etc., are at the south end, and also connected by two bridges.

TOTAL BUILDING SQUARE FOOTAGE: Please provide the original building square footage PLUS the square footage of any additions.

545000

SITE DESCRIPTION: Please provide a detailed description of the current site and any known existing conditions that would impact a potential project at the site. Please note whether there are any other buildings, public or private, that share this current site with the school facility. What is the use(s) of this building(s)? (maximum of 5000 characters).

Brockton High School is a three-story building built in 1970 located on a flat site and is surrounded by asphalt parking lots. The City of Brockton maintains a soccer field and outdoor pool on the south end of the property. There is a privately owned indoor ice-skating rink adjacent to the pool at the south end of the property with a large shared parking lot for the pool, soccer field, and skating rink. There are no known conditions that would impact potential projects on the site.

ADDRESS OF FACILITY: Please type address, including number, street name and city/town, if available, or describe the location of the site. (Maximum of 300 characters)

470 Forest Ave., Brockton, MA 02301 and 70 Belmont St., Brockton, MA 02301

BUILDING ENVELOPE: Please provide a detailed description of the building envelope, types of construction materials used, and any known problems or existing conditions (maximum of 5000 characters).

The building envelope is comprised of formed concrete, masonry brick and stone at entry with minimal concrete in good condition. It is reported that window glue may contain asbestos and should be tested prior to disturbing or removing the windows. The building has metal doors, which are a mix of newer and original doors that need to be replaced due to gaps at the bottom and improper sealing that can allow energy loss as well as facilitate vermin entering the building.

Has there been a Major Repair or Replacement of the EXTERIOR WALLS? NO Year of Last Major Repair or Replacement: (YYYY) 1970

Description of Last Major Repair or Replacement:

There have not been any major repair or replacements of exterior walls in the last three years.

Roof Section A
Is the District seeking replacement of the Roof Section? YES
Area of Section (square feet) 545000

Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)

Rubber membrane roofing materials.

Age of Section (number of years since the Roof was installed or replaced) 50

Description of repairs, if applicable, in the last three years. Include year of repair:

There have not been any roof repairs or replacements in the last three years.

Window Section A

Is the District seeking replacement of the Windows Section? YES

Windows in Section (count) 900

Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))

There have not been any window repairs or replacements in the last three years.

Age of Section (number of years since the Windows were installed or replaced) 50

Description of repairs, if applicable, in the last three years. Include year of repair:

There have not been any window repairs or replacements in the last three years.

MECHANICAL and ELECTRICAL SYSTEMS: Please provide a detailed description of the current mechanical and electrical systems and any known problems or existing conditions (maximum of 5000 characters).

The existing electrical switch-gear and circuit breaker panels are originally installed older equipment. Classrooms are observed to have occupancy sensors. The Fine Arts wing has LED lighting and a combination of recessed and surface mounted fixtures. In the Fine Arts wing there is exposed cage wiring in the corridor. Most of the building is served by roof-top chiller units which supply heat and cooling from banks of natural gas fired boilers. Electric heat is used in the front administrative office areas. HVAC systems are equipment originally installed 50 years ago and have required significant ongoing repairs at considerable annual costs. Recent supply chain issues as well as obsolescence of the aging equipment has caused locating necessary repair parts to become increasingly problematic.

Boiler Section 1

Is the District seeking replacement of the Boiler? YES

Is there more than one boiler room in the School? YES

What percentage of the School is heated by the Boiler? 95

Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)

Natural gas and electrical heating units.

Age of Boiler (number of years since the Boiler was installed or replaced) 15

Description of repairs, if applicable, in the last three years. Include year of repair:

Due to an over-pressurizing event to the natural gas line supplying the campus it was necessary to shut down the gas supply to the campus and repair, replace and install additional isolation valves, replace all regulators, and metering equipment to the campus as well as 300 feet of underground gas lines.

Has there been a Major Repair or Replacement of the HVAC SYSTEM? NO

Year of Last Major Repair or Replacement: (YYYY) 1970

Description of Last Major Repair or Replacement:

There have not been any HVAC replacements in the last three years with the exception of necessary repairs due to malfunctions.

Has there been a Major Repair or Replacement of the ELECTRICAL SERVICES AND

DISTRIBUTION SYSTEM? NO

Year of Last Major Repair or Replacement: (YYYY) 1970

Description of Last Major Repair or Replacement:

There have not been any electrical system repairs or replacements in the last three years.

BUILDING INTERIOR: Please provide a detailed description of the current building interior including a description of the flooring systems, finishes, ceilings, lighting, etc. (maximum of 5000 characters).

The building is in poor condition due to significant repairs required to maintain the building and adapt to accommodating the large student population and desired growth of STEM programs. There is significant wear and tear on the interior of the facility. The building is in need of a considerable interior renovation to provide adequate learning spaces with sufficient classroom space and daylight. Areas should be tested for asbestos-containing material and if discovered, will need to be properly remediated for any future renovations or maintenance issues. The interior of the building is a combination of concrete block and sheet rock walls with paint. The flooring is both tile and carpet, the 9-inch by 9-inch floor tiles located throughout the building are worn and chipped. Flooring should be tested for asbestos prior to any renovations or maintenance repairs that would disturb or remove existing materials. Ceilings are suspended in 70 percent of the interior of the building. Most of the interior lighting is florescent type fixtures with T8 lamps.

PROGRAMS and OPERATIONS: Please provide a detailed description of the current grade structure and programs offered and indicate whether there are program components that cannot be offered due to facility constraints, operational constraints, etc. (maximum of 5000 characters).

Brockton High School is the most heavily used facility in the City of Brockton facilities inventory. The building is used day and evening including weekends for Grade 9-12 school activities and Community Schools programs, which include adult learning and ESL classes, as well as other community activities, programs, etc. Brockton High School is frequently rented out to local organizations, agencies and community groups for various activities. The gym, pool, fitness areas and theaters in the Fine Arts building are frequently used as well as the auditorium, which currently seats 1,600, is used by the school for school assemblies, rehearsals and performances, and as by the community organizations because it has the largest theater seating capacity of any building in the city.

EDUCATIONAL SPACES: Please provide a detailed description of the Educational Spaces within the facility, a description of the number and sizes (in square feet) of classrooms, a description of science rooms/labs including ages and most recent updates, a description of the cafeteria, gym and/or auditorium and a description of the media center/library (maximum of 5000 characters).

Brockton High School consists of seven buildings that are connected by hallways and overpasses. The Fine Arts building and theater are at the south end, and the athletic facilities building is located at the north end of the main building. They are connected by two bridges. The four main academic buildings consist of 20 individual classrooms, cafeterias, libraries/media centers each of which are connected to a core building. The core building consists of 30 individual classrooms, which include science and computer labs. The Fine Arts building consists of classrooms, a restaurant, science and computer labs, auto shops, woodworking shops, an automotive garage, machine shops, a printing shop, a little theater, band rooms, and an auditorium. The athletics building consists of three main gymnasium areas (basketball courts), three fitness rooms, a weight training room, wrestling rooms, a swimming pool and locker rooms. The three-story building built in 1970 is located on a flat site and is surrounded by asphalt parking. The four houses are organized in a rectangle with a window-less core that holds shared programs. Each house has a dedicated student locker bay that currently does not serve the entire population. The existing lockers are undersized for current needs of high school students. A review of classroom capacity chair count determined that there are approximately 32 to 39 students in some classrooms. There are several classrooms in the core that have original lab benches that are no longer used. The removal of these unused benches would provide more space in these classrooms. The gym, pool and fitness areas are located at the north end of the building, connected by two bridges. The library/media centers are located off of the cafeterias in each house and have the capacity for 25 to 30 students at any time. Books and shelves have been removed from two of the libraries in order to accommodate more teaching technology and resources as well as office spaces. Approximately onethird of the library in the green building is being converted to an office suite for the Edison Academy alternative night high school. This will allow counselors to meet confidentially with students and allow secure storage and handling of MCAS testing materials. Books from this area have been absorbed into the inventory of the other libraries/media centers or donated. Edison Academy shares the classrooms at night with Brockton High School, however there is minimal office space dedicated to Edison Academy. Additional information and photographs are presented in the 2020 MSBA Senior Study in Section 2-M of our 2022 Statement of Interest document.

CAPACITY and UTILIZATION: Please provide the original design capacity and a detailed description of the current capacity and utilization of the school facility. If the school is overcrowded, please describe steps taken by the administration to address capacity issues. Please also describe in detail any spaces that have been converted from their intended use to be used as classroom space (maximum of 5000 characters).

When Brockton High School opened in 1970, it was designed to house 6,000 students in 246 classrooms, which would be an original design plan of 25 students per classroom. The MSBA space summary template guidelines indicate that general high school classroom sizes (Grades 9–12) should be in a range of 825 to 950 square feet with a maximum of 23 students per classroom. Brockton High School currently has an enrollment of 4,181 students, which is 17 students per classroom. Brockton High School is not overcrowded by current MSBA standards, however each house has a dedicated student locker bay that currently does not serve the entire population. The current lockers are too narrow to fit students' coats, book bags, etc., and are undersized for current needs of high school students.

MAINTENANCE and CAPITAL REPAIR: Please provide a detailed description of the district's current maintenance practices, its capital repair program, and the maintenance program in place at the facility that is the subject of this SOI. Please include specific examples of capital repair projects undertaken in the past, including any override or debt exclusion votes that were necessary (maximum of 5000 characters).

The district has completed the process of assessing its capital assets and is developing a preventative maintenance checks and services plan to extend the life of, repair or replace major systems such as roof, boilers, HVAC systems, generators, elevators, sprinkler systems, smoke detection, intercom, phone and security systems (see attachment "Municipal and School Facilities City of Brockton Massachusetts, Volume 1-School Facilities Assessment"- Arrowstreet, December 3, 2018). The district has developed a six-year capital spending plan through data garnered from this assessment which will facilitate prioritizing repair and replacement projects. The district has highly responsive facilities, maintenance, information technology, and custodial departments that ensure that required educational and program facilities are conducive to effective teaching and learning. The district has developed a capital spending plan in cooperation with the City of Brockton Mayor's office. With the use of the School Facilities Assessment each building's major systems have been assessed and major capital projects have been identified and prioritized for funding as well as scope and sequence planning. The district has developed a six-year facilities improvement plan through data garnered from this assessment which will facilitate prioritizing repair and replacement projects to replace major systems such as roof, boilers, HVAC systems, generators, elevators, sprinkler systems, smoke detection, intercom, phone and security systems (see Appendix F "Brockton Public

Schools 2021 – 2026 Capital Spending Plan Summary" and "Brockton Public Schools Facilities Improvement Plan").

With the exception of a roof repair project completed in 2012, there has not been any major capital spending projects at

Brockton High School. This is in part due to the presence of asbestos in the flooring and above the suspended ceilings

making any major capital investment construction projects prohibitively expensive.

Priority 1

Question 1: Please provide a detailed description of the perceived health and safety problem(s) below. Attach copies of orders or citations from state and/or local building and/or health officials.

The School was originally constructed in 1970 as the only high school and still has many of the original features. The overall structure of the building is solid but much of the interior has reached its useful life. In order to bring this school up to the standard requirements for a high school, current state building codes and ADA (Americans with Disabilities Act) requirements, a total rehab is necessary. The school will require updates to electrical, plumbing, heating and ventilation systems as well as lighting systems, bathrooms fixtures, fire detection systems, building codes, all technology and student needs. Asbestos abatement is a significant concern to occupants of the building and will be a significant part of any construction project.

Priority 1

Question 2: Please describe the measures the district has taken to mitigate the problem(s) described above.

The district has a work order management system to document and track repair needs in all facilities. Building staff bring any issue concerning environmental health, hazards, or disrepair to the attention of administration or custodial staff. When work orders are generated they are tracked to completion either by in-house trades staff or contracted vendors. Brockton High School by far has the largest custodial staff and is issued the largest number of work orders annually. The district is committed to being highly responsive in mitigating building issues as they arise in order to maintain a safe and healthy learning and working environment. However, the aging building with its original hazardous construction materials presents ongoing and daunting challenges at significant annual or projected construction costs.

According to Brockton Public Schools' most recent District Review from DESE "Brockton's history of building new schools and renovating old schools, along with its long-term capital plan, will likely ensure that educational and program facilities are conducive to student learning."

Priority 1

Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

The building is in poor condition due to significant repairs required to maintain it and adapt to accommodating the large population and desired growth of the STEM program. There is significant wear and tear on the interior of the facility. The building is in need of a considerable interior renovation to provide adequate learning spaces with sufficient classroom space and daylight. Proposed construction, renovation or upgrade projects and the ability to apply for and receive grants to update STEM program offerings have been shelved because they would cause saw-cutting and retrofitting of door ways, etc. to accommodate large pieces of equipment. This is prohibited due to asbestos in the Fine Arts building that we want to use for STEM programmatic offerings.

Please also provide the following:

In the space below, please tell us about the report from an independent source that is not under the direct control of the school district or the city/town, stating that the facility is structurally unsound or jeopardizes the health and safety of the students. The entirety of this report should be submitted in hard copy.

Please note that the MSBA will accept an official report from a city or town department/employee, if the person preparing the report is a licensed building inspector, architect, or engineer. For example, a report from the district, city, or town maintenance or janitorial department would not meet this requirement.

Name of Firm that performed the Study/Report (maximum of 50 characters).:

Universal Environmental Consultants

Date of Study/Report:

11/30/2016

Synopsis of Study/Report (maximum of 1500 characters).:

The building is in poor condition due to significant repairs required to maintain the building and adapt to accommodate the

large population and desired growth of the STEM program. There is significant wear and tear on the interior of the

facility. The building is in need of a considerable interior renovation to provide adequate learning spaces with sufficient

classroom space and daylight. Areas should be tested for asbestos-containing material and if discovered, will need to be

properly handled for any future renovation and maintenance. There are several classrooms in the core that have original

lab benches that are no longer used. The removal of these unused benches would provide more space in these classrooms. Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms and storage areas can help

with energy efficiency and operation. The building currently does not have a sprinkler system or heat detection devices.

Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet

current codes. The bathroom plumbing fixtures are dated and are possibly original to the building. Future upgrades to the

building should consider using low flow fixtures. The student toilet rooms do not offer accessible stalls, fixtures or the quantity of bathrooms for the population.

YES

Is the perceived Health and Safety problem related to asbestos?:

If "YES", please describe the location in the facility, if it is currently fiable, and the mitigation efforts that the district has undertaken to date (maximum of 2000 characters).:

Areas should be tested for asbestos-containing material and if discovered it will need to be properly handled for

any future renovation and maintenance. Nine-inch by nine-inch floor tiles located throughout the building are worn and chipped. The flooring should be tested for asbestos prior to any renovation or maintenance that would disturb or remove the

material. Other concerns are above the ceiling tiles in locations in the Fine Arts building and athletic facility. Mitigation efforts to date have largely been limited to not disturbing any areas known to or suspected of having asbestos materials. (See

Appendix E AHERA Re-Inspection Report)

Is the perceived Health and Safety problem related to an electrical condition?:

YES

If "YES", please describe the electrical condition, any imminent threat, and the mitigation efforts that the district has undertaken to date (maximum of 2000 characters).:

Due to the use of technology in the classrooms for lesson delivery, each area is in need of additional electrical

distribution, i.e., dedicated outlets for computers, science equipment, etc. This problem causes staff to 'daisy-chain"

electrical cords, and or plug strips to get power needed in areas of the classroom. This causes unsafe condition such

as tripping hazards, overloaded outlets, tripping circuit breakers or power failures in some areas. The use of electrical

heating in some areas is taxing on the systems as well. We frequently dispatch our in-house electricians to install

additional outlets however the demand is ever increasing.

Is the perceived Health and Safety problem related to a structural condition?:

NO

If "YES", please describe the structural condition, any imminent threat, and the mitigation efforts that the district has undertaken to date (maximum of 2000 characters).:

Is the perceived Health and Safety problem related to the building envelope?:

If "YES", please describe the building envelope condition, any imminent threat, and the mitigation efforts that the district has undertaken to date (maximum of 2000 characters).:

Is the perceived Health and Safety problem related to the roof?:

YES

If "YES", please describe the roof condition, any imminent threat, and the mitigation efforts that the district has undertaken to date (maximum of 2000 characters).:

During significant rain events and snow melts the roof leaks in several areas, particularly the Fine Arts building. This

Name of School

Brockton High

causes ceiling tiles to become water soaked and introduces potential mold issues, as well as tripping hazards due to wet floors.

We line up buckets to capture leaks, place safety cones, and mop areas until the leaks subside. We frequently replace

ceiling tiles.

Is the perceived Health and Safety problem related to accessibility?: YES

If "YES", please describe the areas that lack accessibility and the mitigation efforts that the district has undertaken to date. In addition, please submit to the MSBA copies of any federally-required ADA Self-Evaluation Plan and Transition Plan (maximum of 2000 characters).:

Brockton High School has an elevator located in each building and one located at the rear of the Fine Arts building.

The elevators do not meet ADA building code requirements. There is no elevator or lift or ADA compliant access to

the athletic facility.

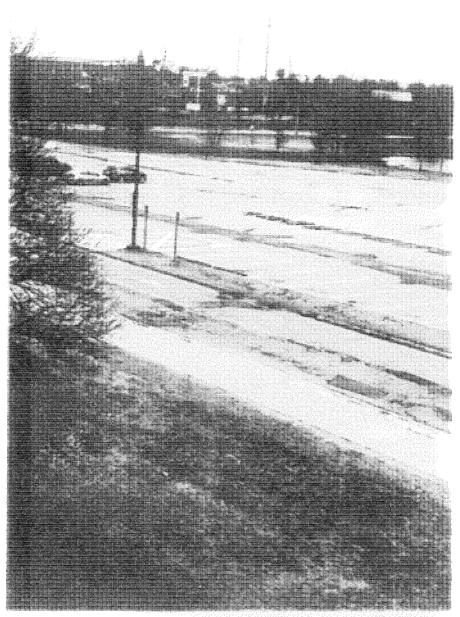
Section 2

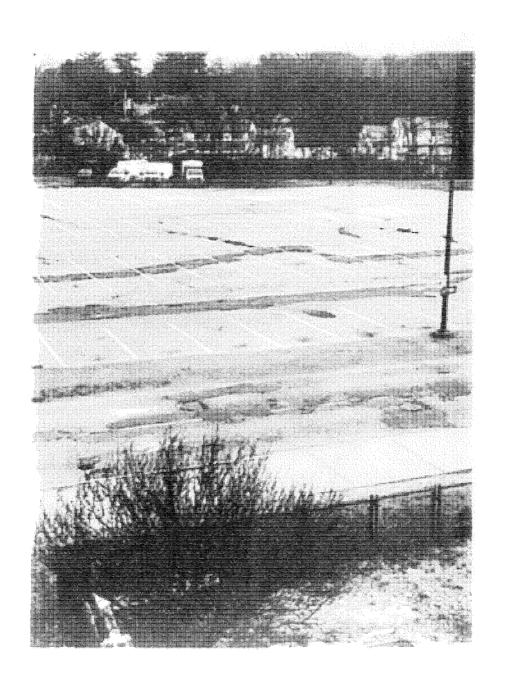
Photographs

2-A

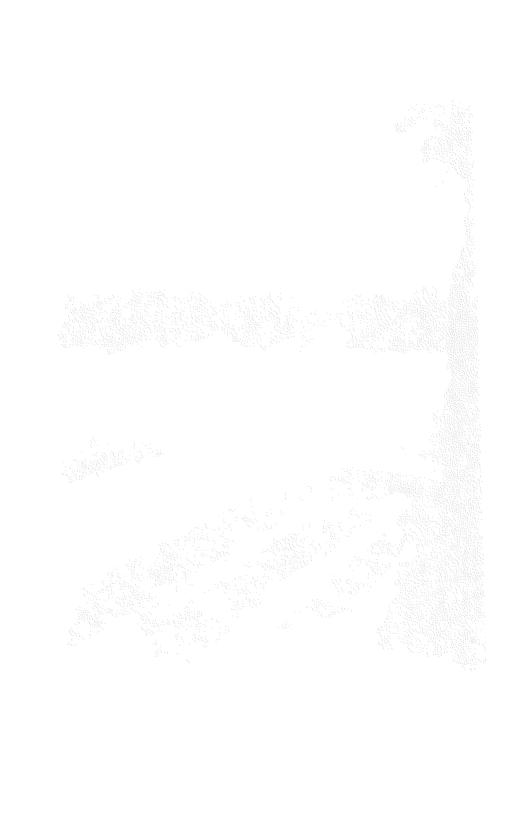
Parking lot

(Typical)





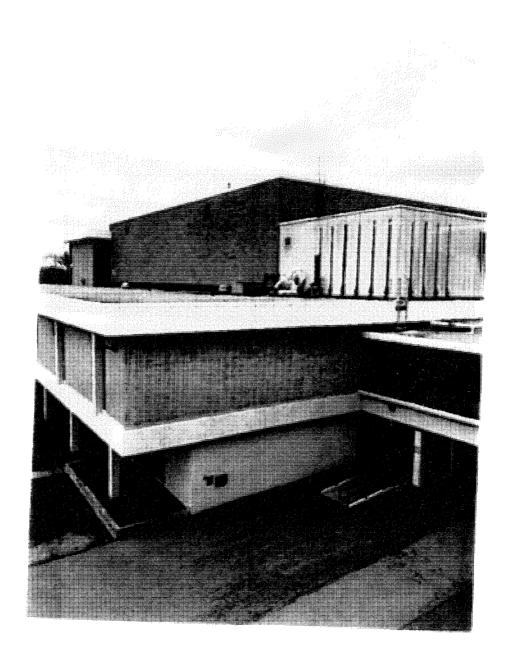


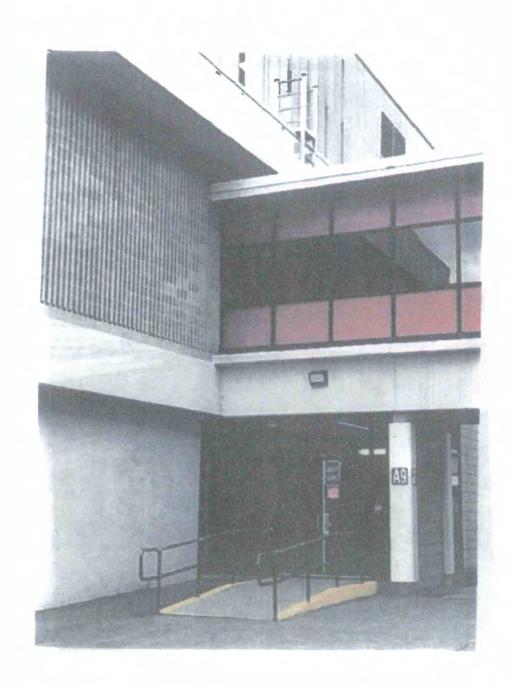


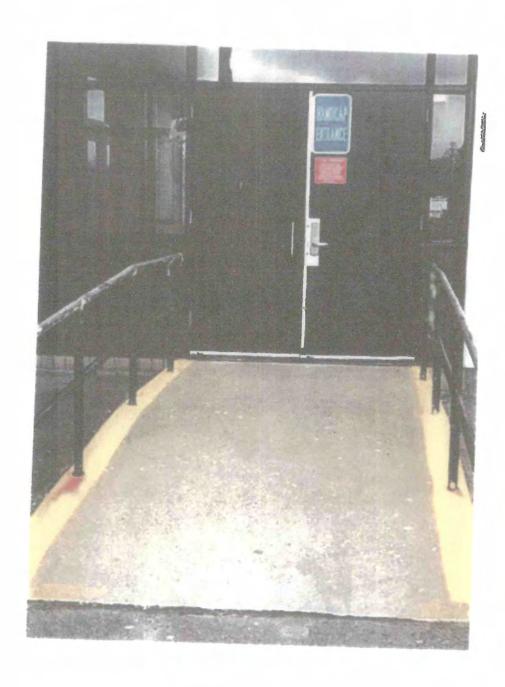
2-B

Handicap Entrance

(Fine Arts Building)





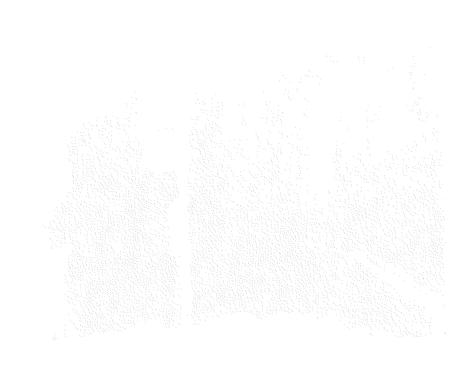


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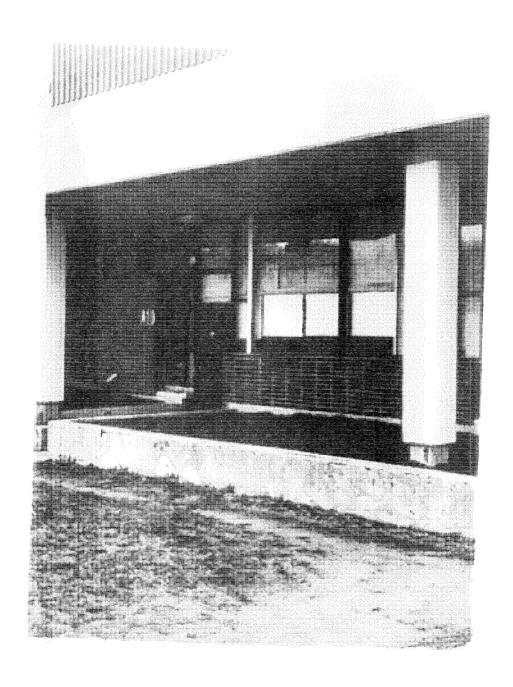


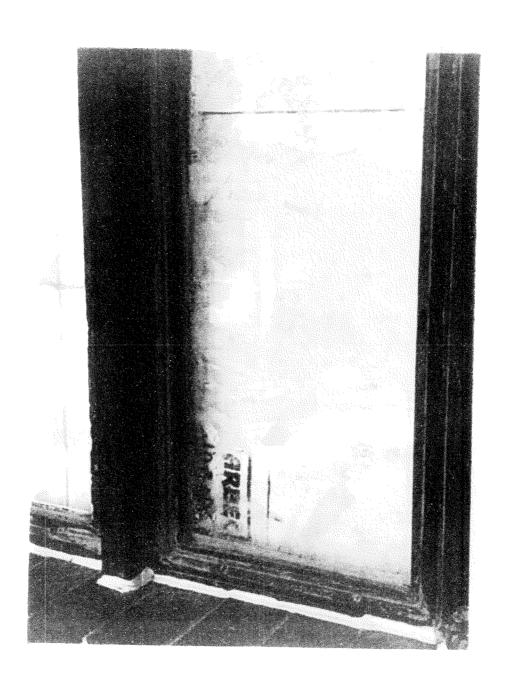
2-C

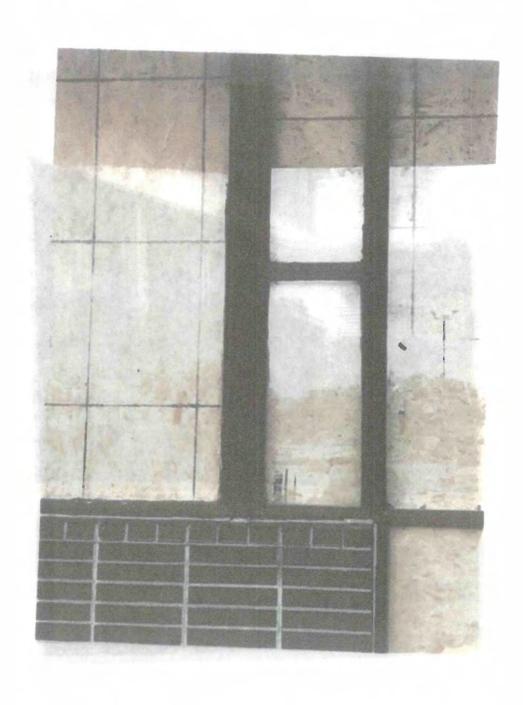
Exterior Windows

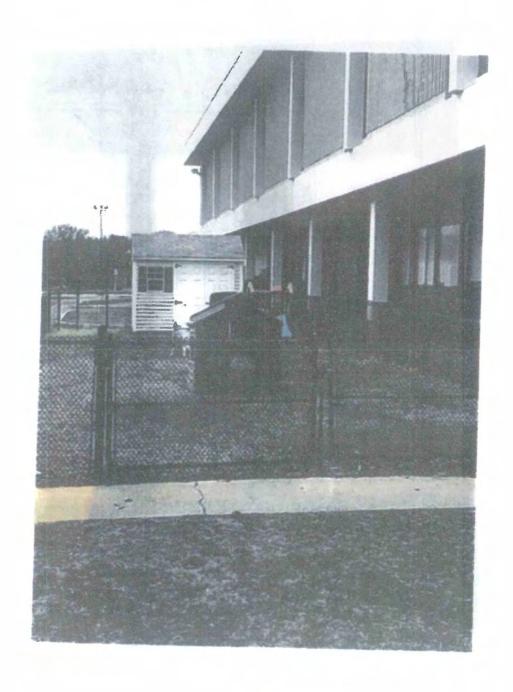
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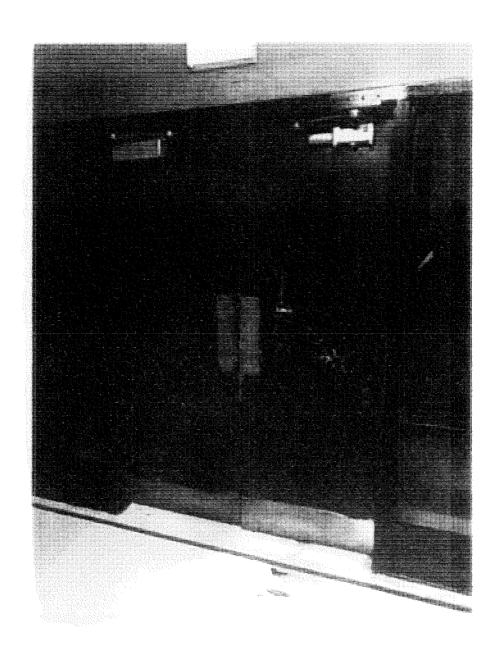


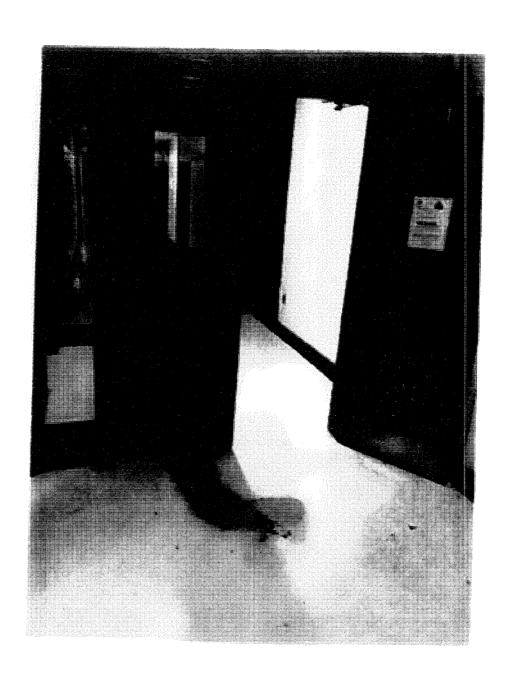
2-D

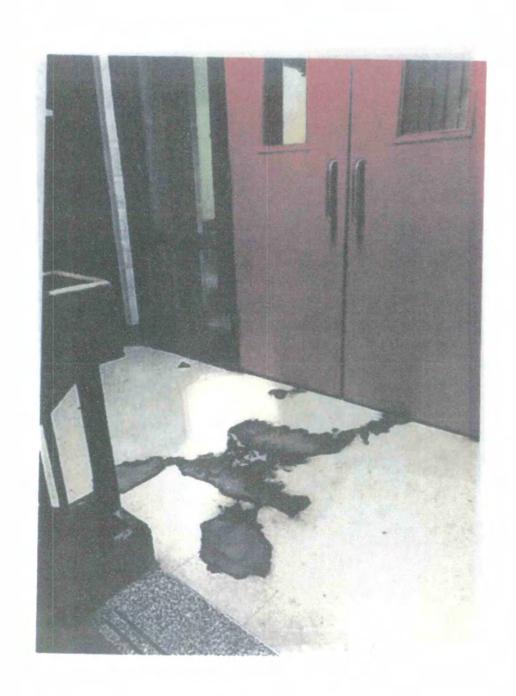
Worn Floor Tiles

(Typical)





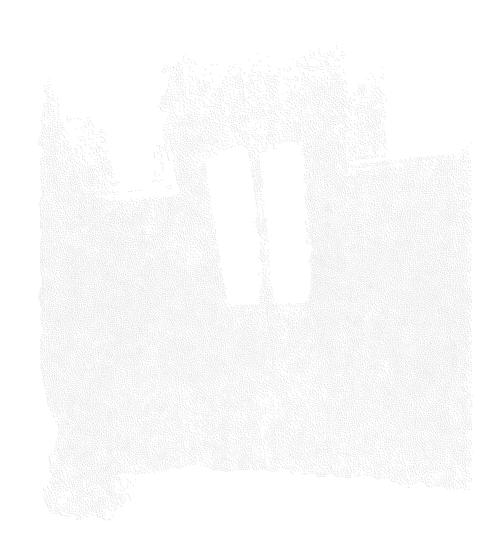






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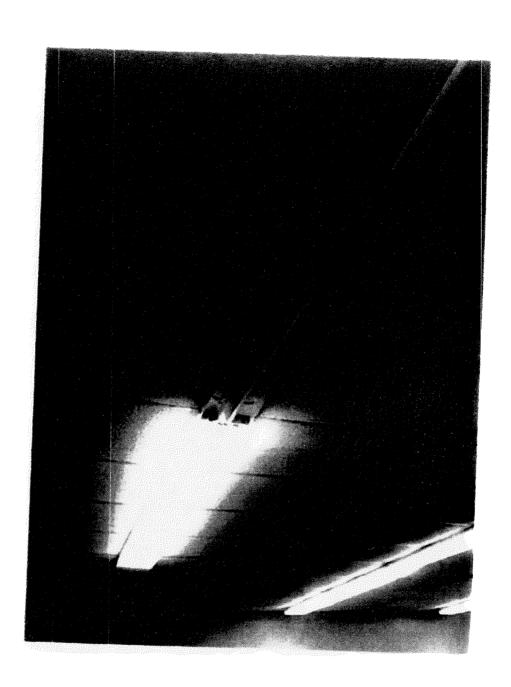
2 E

Missing/Damaged Lighting

(Typical)





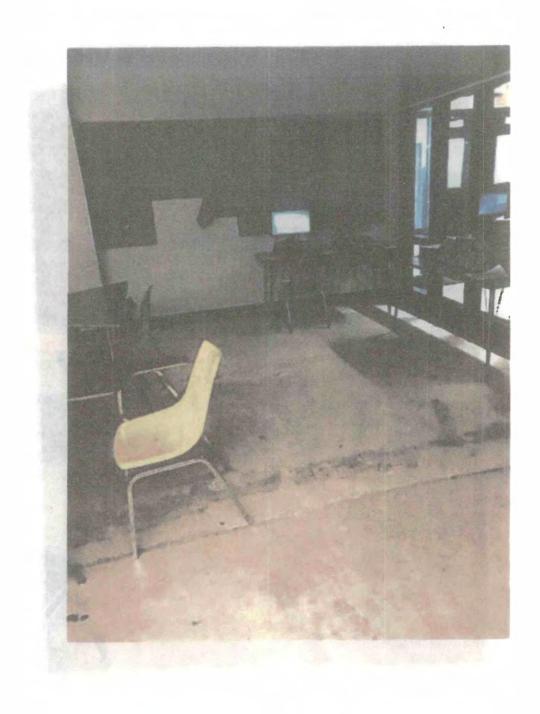


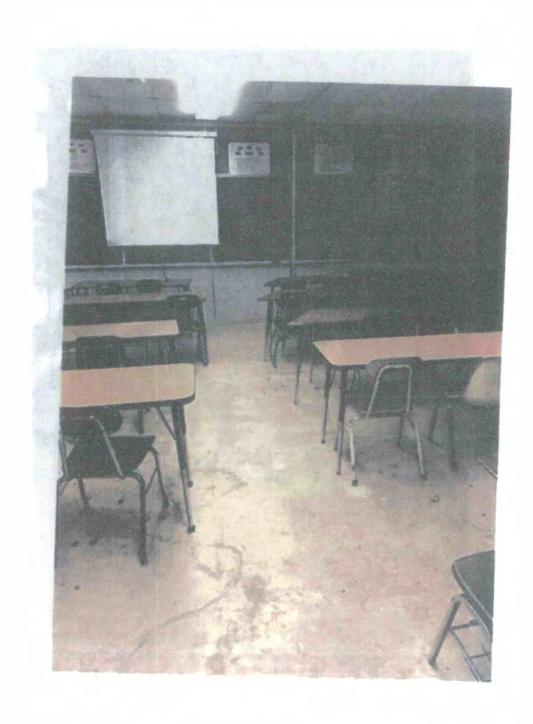


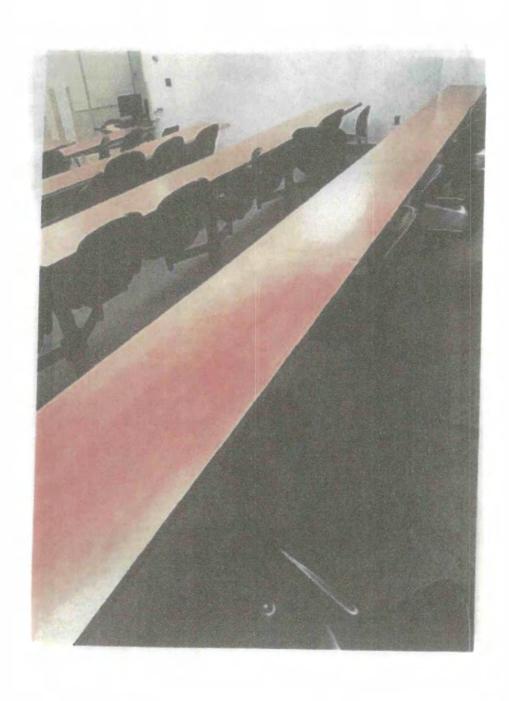
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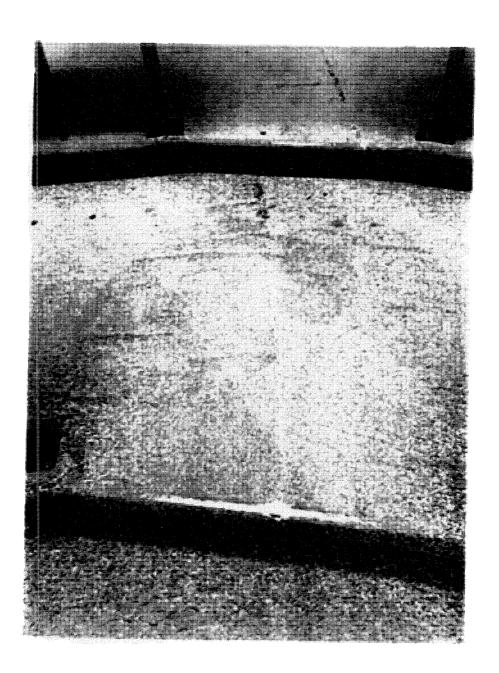
Missing/Damaged Flooring

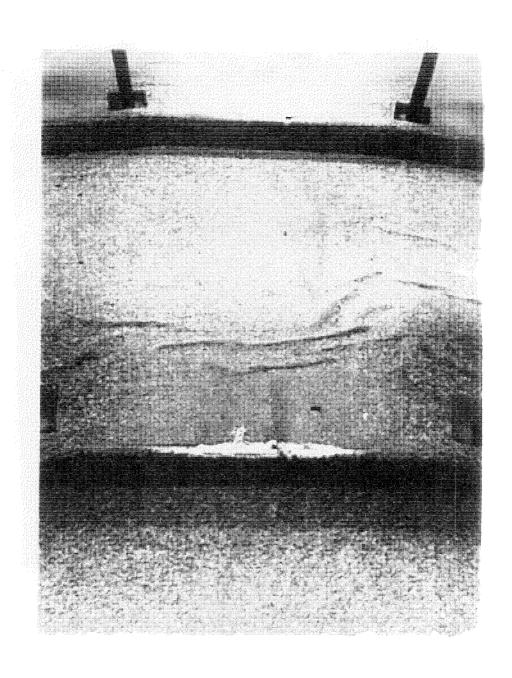
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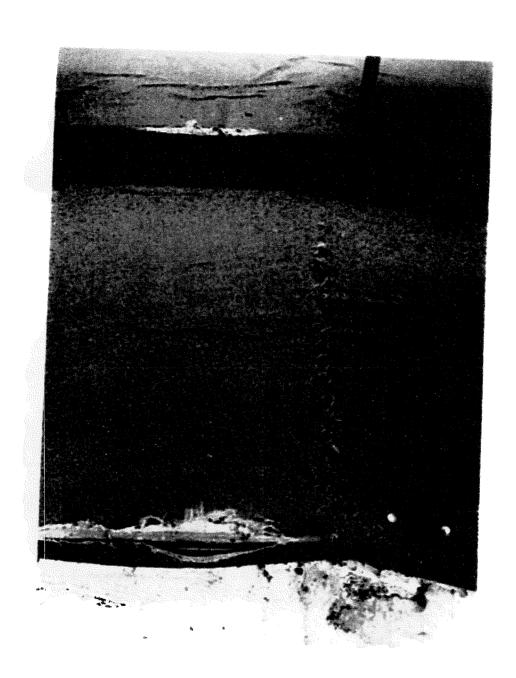


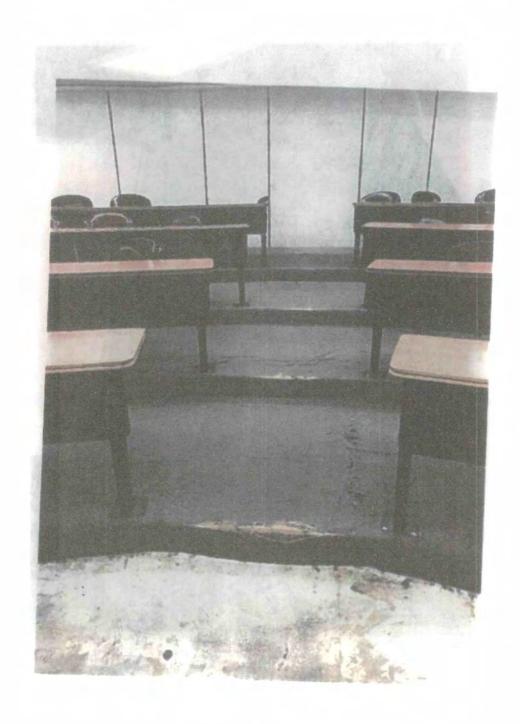


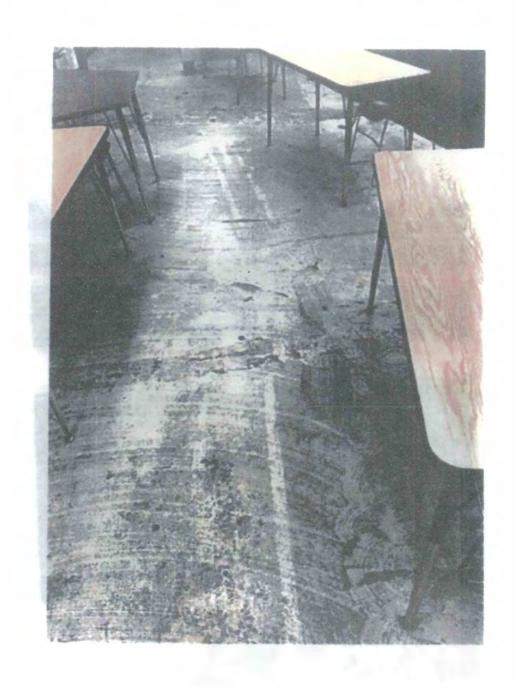




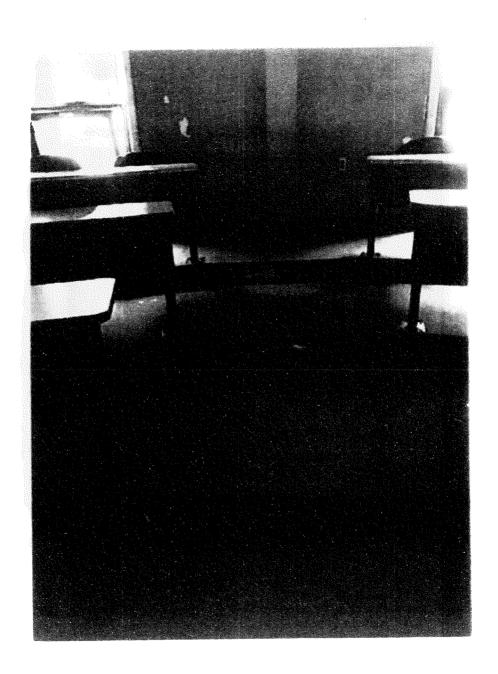


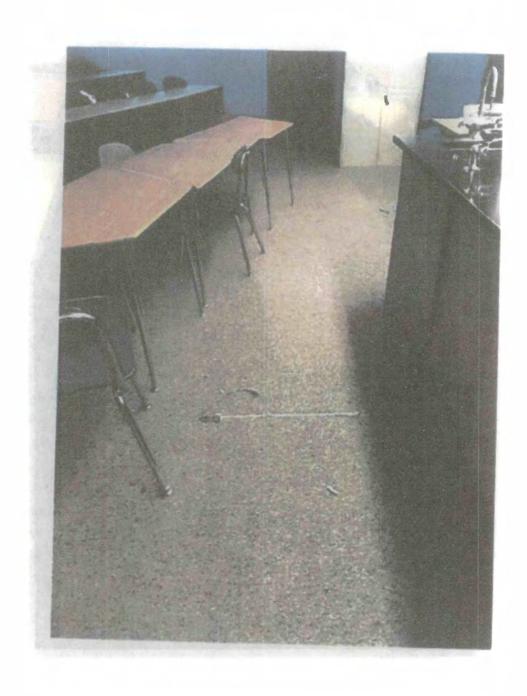


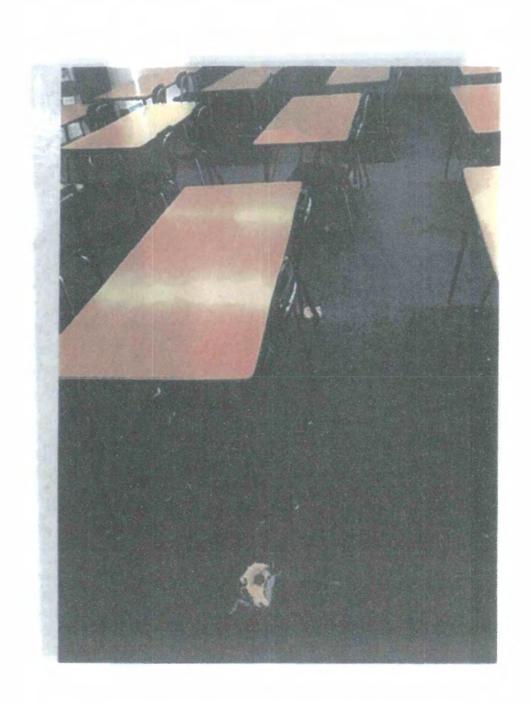




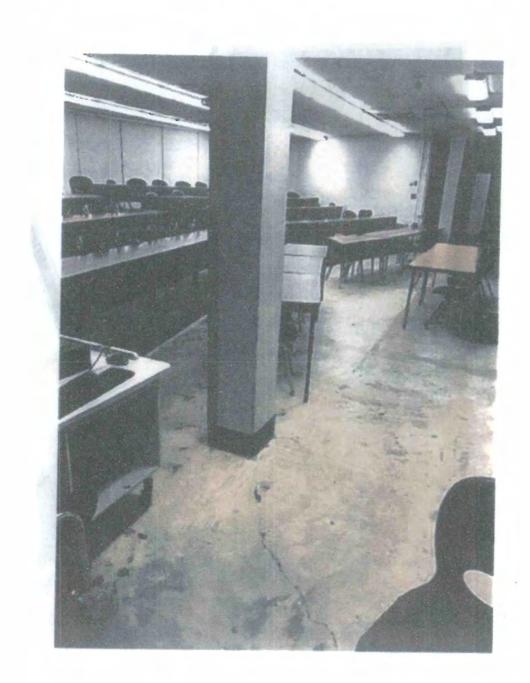


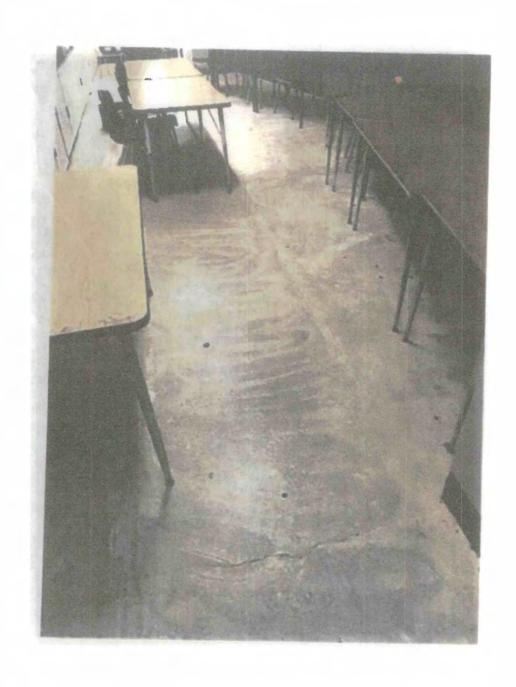


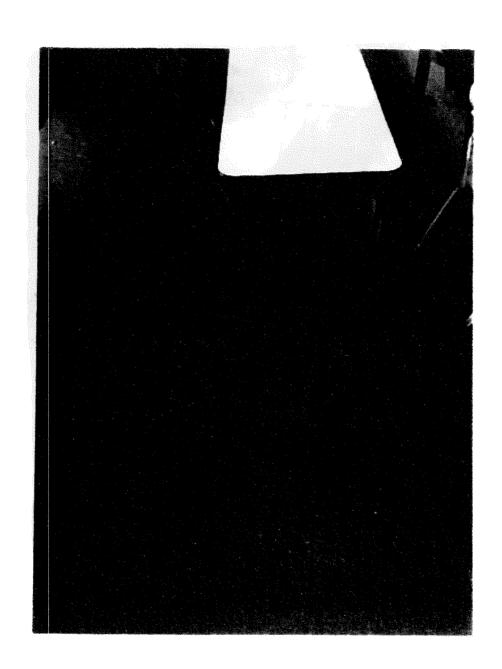










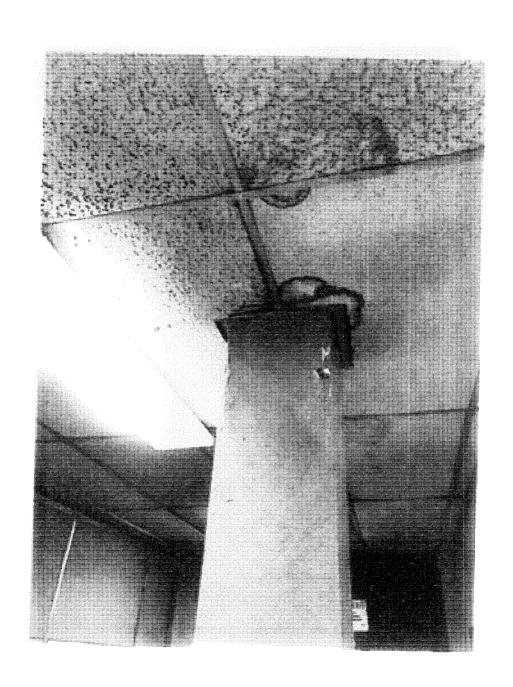


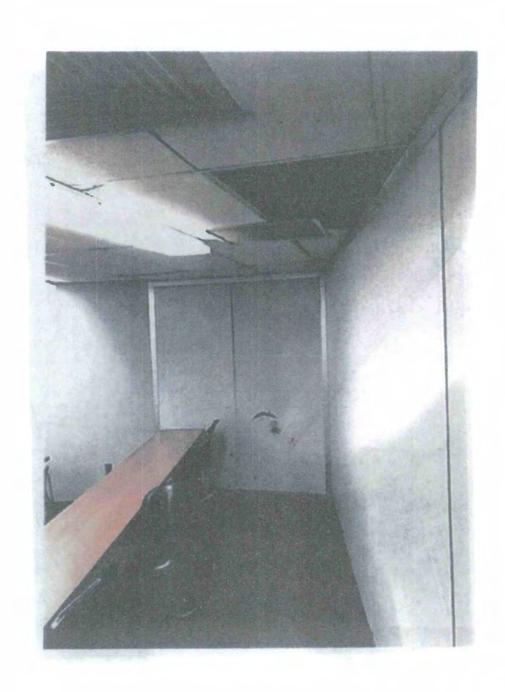
2-6

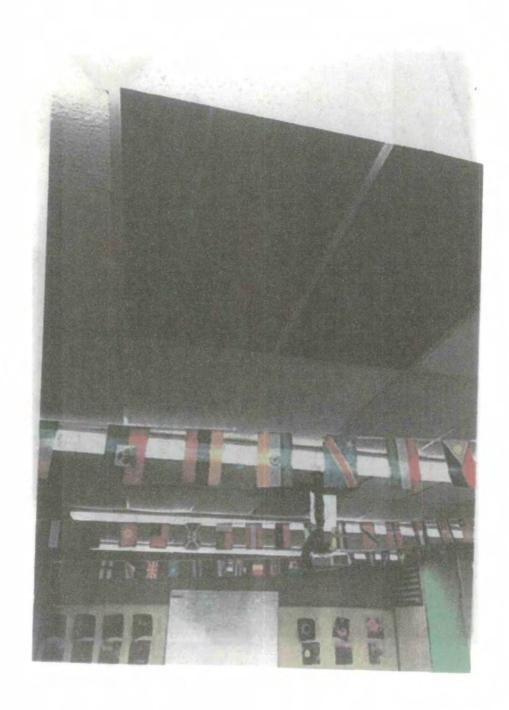
Missing/Water Damaged Ceiling Tiles

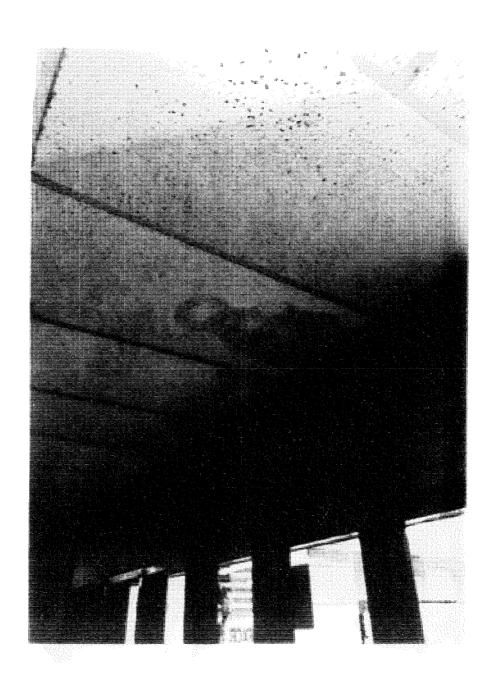
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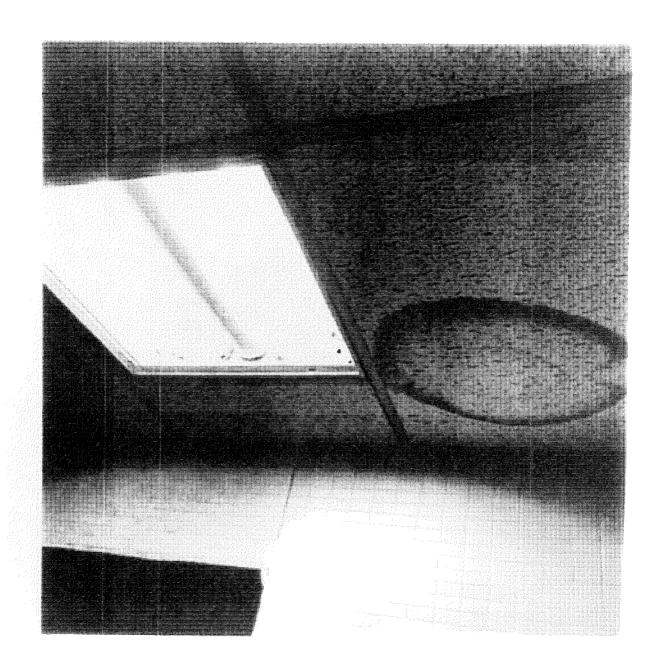
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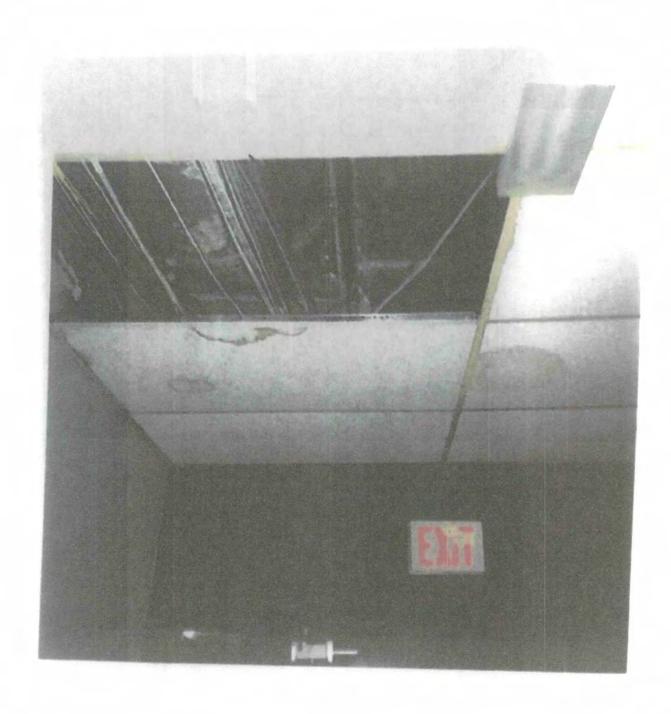


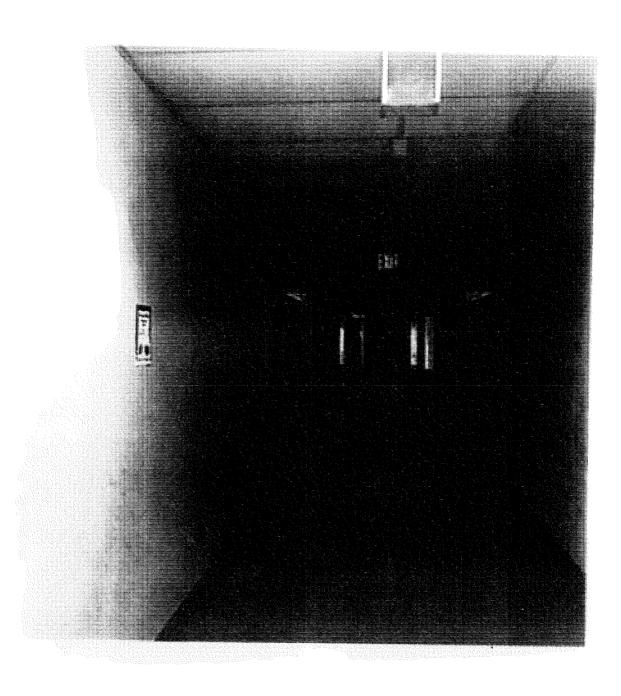


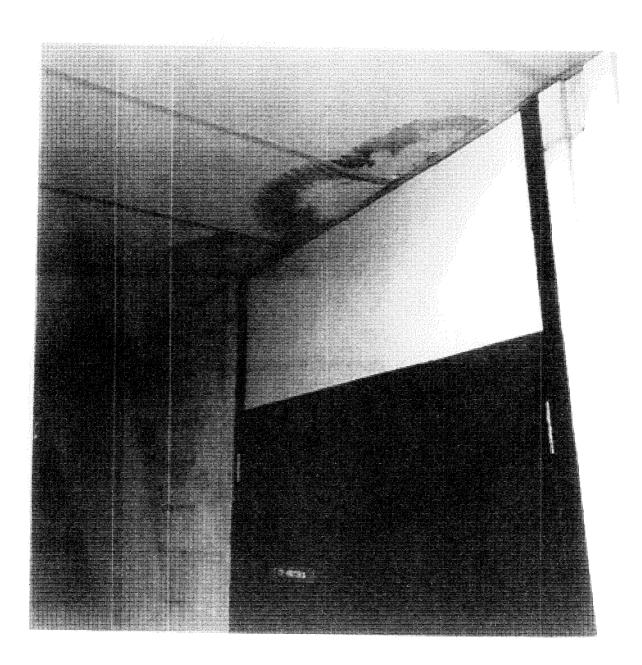




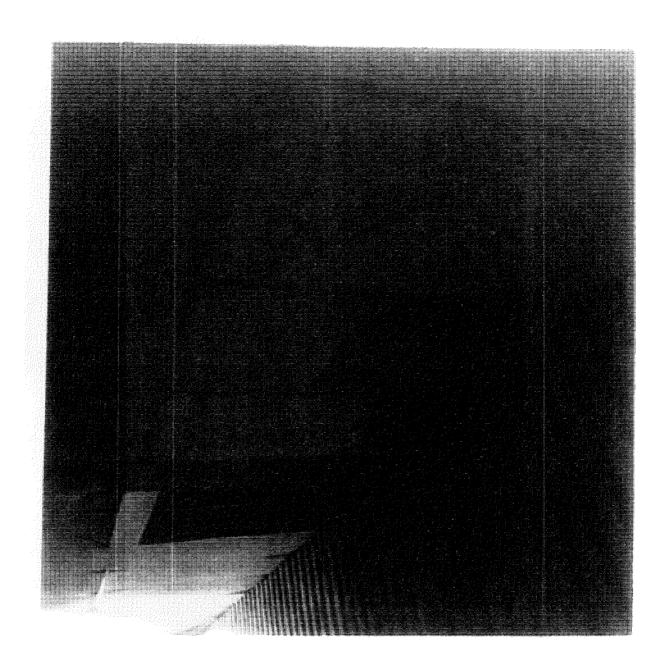


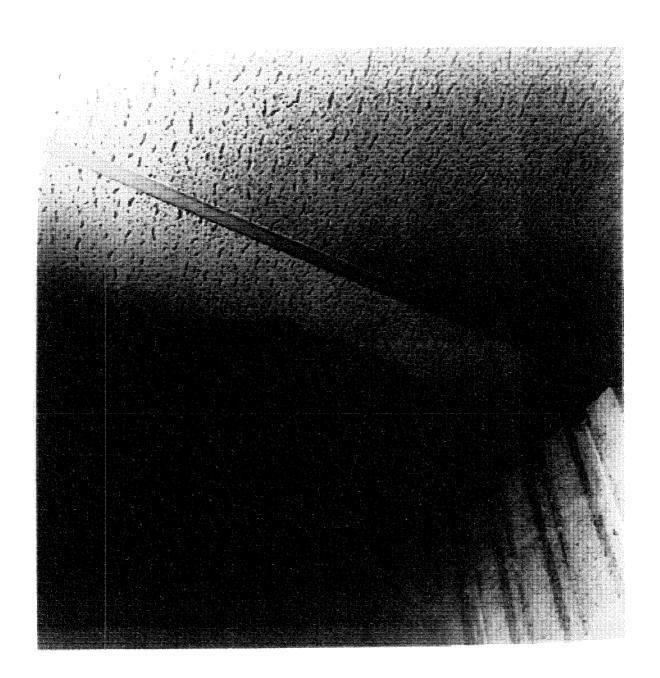


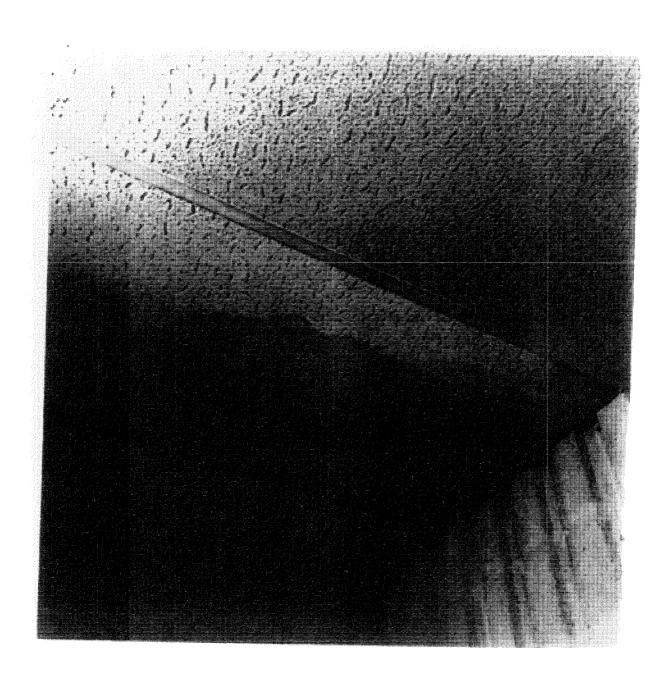


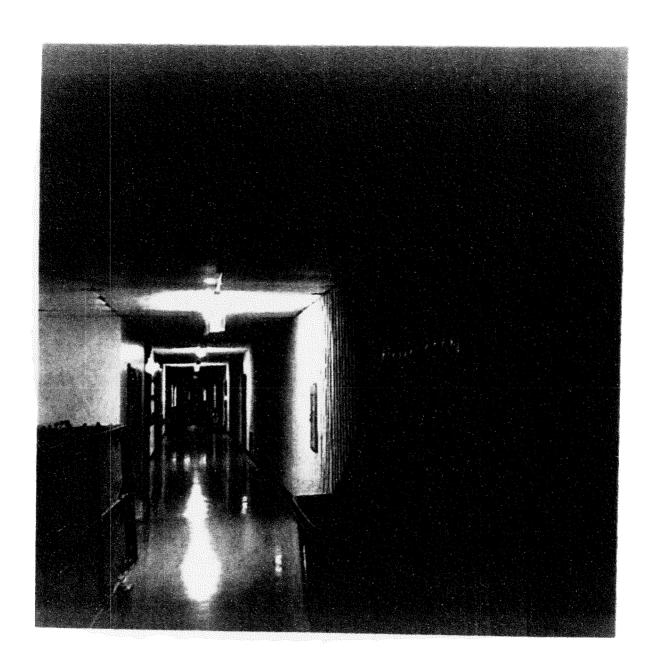










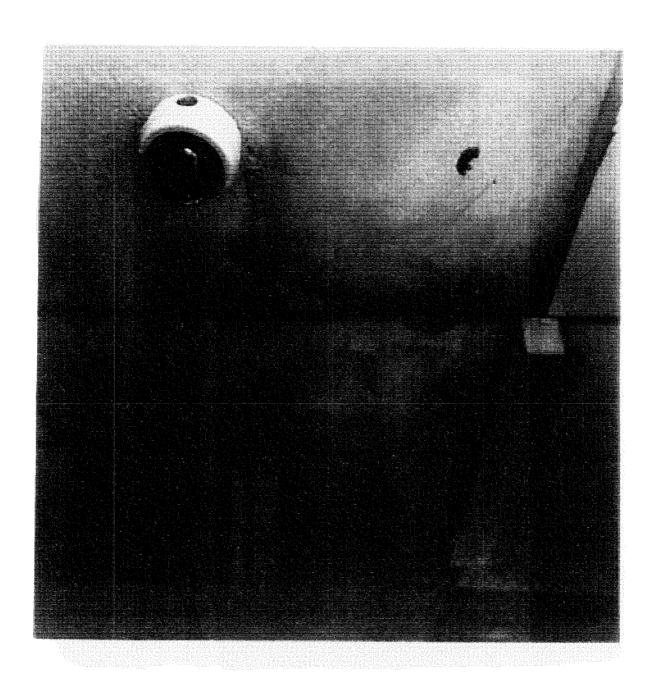


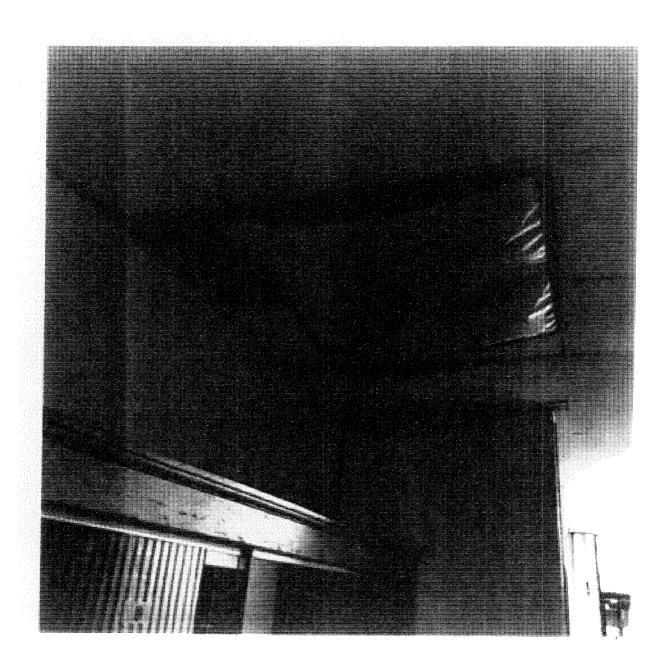


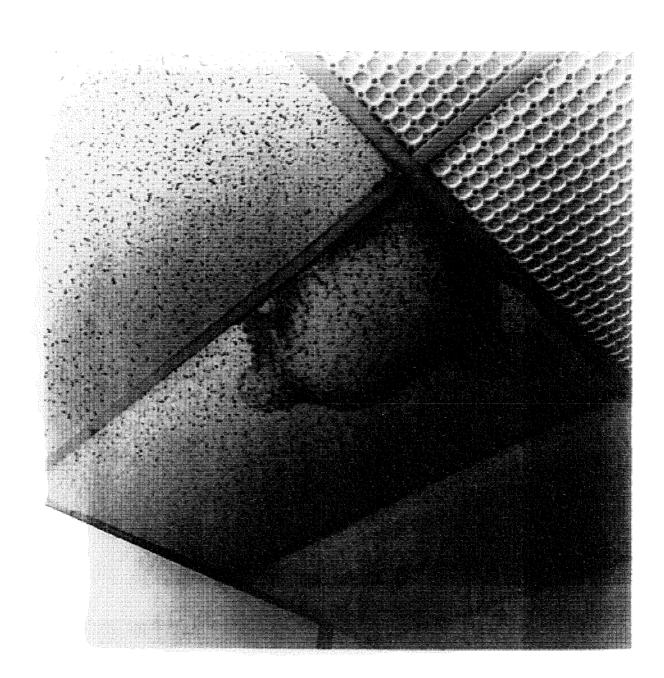
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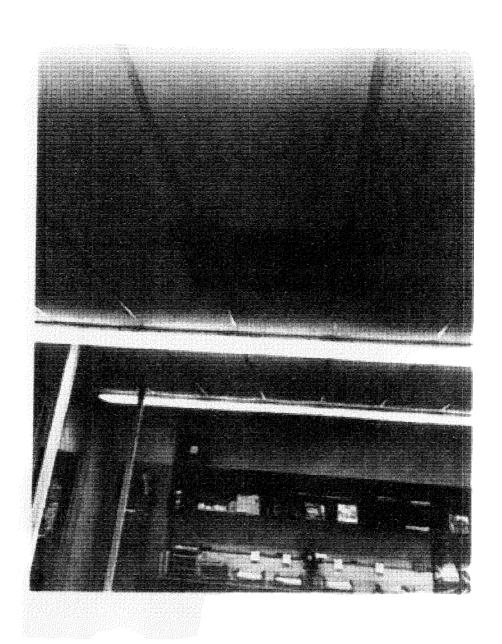


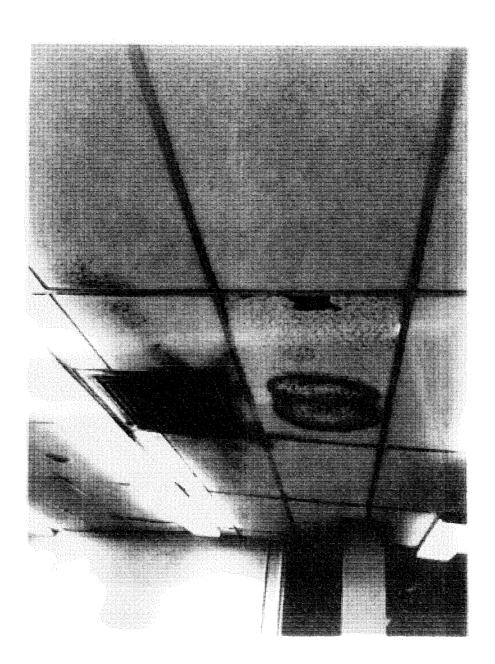


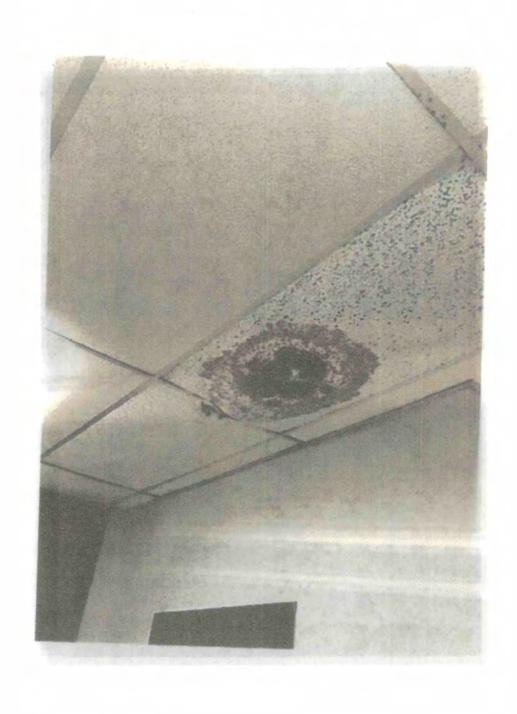


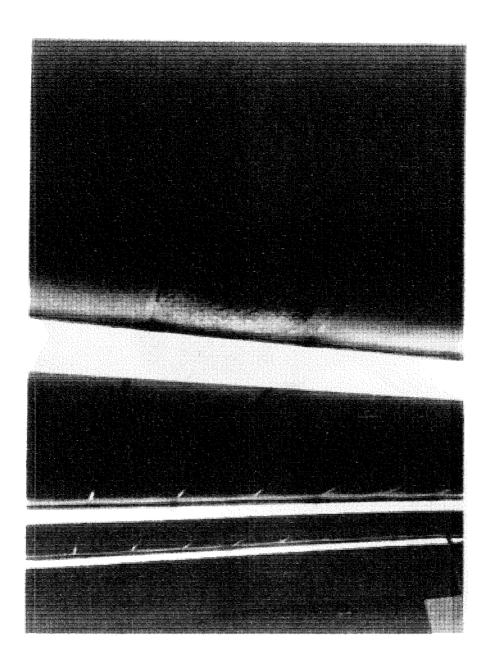


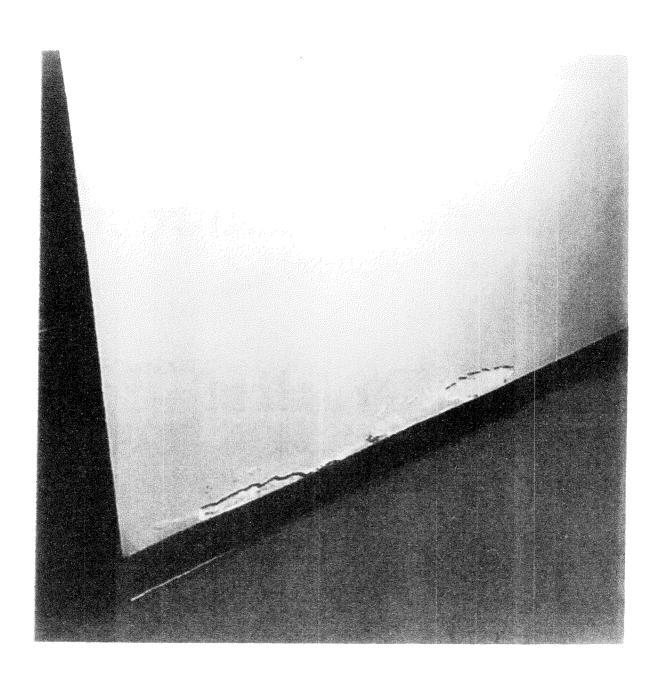


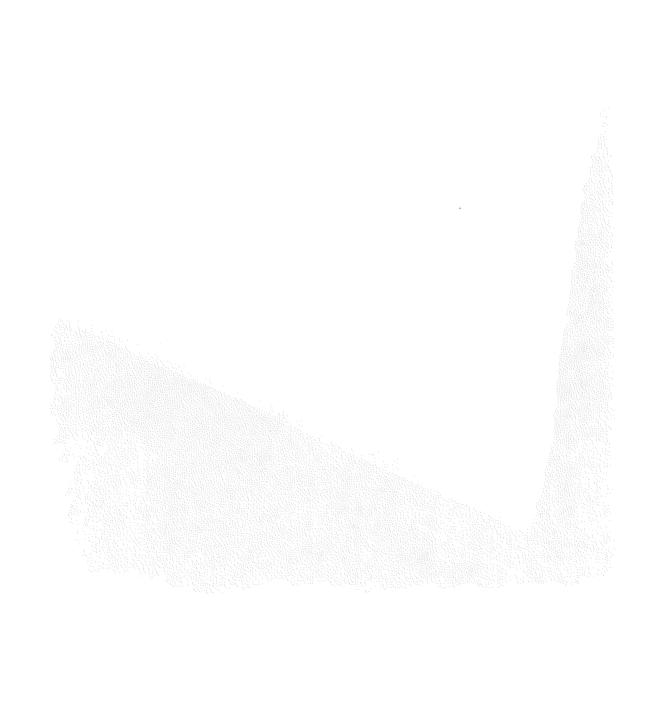










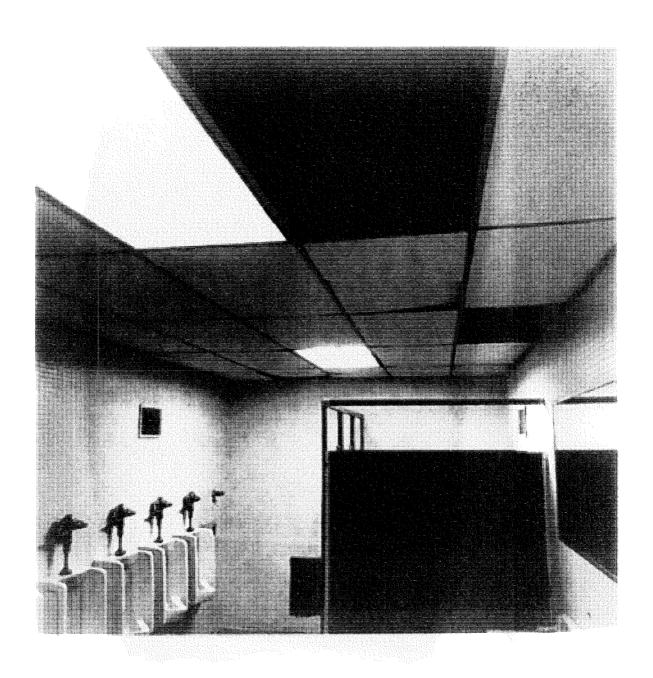


2-1

Student Bathrooms

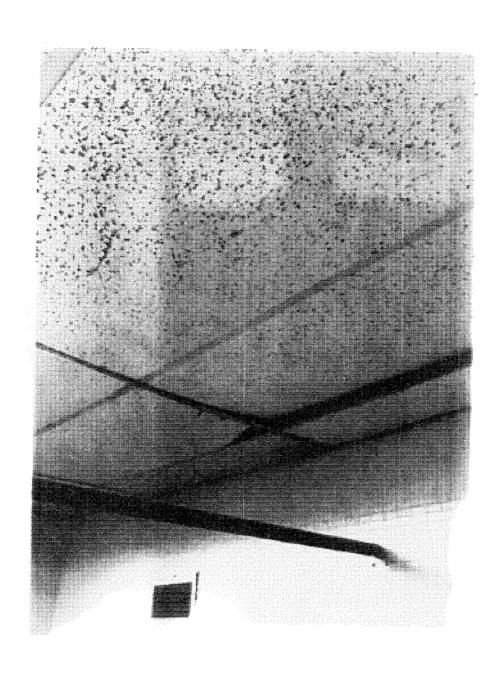
(Typical)



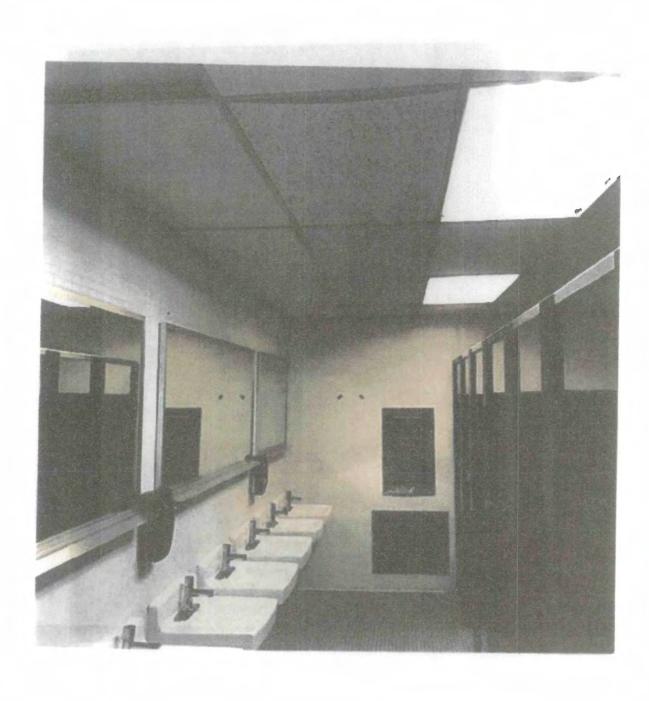




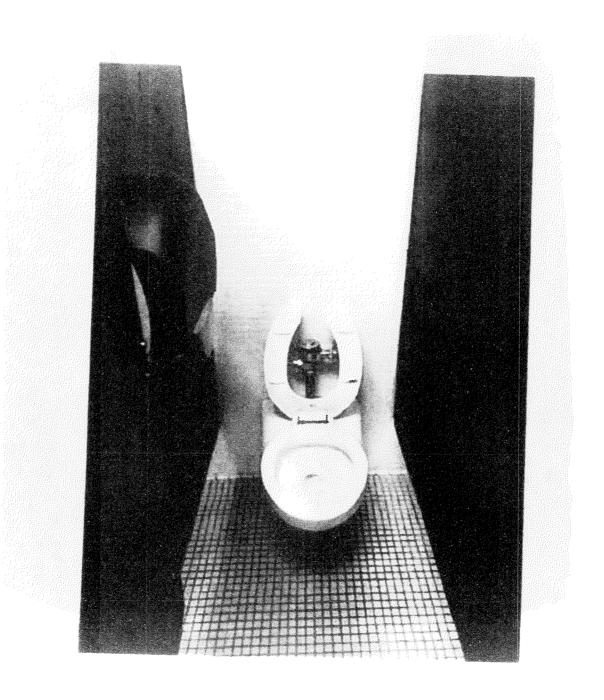






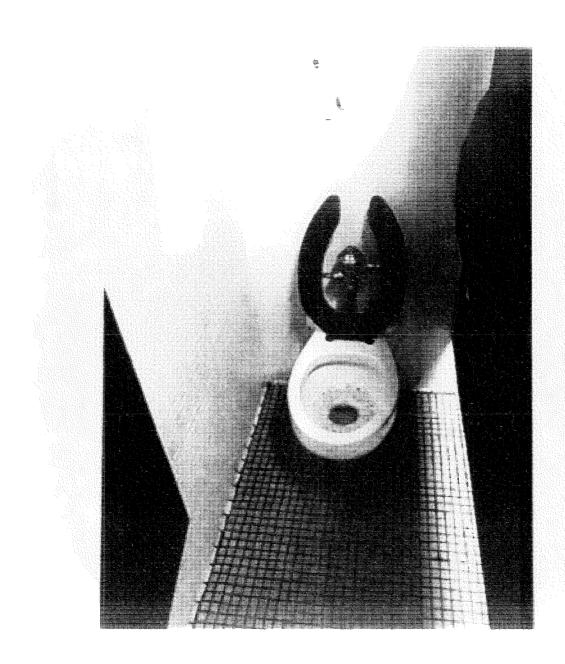








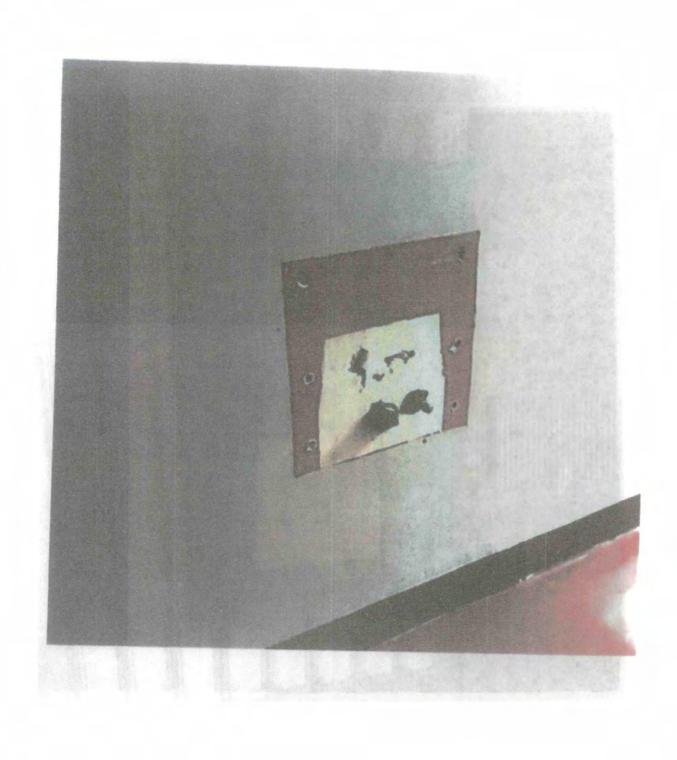


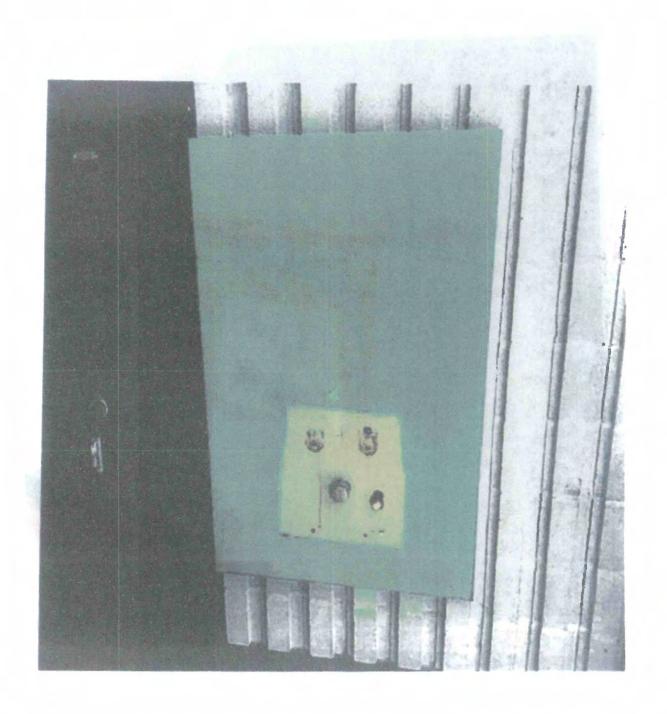


2-1

Missing Water Fountains

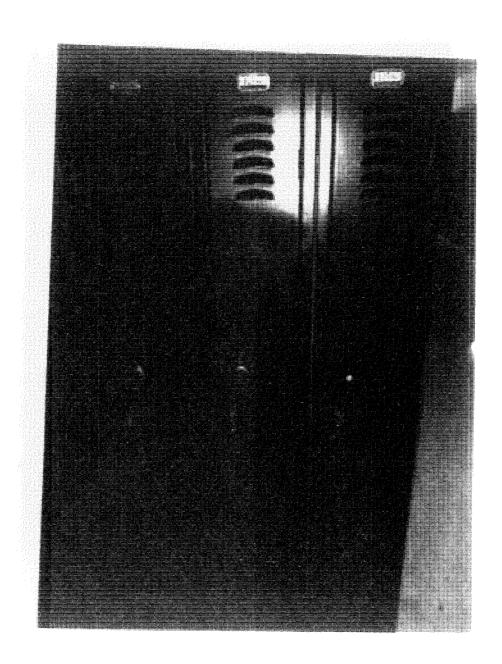
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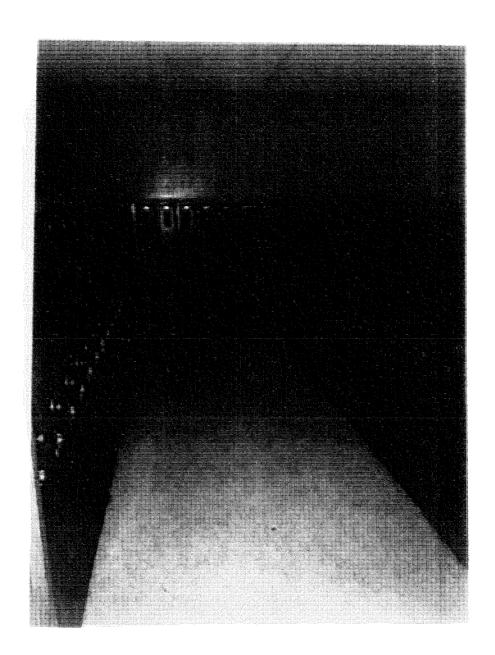


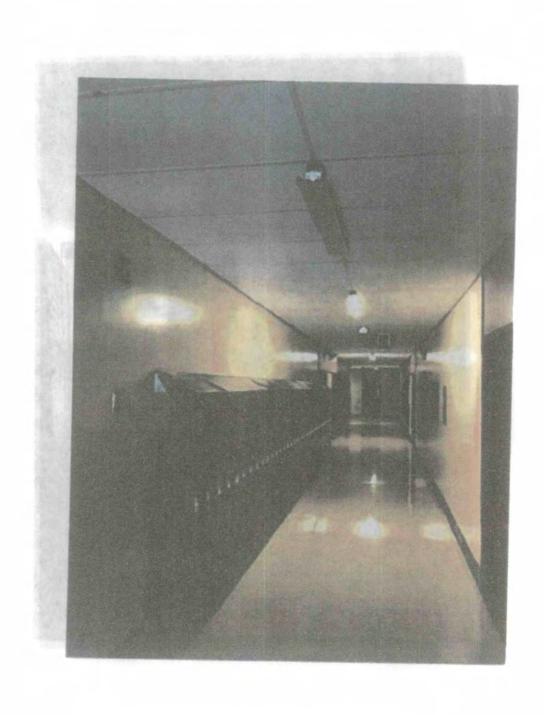


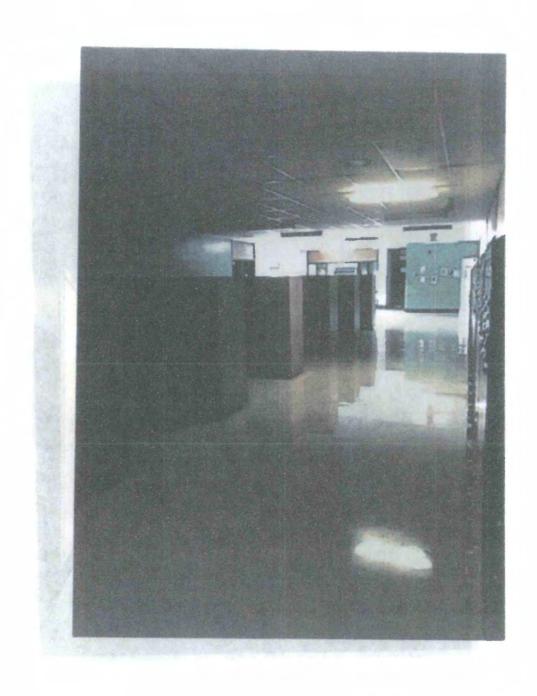
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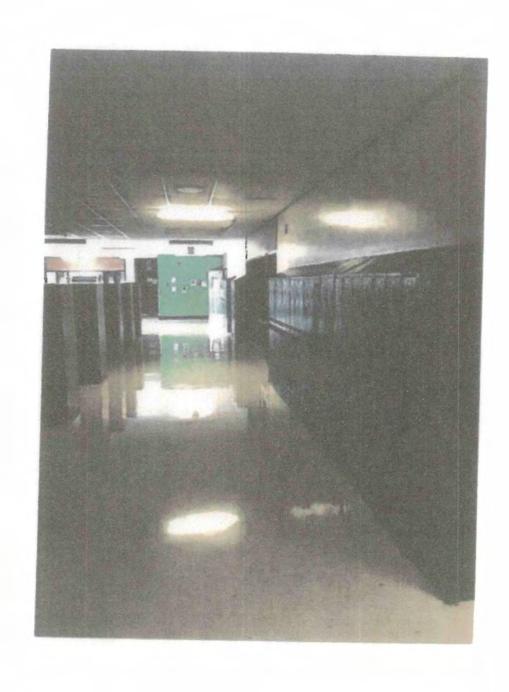
Student Lockers







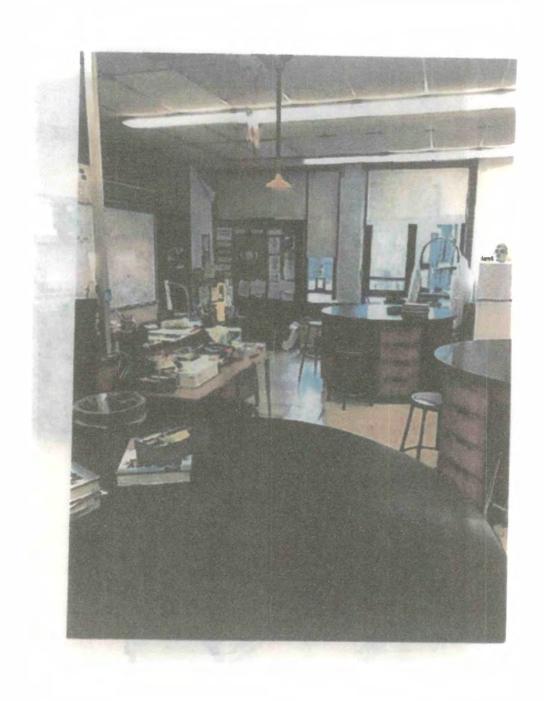


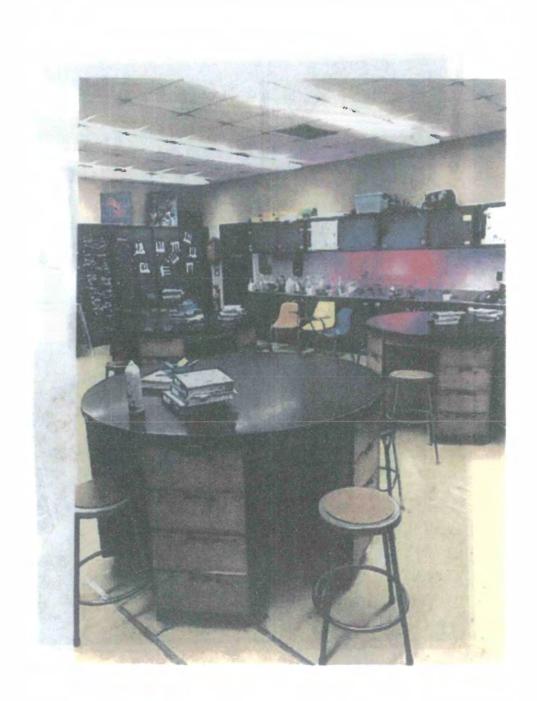




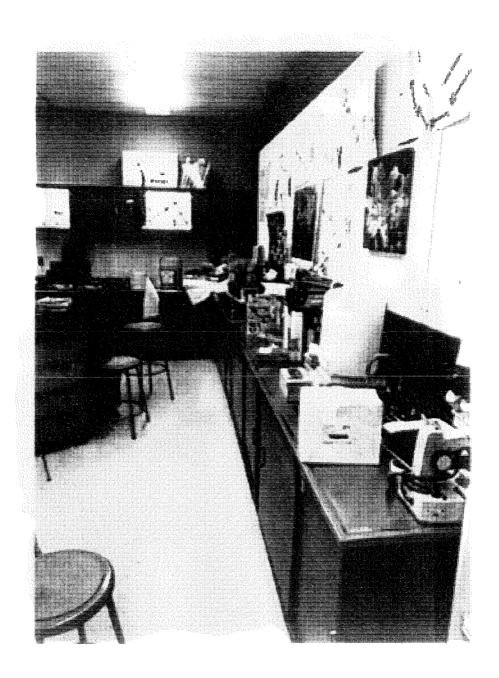
2-K

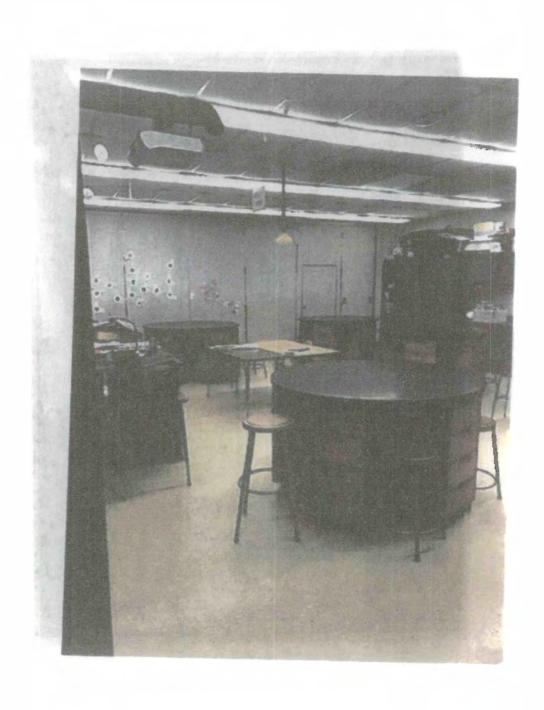
Science Labs/Classrooms

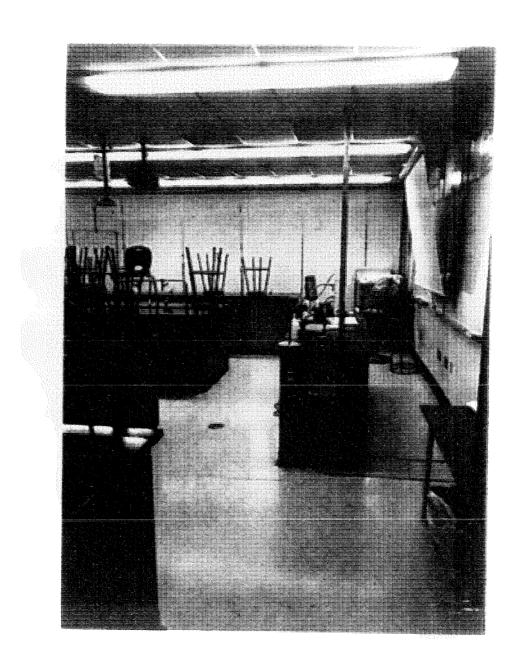


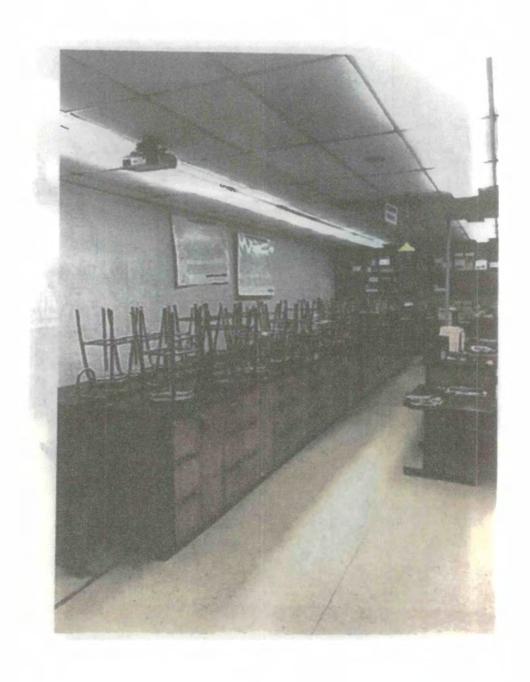


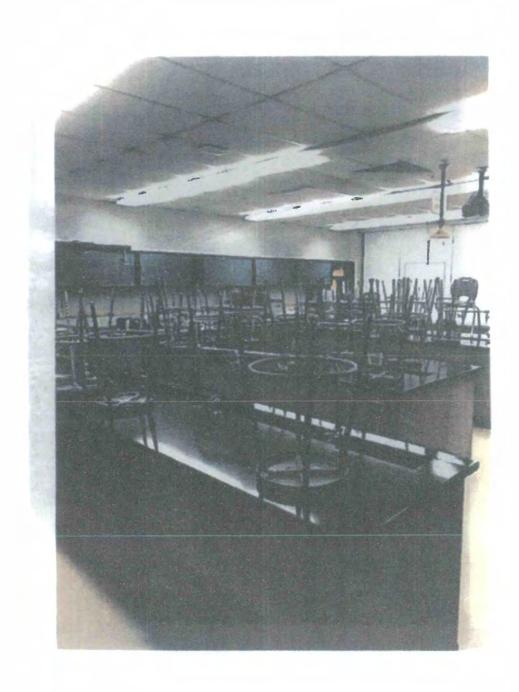


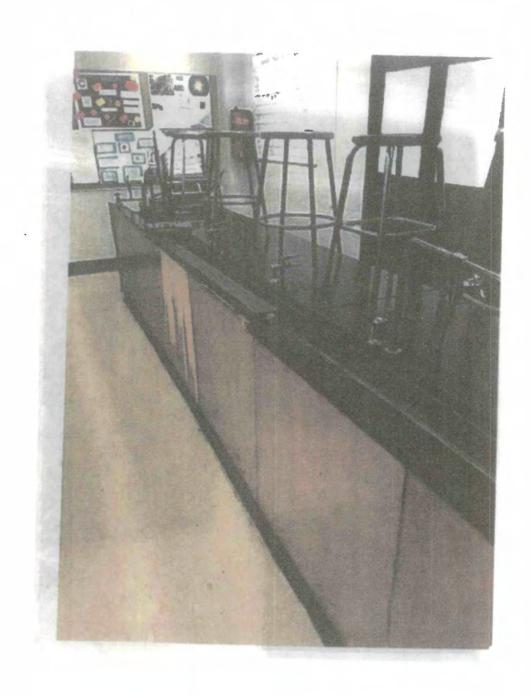


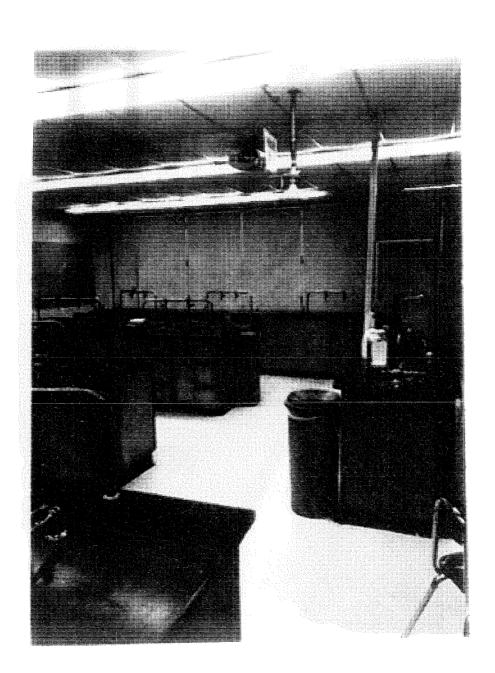


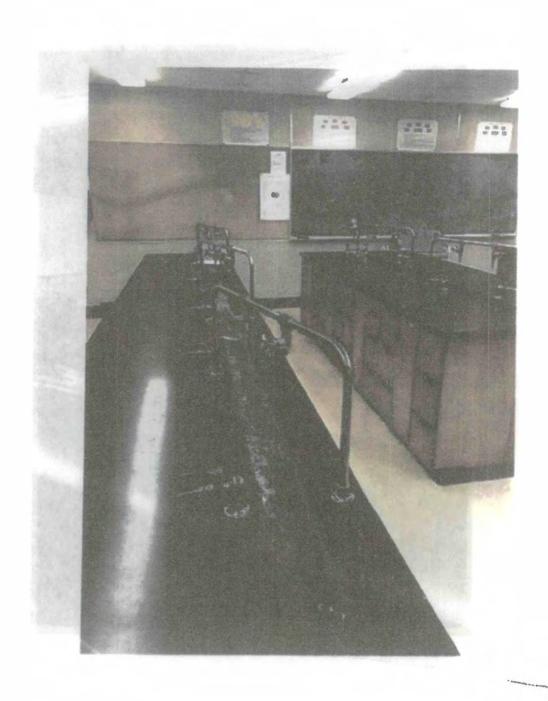


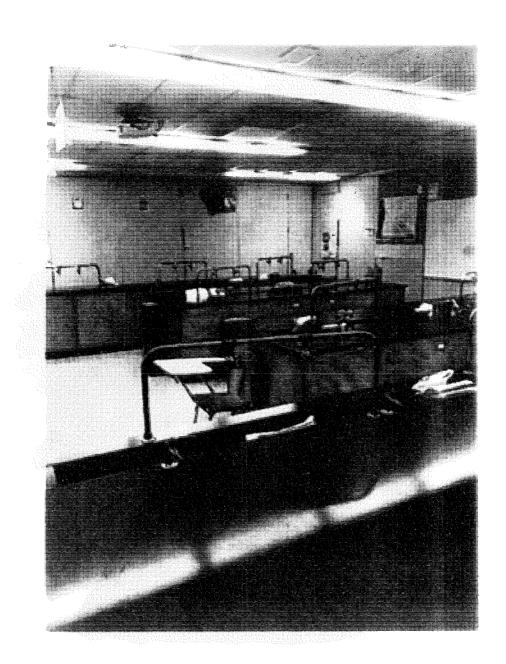


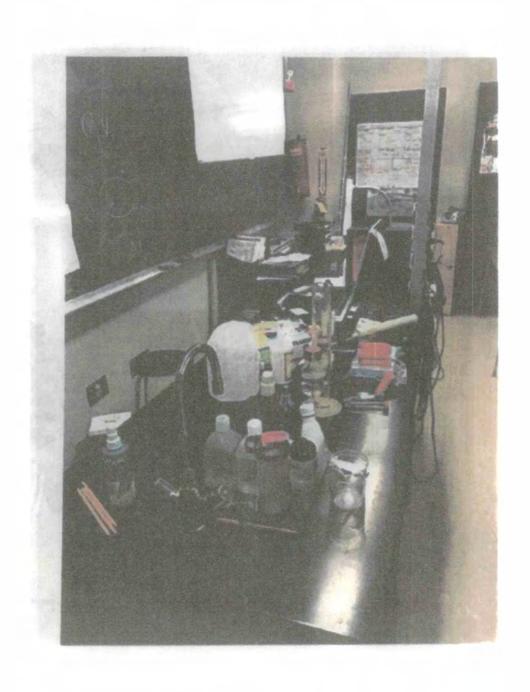


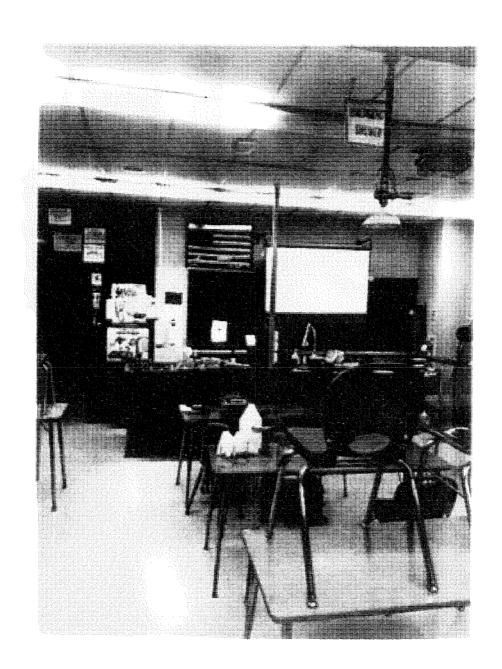






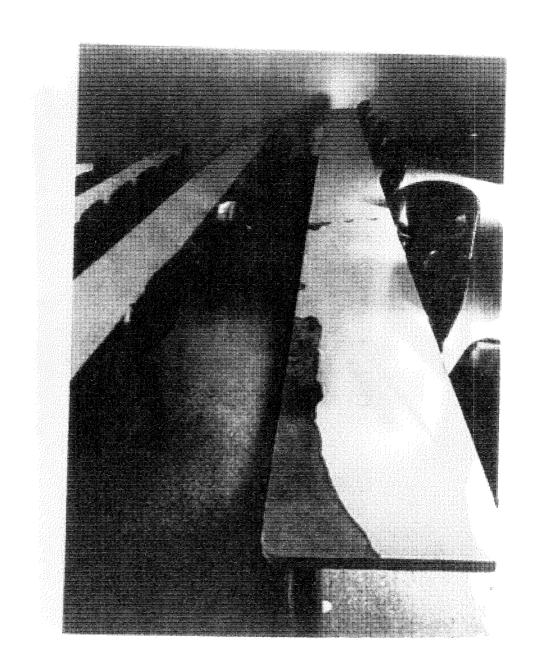


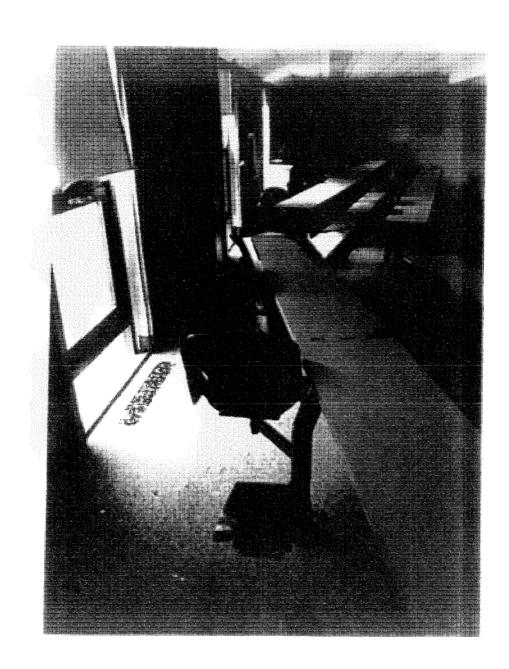


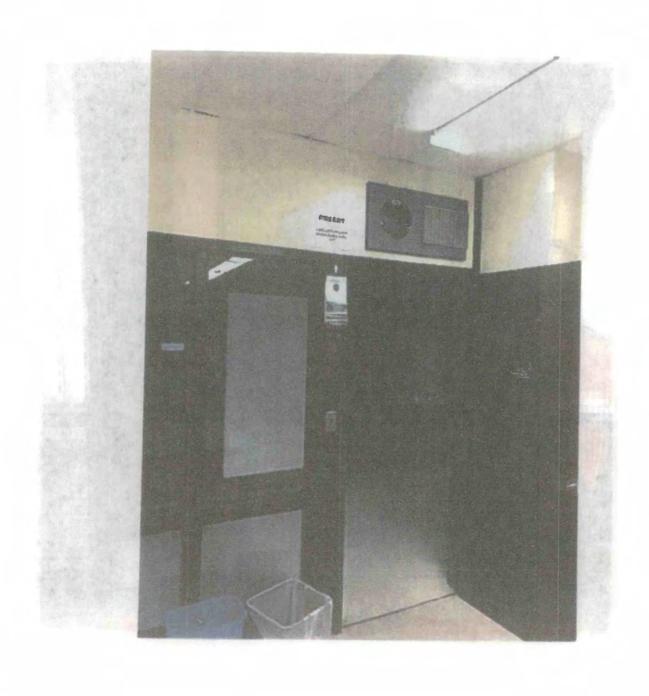


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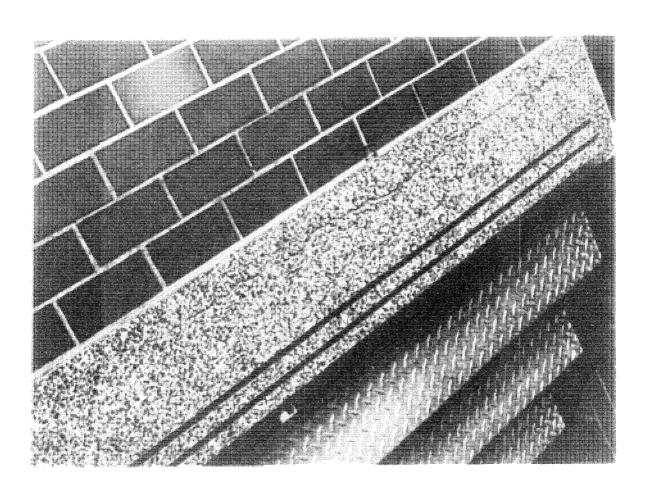
General Building Conditions











2-M

MSBA 2021 Senior Study Documents

- Libraries/IRCs (Information Resource Centers)
- Cafeterias
- Science Laboratories

Brockton High School

470 Forest Avenue Brockton, MA 02301





LOCATION MAP



AERIAL PHOTO



NORTH ENTRY

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	High School 9-12
SCHOOL ZONE	South
YEAR(S) BUILT	1970, reno 2012
NUMBER OF CLASSROOMS	246

SITE & BUILDING AREA

SITE AREA	67 Acres
BUILDING AREA	545,000 GSF
MODULAR CLASSROOM AREA	N/A
TOTAL SCHOOL AREA	545,000 GSF

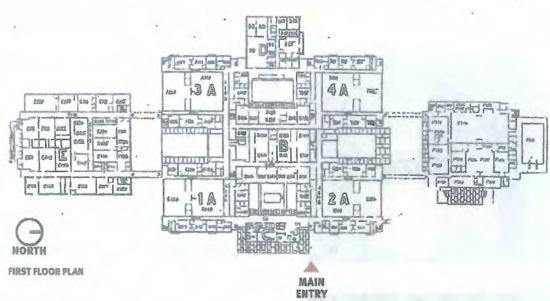
SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students per grade
GRADE 9	1036
GRADE 10	1077
GRADE 11	1015
GRADE 12	953
GRADE SP	39
EDISON ACADEMY	0
TOTAL	4120

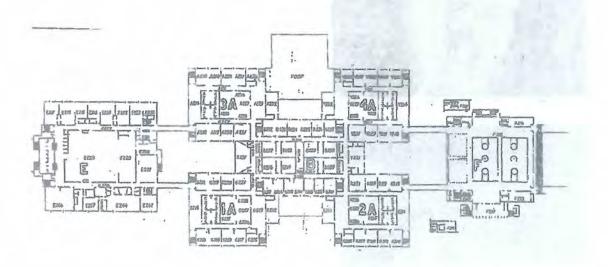
KEY PROGRAMS

Extra-curricular activities/clubs
Vocational Tech Program
Restaurant
Athletics
Theater
Community use
Auto shop
Engineering
Childcare for students and staff

Brockton High School



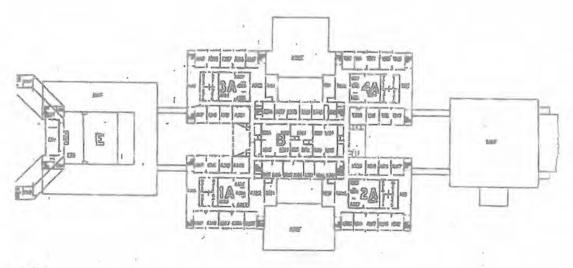




SECOND FLOOR PLAN

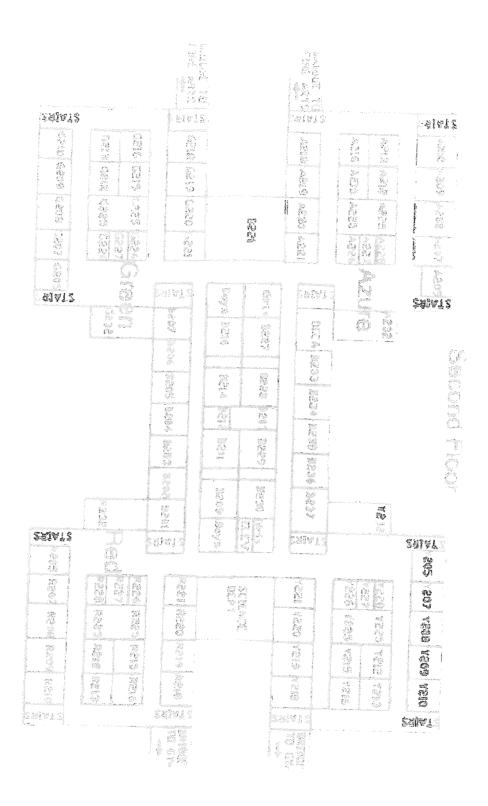
Brockton High School

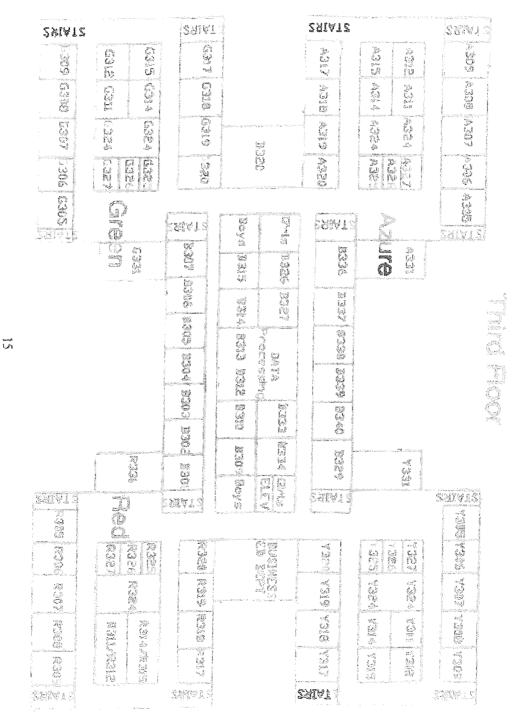


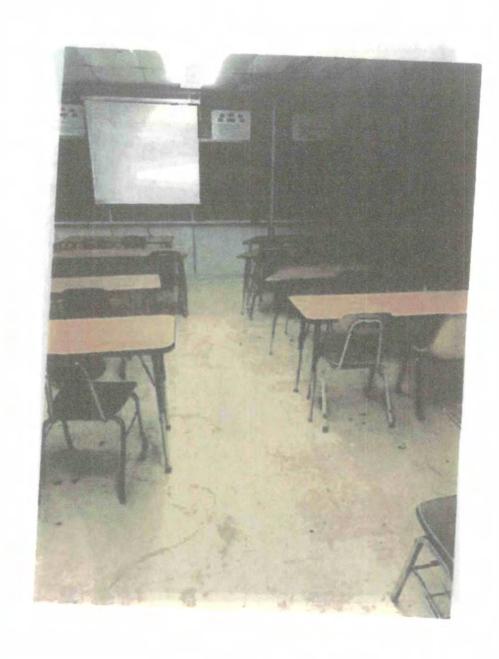


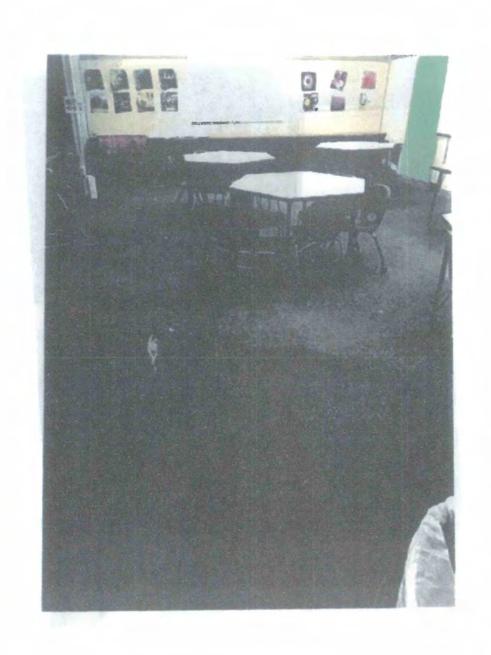
THIRD FLOOR PLAN

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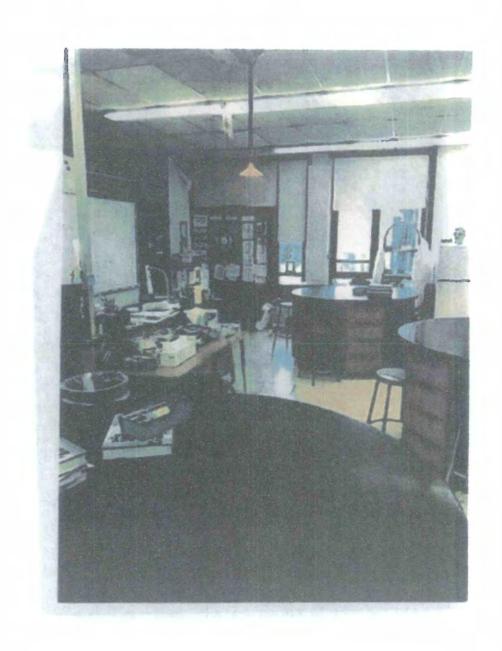


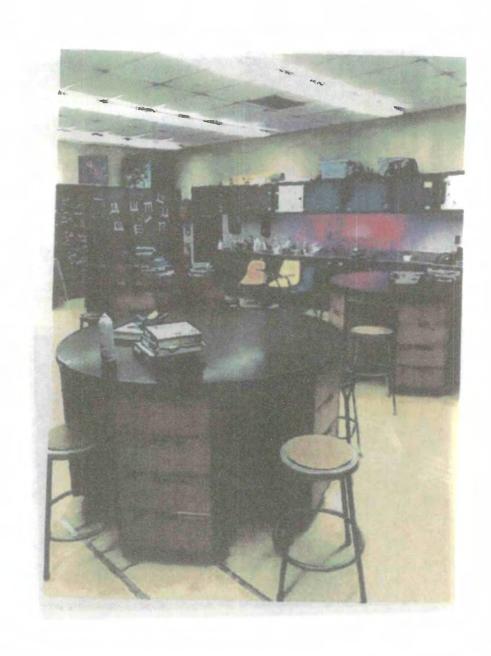


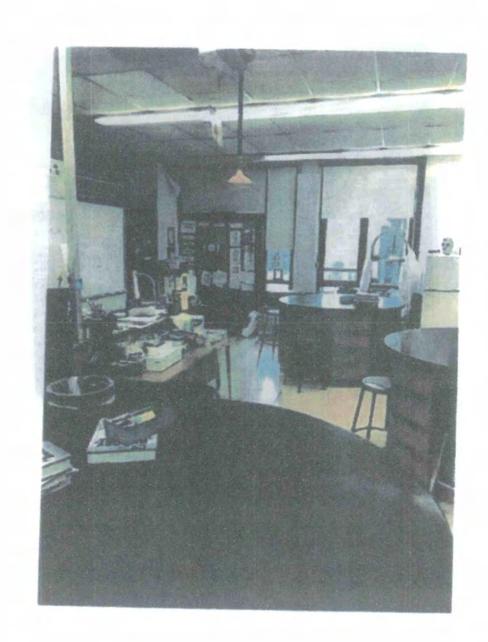


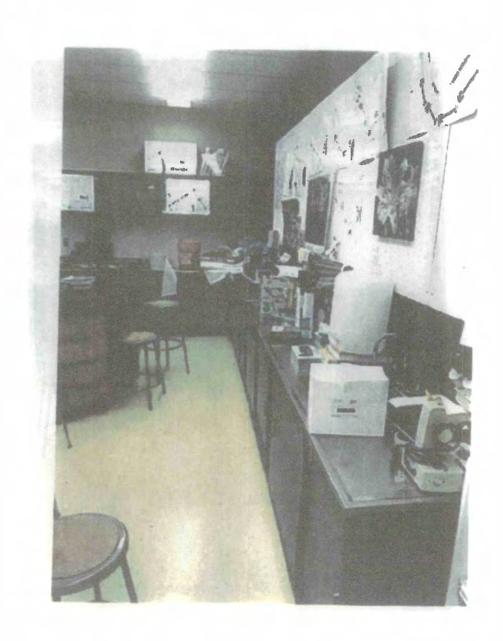


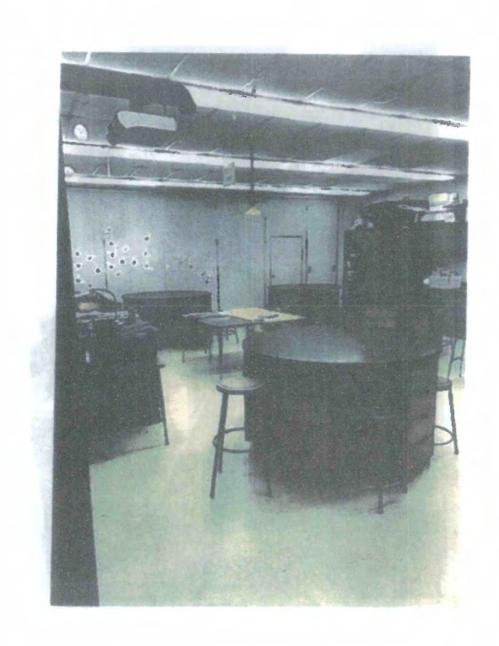


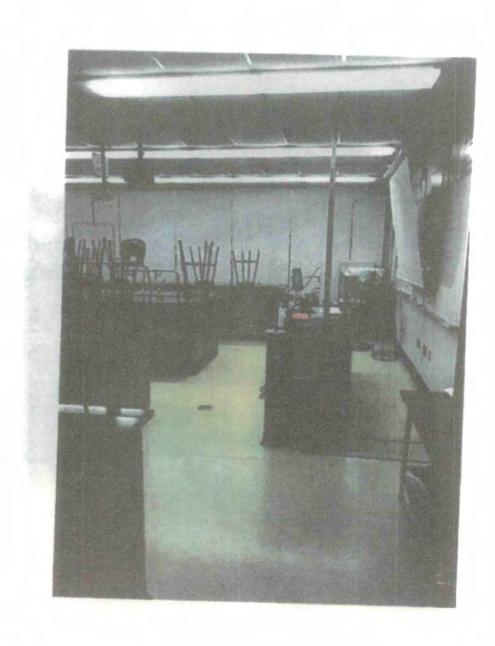


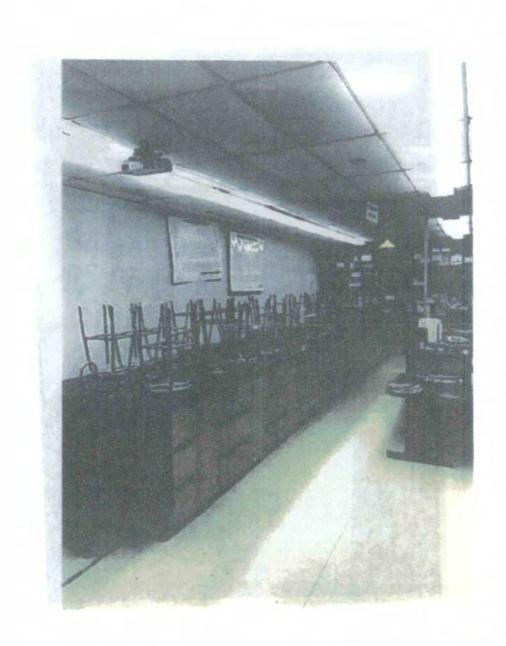


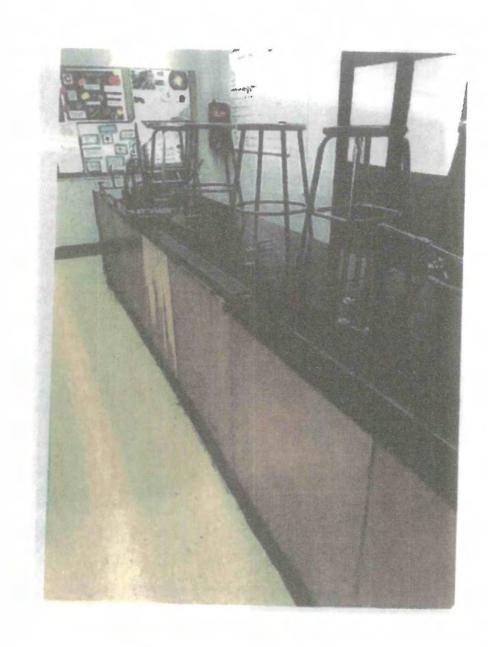


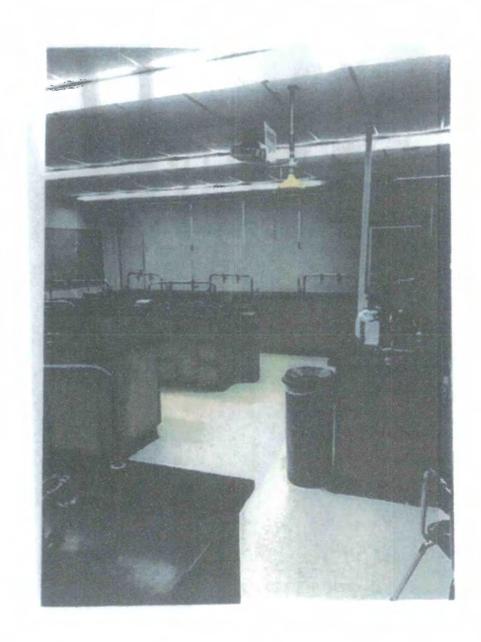


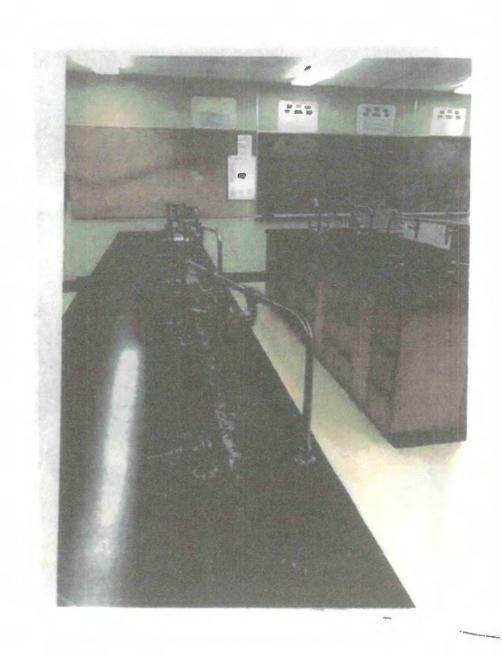


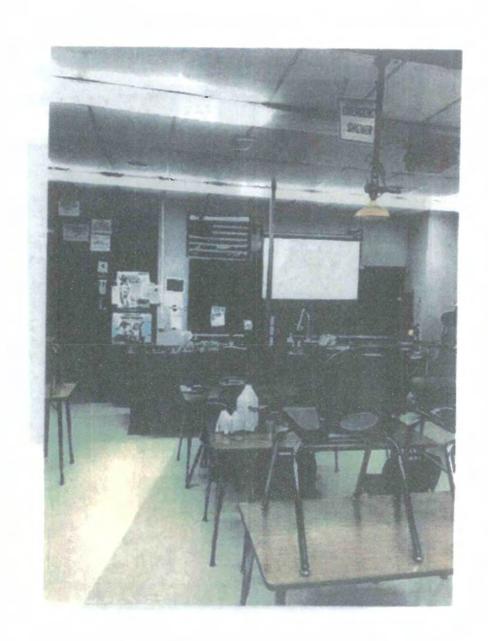












Appendix A

Brockton School Committee Vote Documents



City of Brockton BROCKTON PUBLIC SCHOOLS

Michael P. Thomas * Superintendent of Schools

Office of the Superintendent Phone (508) 580-7511 Fax (508) 580-7513 Michael PThomas@bpsma.org

May 5, 2021

TO:

Aldo Petronio, Chief Financial Officer

Dr. James Cobbs, Executive Director of Operations

FROM:

Superintendent Michael P. Thomas

RE:

MAY 4, 2021 SCHOOL COMMITTEE APPROVAL TO FILE SOI

The Brockton School Committee, meeting on May 4, 2021, voted unanimously to authorize the Superintendent of Schools to file the following Statements of Interest with the Massachusetts School Buildings Association (MSBA), and to forward these to Brockton City Council for approval.

Authorization to file an SOI with the MSBA for the **Brockton High School** located at 470 Forest Avenue, Brockton, MA.

mdc

BROCKTON SCHOOL COMMITTEE GEORGE M. ROMM LITTLE THEATRE, BHS

JANUARY 21, 2020 7:00 p.m.

AGENDA/DOCUMENTS

Dear Visitors:

Welcome to an open meeting of the School Committee. This is the agenda that will be discussed this evening. Please note that Hearing of Visitors is included. If you have a statement or question, please give your name to the secretary.

I. CALLING OF MEETING TO ORDER/ESTABLISHING A QUORUM/FLAG SALUTE

II. HEARING OF VISITORS

Ш.	CONSENT AGENDA		Page #
	A. Approval of Minutes of January 7, 2020 Organizational School Committee Meeting	Enc. #1	1-5
	B. Approval of Mayor Bill Carpenter Memorial Scholarship	Enc. #2	6-7
	C. Approval of Francis A. Yafrate Memorial Scholarship	Enc. #3	8-9
	D. Approval of Public Health Scholarship Fund	Enc. #4	10-11
	E. Approval of BHS/DECA Overnight Conference in Boston, MA	Enc. #5	12
	F. Acceptance of Notification of Personnel Appointments: Certified	Enc. #6	13-14
	G. Acceptance of Notification of Personnel Appointments: Non-Certified	Enc. #7	15-16
	H. Acceptance of Notification of Personnel Actions: Leaves of Absence, Resignations, Retirements	Enc. #8	17-18
IV.	COMMUNICATION		
	Elections Commission Request to use schools as polling locations (action requested)	Enc. #9	19-20
V.	REPORT OF SUPERINTENDENT OF SCHOOLS		
	A. Learning and Teaching	Enc. #10	21
	Student Report		
	Community Center		
	District Review		
	District Design Team		
	 Approval to file a Statement of Interest for Brockton High School with Massachusetts School Building Authority (action requested) 	Enc. #11	22
	C. Discussion of Online Learning location: 836 North Main Street, Brockton, MA 02301 (action requested)	Enc. #12	23
	D. Items to Refer to Subcommittee	Enc. #13	24
VI.	UNFINISHED BUSINESS		
	Recognition of outgoing Vice-Chair	Enc.#14	25

VII. NEW BUSINESS

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

The Regular Meeting of the Brockton School Committee was held this evening in the George M. Romm Little Theatre at Brockton High School, at seven o'clock. These minutes contain a summary of the meeting and list items that were under discussion.

Present: Mr. D'Agostino, Vice-Chair; Ms. Asack, Ms. Mendes, Mr. Minichiello,

Mr. Rodrigues, Ms. Sullivan, Mr. Sullivan, Superintendent Thomas

Absent: Mayor Sullivan

Also Present: Executive Team Members

Mr. D'Agostino called the meeting to order at 7:13 p.m., followed by a calute to the flag.

Stearing of Visitors

None

Consent Agonda

Mr. D'Agostino explained the purpose of the Consent Agenda and asked members for any requests to remove items for further discussion. Mr. Minichiello asked to remove Item B, Approval of Mayor Bill Carpenter Memorial Scholarship, and Item C, Approval of Francis A. Yafrate Memorial Scholarship, seconded by Mr. Sullivan. Ms. Asack asked to remove Item E, Approval of BHS/DECA Overnight Conference in Boston, MA, seconded by Mr. Sullivan.

Mr. Minichiello spoke about the Mayor Bill Carpenter Memorial Scholarship, thanking the Carpenter family for their generosity and keeping of his legacy. Lifetime partner Ms. Julie Caldwell was present on behalf of the family.

Superintendent Thomas and School Committee Members expressed their gratifule for the scholarship and appreciated all that Mayor Bill Carpenter had done for the city of Brockton and advocate for the children in the Brockton Public School department.

Mr. Minichiello moved to approve item B, Approval of Mayor Bill Carpanter Memorial Scholarship, seconded by Mr. D'Agostino.

Voted: to approve the motion, unanimous.

Mr. Minichiello spoke about the Francis A. Yafrate Memorial Scholarship, thanking the Yafrate family for their generosity. Mrs. MaryAlice Yafrate wife, son and grandchildren were present. Mr. Yafrate was a 1958 Brockton High School graduate and football player, he attended Stonshill College, he was a Brockton High School math teacher for over 40 years and Athletic Manager for 30 years.

Superintendent Thomas and School Committee members expressed their gratitude for the scholarship and appreciation.

Mr. Minichiello moved to approve Item C, Approval of Francis A. Yafraie Memorial Scholarship, seconded by Mr. Sullivan.

Voted: to approve the motion, unenimous.

Ms. Asack spoke about the upcoming BH8/DBCA competition in Boston on February 27th thru 29th, 2020, wishing our students success as they compete to qualify for the Nationals.

Ms. Asack moved to approve Item E. Approval of BHS/DECA Overaight Conference in Boston, MA, seconded by Mr. Minichiello.

Voted: to approve the motion, unanimous,

Mr. Minishiello moved the Superintendens's recommendation to approve the remaining Consent Agenda items, seconded by Mr. Sullivan.

- A. Approval of January 7, 2020 Organizational School Committee Meeting Minutes
- D. Approval of Public Health Scholarship Fund
- F. Acceptance of Notification: Personnel Appointments: Certified
- G. Acceptance of Notification: Personnel Appointments: Non-Certified
- H. Acceptance of Notification of Personnel Actions: Leaves of Absence, Redressesses, Resignations

Voted: to approve the motion, unanimous.

Communication

The Brackion School Committee voted to approve the request to use the following schools as polling places during the 2020 election cycle on Tuesday, Merch 3, 2020, September 1, 2020 and November 3, 2020.

Kennedy Elementary South Middle School Ashfield Elementary Gilmore Elementary East Middle School North Middle School	Downey Elementary Hancock Elementary West Middle School Davis Elementary Brookfield Elementary
Morto Middle School	Raymond Elementary

As requested, all buildings will be opened by 6:00 a.m. and will remain open until 8:30 p.m.

Superintendent's Report

Student Representative (Georgina Younes)

Student Georgina Younes gave a report on happenings at Brockton High School:

- On Thursday, January 16th, Lieutenant Governor Karyn Polito visited Brockton High and spent time with students enrolled in the Healthcare Innovation Pathways program. She was able to tour the classrooms as well as speak with students.
- Recently, many students competed in a schoolwide National History Day. This year's
 theme is broaking barriers in history. The Students who have placed will continue to
 compete in regional and statewide competitions.
- Bariler today the top 50 students in the junior class had the opportunity to attend an informational meeting hosted by a Harvard student. Students gained insight into the college application process.
- A reminder this Thursday January 23rd is a half day throughout the Brockton Public Schools
- This Priday, January 24th in the Brookton High school gymnasium the backetball court will be dedicated to Victor M. Ordiz who worked as a guidance counselor and basketball coach in the Brockton school system. The dedication ecremony will take piace at 6:50 p.m. before the backetball game.

Community Center

Superintendent Thomas reported that the idea of a Community Center came out of parent meetings that former Superintendent Smith had started and that he has continued. More parents have joined the group. The Superintendent has also recruited visitors who have attended school committee meetings and have voiced their concerns that we should be doing more in the community to help our students and support our parents during after school hours. This prompted him to come up with the "Community Center" idea. He chose North Middle School as the location because it is scheduled to close and would be vacant for at least a year and he didn't want the building sitting vacant. The current intervention program will operate during the day and the community center at night. He invited Dr. James Cobbs, Executive Director of Operations who is supervising the program to speak.

Dr. Cobbs reported that this committee of parents and volunteers have been working for two months now every Thursday night to get this community center off the ground. He introduced his Co-Chairs Ollie Spears and Nancy Centers, Secretary Cicily Shaw, Tony Donegan and Anita Leny Monteiro. Tina Cardoso could not make the meeting. The members have been working diligently to develop an application process, to vet the providers. All volunteers are CORI cleared before coming aboard. Currently there are 16 providers and all services are free. Hours of operation will be Monday – Thursday 5:30 p.m. – 9:30 p.m. and Saturdays 10:00 a.m. – 2:00 p.m. The center will be open to all community members. There will be tutoring in math and English and other programs available. Meals will be provided by Chartwells. There will be two Brockton Public School teachers on each night with a school police officer stationed at the center also. In the future we will also be working with the Brockton Police Department with their community policing grant to provide classes on bullying, opioid awareness, social media use, etc. A master calendar of events will be posted on the BPS website. The grand opening of the Community Center is scheduled for January 30, 2020 at 6:00 p.m., with the program starting February 3, 2020.

School committee members thanked all the volunteers for donating their time for this wonderful opportunity for the community.

Mr. Sullivan motioned to accept the report of the Facilities Subcommittee meeting on Tuesday, January 21, 2020 for the Community Center opening at North Middle School, seconded by Mr. Minichiello.

Voted: to approve the motion, unanimous.

District Review

Superintendent invited Executive Director of Assessment, Accountability. Technology Dr. Ethan Cancell where he presented a power point on the District Review and outlined the following topics:

- · Research on effective school and district leadership has highlighted the importance of:
 - 1. Concerted districtwide focus aligning all district systems in service of improving student performance and outcomes.
 - 2. Demonstrated by clear standards for performance and goals for improvement.
 - 3. Ongoing cyclical process for measuring progress.
- District Review Designed to Identify:
 - Systems, policies, and practices that drive the day-to-day work of the school district
 - Factors that may help or hinder staff performance and, ultimately, student performance and outcomes.
 - 3. Ways district works to improve and promote equity for all students.

- 6 Standards 21 Indicators:
 - i. Leadership and Governance
 - 2 Curriculum and Instruction
 - 3. Assessment
 - 4. Human Resources and Professional Development
 - 5. Student Support
 - 6. Financial and Asset Management

Pata Collection:

- 1. Document Review
- 2. Interviewe & focus groups
- 3. Observe classroom instruction
- 4. Interview DESE Turnaround Permers

Schedule:

- 1. January 31, 2020 Self-Assessment Due
- 2. March 2nd thru 5th, 2020 Onsite Visit
- 3. 3-4 Months final report expected from DESE

District Design Team

Superintendent invited the District Design Team members to give an update on the work they are doing. The team is made up of 30 members including the Superintendent. In attendance was: Dorine Pinkham, BEA Representative Kim Gibson, Dr. Ethan Cancell, Sharon Wolder, June Saba-Maguire, Dariene Campbell, Cynthia Burns, Michale Conners, Kellie Jones, Candice McGann.

Dorine discussed what the team is looking at as they analyze the 2013 District Review's strengths, challenges and weakness that were identified and how it is looking right now and what we need to do to prepare for the upcoming review in March 2020. The turnaround plans will be presented at a school committee meeting to give an overview of what the teams are working on in each of the schools. As part of the Student Opportunity Act a 3-year plan will be developed with School Committee, District Design team, teachers and stakeholder's. The team will also help come up with a strategic plan (blueprint) and be able to improve and focus on our students academically and socially.

School Committee members thanked the team for their involvement and support.

Approval to file a Statement of Interest (SOI) for Brocktop High School with Messachusette School Building Anthority (MSBA)

Superintendent Thomas reported that the Massachusette School Building Authority (MSBA) has opened the window for filing 2020 Statement of Interests for their accelerated repair and CORE renovation programs and that we are seeking permission from the School Committee to file an application with the MSBA CORE program for Brockton High School. School Committee must approve this application then it will go to City Council. This is the first ster in a long process. The cost could be approximately 300 million. Financing options were discussed, there would be a 78.7% reimburgement from the state and the city CFO is working on numbers now. The MSBA does very a complex feasible study, which results in a 1-2-year planning process. A STEM building was discussed as was building new va. renovation. The Superintendent said the MSBA will decide what is feasible.

Motion #1

Mr. Sullivan authorized the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated Anril 8, 2020 for Brockton High School 470 Forest Avenue, Brockton, MA, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future: Brockton High School – full renovation: and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filling an application for funding with the Massachusetts School Building Authority

Motion was seconded by Mr. Minichiello.

Voted: to approve the motion, unanimous.

Online Learning Location

Superintendent Thomas has been investigating the possibility of a virtual online school for our home teaching students. These are students excluded from school for felony charges, longterm suspensions, and medical reasons. We also have home schooling students that parents choose to teach at home. We have students who have elected to use the Greenfield Virtual Academy. We do not receive any Chapter 70 money for these students who choose outside online schooling. Superintendent Thomas and Chief Financial Officer Aldo Petronio have been looking for locations for the district to open an online school that will expand the districts wrap around services and recoup some of the money it is spending educating students clsewhere. They have found a former old bank located at 836 No. Main Street. The rent would be \$916.67 per month, about a third of the going rental rates. It is about 1500 sq. fest and could service between 15-20 students, with 3 sessions, morning, afternoon and late afternoon at 3 hours per day. Some students in the current programs only receive 3 hours of education per week, this school would provide them with 3 hours per day making it more educationally sound. We would provide 1 teacher and 1 MTA and provide bilingual and special education services if needed. The building would need a little remodeling, some paint and carpet. Mr. Petronio provided a financial analysis of this project. It is attached to this report. We are seeking approval from the school committee to sign a 3-year lease. Superintendent would like to get this project started by April 1, 2020.

Mr. Minichiello moved to approve the Brockton Public School Department to sign a 3-year lease located at 836 North Main Street, Brockton, MA to open an Online Learning School, seconded by Mr. Sullivan.

Voted: to approve the motion, unanimous.

Items to Refer to To Subcommittee None

Unfinished Business

Recognition of outgoing Vice-Chair of the School Committee

Superintendent Thomas and School Committee members presented Mr. Thomas Minichiello with a plaque of service as, Vice-Chair for 2019. Mr. Minichiello has served for 10 consecutive years.

Superintendent Thomas and School Committee members acknowledged the dedication and hard work Mr. Minichiello has put in the past ten years, serving with dignity and respect.

Mr. Minichiello appreciated and thanked everyone for having the opportunity to serve as Vice-Chair of the School Committee the past ten years and working together.

Superintendent Thomas mentioned the Governor's budget that is scheduled to come out on tomorrow, when we receive the report from the Department of Education we will forward the information to the school committee members.

New Business

2020 Subcommittee Assignments

Mr. D'Agostino discussed the 2020 Subcommittee assignments that were approved at the Organizational meeting on January 7, 2020. Several changes were made, and he presented a revised 2020 Subcommittee assignments and requested a motion to accept.

Ms. Asack moved to accept notification for the revised 2020 Subcommittee Assignments as stated in the written document, the motion was seconded by Mr. Minichiello.

Voted: to accept notification, unanimous.

Acknowledgements/Announcements

- Mr. Minichiello acknowledged the NAACP's Martin Luther King, Jr.'s breakfast held on Saturday, January 18, 2020 at Lombardo's. He noted this event was well-planned by Phyllis Ellis.
- Ms. Asack mentioned this Friday, January 24, 2020 at 6:50 p.m. is the basketball court dedication ceremony for Victor Ortiz.

Seeing no further business, the meeting adjourned at 9:16 p.m.

Respectfully submitted.

Mayor Robert F. Sullivan, Chair Brockton School Committee

Michael P. Thomas Superintendent/Secretary

mdc

Handout:

Virtual School Financial Report Revised 2020 Subcommittee Assignments

Power Point: District Review

BROCKTON SCHOOL COMMITTEE GEORGE M. ROMM LITTLE THEATRE, BHS MAY 4, 2021, 7:00 p.m.

AGENDA/DOCUMENTS

Dear Visitors:

Welcome to an open meeting of the School Committee. This is the agenda that will be discussed this evening.

Due to the ongoing COVID-19 Pandemic and State of Emergency, on March 12, 2020, Governor Baker issued an Executive Order Temporarily Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A sec. 20. Pursuant to the Order, public bodies are temporarily relieved from the Open Meeting Law's requirement that meetings be held in public places, open and physically accessible to the public, so long as measures are taken to ensure public access to the bodies' deliberations "through adequate, alternative means."

This meeting will be held and will be accessible to the public via Brockton Community Access, Brockton Public Schools website, www.bpsma.org, YouTube and Comcast channel 98 and /1071HD Version.

The public can access this meeting via this link: www.youtube.com/TheBrocktonChannels

CALLING OF MEETING TO ORDER/ESTABLISHING A QUORUM/FLAG SALUTE

II. HEARING OF VISITORS

III. CONSENT AGENDA

A.	Approval of Minutes: April 6, 2021 Regular School Committee Meeting	Enc. #1
B,	Transcription of most i manife offocial miles infocials	Enc. #2
C.	Approval of Minutes: April 6, 2021 Facilities Usage & Planning Subcommittee Meeting	Enc. #3
D.	11 december 11	Enc. #4
E.	Transfer i working a soul i manie balocommitte mothig	Enc. #5
F.	Approval of Minutes: February 2, 2021 Facilities Usage & Planning Subcommittee Meeting	Enc. #6
G.	Approval of Minutes: January 19, 2021 Diversity, Race, Equity and Inclusion Subcommittee Meeting	Enc. #7
H,	Approval of Minutes: January 19, 2021 Policy Subcommittee Meeting	Enc. #8
I.	Approval of Minutes: January 12, 2021 Curriculum Subcommittee Meeting	Enc. #9
J.	Acknowledgement of State Delegation for FY21 Earmark Appropriated from MA Department of Conservation and Recreation - \$75,000	Enc. #10
K.	Requests for Authorization to Submit Proposals and Expenditure of Funds	Enc. #11
	 Executive Office of Education Pre-K to 3 Remote Learning Partnership Grant - \$356,381 	Enc. #11A
	 FY2021 Community Development Block Grant Application to Brockton Redevelopment Authority - \$41,245 	Enc. #11B
	3. MA Department of Elementary and Secondary Education FAFSA Completion Grant - \$25,000	Enc. #11C
	Brockton Cultural Council Grant Program - \$4,614	Enc. #11D
	 DESE FY21 Financial Literary Planning and Implementation Grant - \$15,000 	Enc. #11E
	 Massachusetts Cultural Council STARS Residencies Grant Program - \$4,250 	Enc. #11F
	 DESE FY21 Safe and Supportive Schools Grant Program - \$20,000 	Enc. #11G
	8. DESE FY21 Secondary Virtual Course Access Grant - \$288,157	Enc. #11H
	9. DESE Integrating SEL into Academic Learning Grant - \$10,000	Enc. #111
	 MA Life Science Center SEM Equipment and Professional Development Grant Program - \$77,356 	Enc. #11J
	11. DESE Summer Food Service Grant Program - \$14,600	Enc. #11K
	 DESE FY21-22 Expanded Learning Time Grant Program - \$380,316 (\$165,903 FY21 and \$214,413 FY22) 	Enc. #11L
	 MA Department of Elementary and Secondary Education FY2022 Career and Technical Education Partnership Implementation Grant - \$532,600 	Enc. #11M
	14. Promoting K-12 Student Achievement at Military - Connected Schools Grant - \$3,000,000	Enc. #11N
	15. DESE Student Opportunity Act Evidence-Based Programs Grant - \$100,000	Enc. #110
L.	Acceptance of Notification: Personnel Appointments: Certified Personnel	Enc. #12
M.	Acceptance of Notification: Personnel Appointments: Non-Certified Personnel	Enc. #13
N.	Acceptance of Notification: Personnel Actions: Leaves of Absence, Resignations, Retirements	Enc. #14

COMMUNICATION IV.

Elections Commission Request to Use School as Polling Locations (action requested)

Enc. #15

REPORT OF SUPERINTENDENT OF SCHOOLS V.

A. Learning and Teaching

- Enc. #16 Return to Full-Time Learning for BHS & Waiver
- New Graduation Guidance
- Transition to Trimesters K-8
- FY22 Budget Update

B. Items to Refer to Subcommittee

Enc. #17

- Public Hearing FY2022 School Budget Tuesday, May 11, 2021
- Public Hearing FY2022 School Choice Tuesday, May 18, 2021

UNFINISHED BUSINESS VI.

- Brockton High School, MSBA Statement of Interest (SOI) Plan to submit
- Approval of Bid Review Subcommittee Meeting, May 4, 2021

VII.

Early Education Extended Day Rate Increase (action requested)

Enc. #18

EXECUTIVE SESSION VIII.

School Committee will go into Executive Session: Pursuant to M.G.L. c. 30A, § 21(a)(3), to discuss strategy with respect to collective bargaining, Brockton Education Association (BEA), Brockton Education Paraprofessional Association (BEPA), Monitor Teacher Assistant's (MTA's), Independent Brockton Administrative Assistants, Technical Employees Association (IBAA and TEA), Brockton Food Service Association, SEIU Local 888, Bus drivers.

IX. **ADJOURNMENT**

The Regular Meeting of the Brockton School Committee was held this evening, at seven o'clock. These minutes contain a summary of the meeting and list items that were under discussion.

Mr. D'Agostino, Vice-Chair called the meeting to order at 7:02 p.m., followed by a salute to the flag.

Mr. D'Agostino read the following information for the record.

Due to the ongoing COVID-19 Pandemic and State of Emergency, on March 12, 2020, Governor Baker issued an Executive Order Temporarily Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A sec. 20. Pursuant to the Order, public bodies are temporarily relieved from the Open Meeting Law's requirement that meetings be held in public places, open and physically accessible to the public, so long as measures are taken to ensure public access to the bodies' deliberations "through adequate, alternative means."

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The public can access this meeting via this link: www.youtube. The Brockfon Channels

Mr. D'Agostino took a roll call to establish a quorum.

Mayor Sullivan, Chair – absent Mr. D'Agostino, Vice-Chair – yes Ms. Asack – yes Mr. Minichiello – yes Mr. Rodrigues – yes

Ms. Sullivan – yes Mr. Sullivan – yes

Also Present: Superintendent Thomas, Executive Team Members, Kim Gibson, BEA President, Richard Bath

Hearing of Visitors

None

Consent Agenda

Mr. D'Agostino, Vice-Chair explained the purpose of the Consent Agenda and asked members if they would like to remove any items for further discussion.

Mr. Sullivan moved the Superintendent's recommendation to approve the following Consent Agenda Items, seconded by Ms. Asack.

- A. Approval of Minutes: April 6, 2021 Regular School Committee Meeting
- B. Approval of Minutes: April 6, 2021 Finance Subcommittee Meeting
- C. Approval of Minutes: April 6, 2021 Facilities Usage & Planning Subcommittee Meeting
- D. Approval of Minutes: February 2, 2021 Security, Safety, Transportation Subcommittee Meeting
- E. Approval of Minutes: February 2, 2021 Finance Subcommittee Meeting
- F. Approval of Minutes: February 2, 2021 Facilities Usage & Planning Subcommittee Meeting
- G. Approval of Minutes: January 19, 2021 Diversity, Race, Equity and Inclusion Subcommittee Meeting
- H. Approval of Minutes: January 19, 2021 Policy Subcommittee Meeting
- I. Approval of Minutes: January 12, 2021 Curriculum Subcommittee Meeting
- J. Acknowledgement of State Delegation for FY21 Earmark Appropriated from MA Department of Conservation and Recreation - \$75,000
- K. Requests for Authorization to Submit Proposals and Expenditure of Funds
- 1. Executive Office of Education Pre-K to 3 Remote Learning Partnership Grant \$356,381
- FY2021 Community Development Block Grant Application to Brockton Redevelopment Authority \$41,245
- 3. MA Department of Elementary and Secondary Education FAFSA Completion Grant \$25,000
- 4. Brockton Cultural Council Grant Program \$4,614
- 5. DESE FY21 Financial Literary Planning and Implementation Grant \$15,000
- 6. Massachusetts Cultural Council STARS Residencies Grant Program \$4,250
- 7. DESE FY21 Safe and Supportive Schools Grant Program \$20,000
- 8. DESE FY21 Secondary Virtual Course Access Grant \$288,157
- 9. DESE Integrating SEL into Academic Learning Grant \$10,000
- 10. MA Life Science Center SEM Equipment and Professional Development Grant Program \$77,356
- 11. DESE Summer Food Service Grant Program \$14,600
- DESE FY21-22 Expanded Learning Time Grant Program \$380,316 (\$165,903 FY21 and \$214,413 FY22)

- 13. MA Department of Elementary and Secondary Education FY2022 Career and Technical Education Partnership Implementation Grant \$532,600
- 14. Promoting K-12 Student Achievement at Military Connected Schools Grant \$3,000,000
- 15. DESE Student Opportunity Act Evidence-Based Programs Grant \$100,000
- L. Acceptance of Notification: Personnel Appointments: Certified Personnel
- M. Acceptance of Notification: Personnel Appointments: Non-Certified Personnel
- N. Acceptance of Notification: Personnel Actions: Leaves of Absence, Resignations, Retirements

Mr. D'Agostino took a roll call vote to approve the Consent Agenda items:

Mayor Sullivan, Chair – absent Mr. D'Agostino, Vice-Chair – yes Ms. Asack – yes Mr. Minichiello – yes Mr. Rodrigues – yes

Ms. Sullivan – yes Mr. Sullivan – yes

Voted: to approve the motion, unanimous.

Mr. D'Agostino mentioned Mayor Sullivan had a prior meeting commitment and would attend later this evening.

Communication

Mr. Sullivan motioned to approve the request from the Elections Commission to use the following schools as polling places during the 2021 election cycle on Tuesday, September 14, 2021 and Tuesday, November 2, 2021, seconded by Mr. Rodrigues.

Kennedy Elementary
West Middle
Raymond Elementary
Barrett Russell School

Downey Elementary
Gilmore Elementary
Brookfield Elementary
Ashfield Elementary
North Middle

As requested, all buildings will be opened by 6:00 a.m. and will remain open until 8:00 p.m.

Mr. D'Agostino took a roll call vote:

Mayor Sullivan, Chair – absent Mr. D'Agostino, Vice-Chair – yes Ms. Asack – yes Mr. Minichiello – yes Mr. Rodrigues – yes

Ms. Sullivan – yes Mr. Sullivan – yes

Voted: to approve the motion, unanimous.

Superintendent's Report

Return to Full-Time Learning for BHS & Waiver

Superintendent Thomas mentioned the Department of Education released the guidance for high schools to return to full time in person by May 17th. Brockton High School is the largest high school in the Commonwealth and among the largest on the east coast. There are 4,046 students enrolled at BHS. Through the feasibility study, it was determined that the average class is 30x24 which can accommodate an absolute maximum of 18 students at three feet of space. The majority of classrooms can only fit 12 desks at three feet of space due to access ibility and fire safety concerns, and average class sizes are 29 and electives at 32. Superintendent Thomas asked Dr. Murray, Principal of Brockton High to give an update on the feasibility study.

Dr. Murray made it clear that all of us would prefer the students to return and not a decision taken lightly. We've looked at a variety of scenarios and it's simply not feasible to return all students back to the high school, remain in compliance with social distancing standards and provide the appropriate supervision and instruction for all our students.

Questions/Answers

- Mr. D'Agostino asked utilizing space in the cafeterias and gyms would that help? Yes, you could use the space, but you will need additional supervision for the students.
- Mr. D'Agostino asked once the seniors are gone will that free up enough space? No, there are approximately 800 seniors and still have an excess of 2,000 students.
- Ms. Sullivan asked are the chairs 3ft. apart and would you need the same for the aisles? Yes, you would need 3ft. of space for both, fire exits and egress.

Ouestion on the motion

• Mr. Minichiello asked do we have any information regarding the number of student and parents who wish to remain via zoom?

Superintendent Thomas responded, it fluctuates between 1,000 and 1,500

Mayor Sullivan motioned to approve Superintendent Thomas to submit a waiver to remain at 50% for Brockton High School, seconded by Ms. Asack.

Mr. D'Agostino took a roll call vote:

Mayor Sullivan, Chair – yes Mr. D'Agostino, Vice-Chair – yes Ms. Asack – yes Mr. Minichiello – yes Mr. Rodrigues – yes

Ms. Sullivan – yes Mr. Sullivan – yes

Voted: to approve the motion, unanimous.

New Graduation Guidance

Superintendent Thomas updated the committee on the following:

- Students are allowed to sit 3ft. apart
- The procession to the field
- Senior students are allowed 6 tickets each
- e Two buildings will have their ceremony
- The chorus can perform

Graduation ceremony

June 4th - Huntington and Keith School at 5:30 p.m.

June 5th - Brockton High School: Green & Red Building at 11:00 a.m. & Azure & Yellow Building at 2:30 p.m. (June 6th - Rain Date)

July 15th-Edison Academy (tbd)

Transition to Trimesters K-8 (Power Point)

Superintendent Thomas introduced Dr. Ethan Cancell, Dr. Heather Ronan, and Ms. Kate Gearon to present and discuss the difference between trimesters K-8 and four terms. The Assessment Team has worked on and something for the school committee to consider and would go to a Policy Subcommittee meeting and bargained if we consider trimesters K-8.

Dr. Cancell introduced what the Assessment Team is, it began under the last strategic plan that would meet regularly and continued. The team has representatives from Special Education, Bilingual Department from the High School, Elementary, Alternatives, Kim Gibson, BEA President, coaches who represents Math and ELA. He thanked all the members of the team for the great work they've done. One of the things they worked on is when grading windows should be and when terms should start and end. By doing that work they came up with ideas of how we can do better meet the needs of students and families.

Dr. Ronan explained the difference between a trimester and a semester.

- We currently have semester K-8 (4 terms), A trimester would reduce to 3 terms
- There are 45 days per term, A trimester would have 60 days per term
- Both Trimester and Semester Parent conferences would take place 2 times per year
- e Rationale for trimesters allows more time for data collection prior to the term ending
- e This enables teachers to have a clearer picture of their students' progress to communicate to families
- Allows more time to show growth, enact RtI, and progress monitor students
- Strengthen communication with families through mid-point progress at all levels

Ms. Gearon discussed the change in conferences, having them mid-term (five weeks prior to grades closing) it would allow parents/families to talk to teachers about their child's performance in time to remediate and intervene before the end of the term, and time to create some safety nets for students and look at socially, emotionally and academically and come up with a plan so students have the opportunity to make progress before the end of the term.

Dr. Cancell presented a proposed calendar (draft) of what a trimester would look like. This would help to improve communication between teachers and their families that would benefit students.

Ouestions/Answers

- Mr. Minichiello asked were the conditions fit for this at this time?
 Dr. Cancell replied yes, based upon feedback this school year. This will provide opportunities for parents and teachers to work on specific information to support their kids and have time to see the impact of these interventions next year.
- Ms. Asack asked is this something the parents asked for, and sees it as a benefit for students?
 Superintendent Thomas replied this trimester would give the opportunity to help improve if a student is struggling and needs additional support.

- Ms. Asack asked, have other districts used the trimester?

 Superintendent responded yes other districts have used the trimesters and will have Dr. Cancell get a list at a policy subcommittee meeting, we will use the trimester for K-8.
- Ms. Asack asked, how long has Ashfield and Plouffe been using the trimester?
 Dr. Cancell replied, it stopped due to scheduling and staff due to budget cuts in the past, but when they had it, they like it.
- Ms. Asack asked, having the trimesters was there a significant change?
 Dr. Cancell suggests having Dr. Barbara Lovell, Principal of Ashfield Middle school at a Policy Subcommittee meeting to discuss changes and progress with students having trimesters.

Mr. D'Agostino mentioned we will have a Policy Subcommittee meeting to discuss further into the trimesters K-8.

FY22 Budget Update

Superintendent Thomas asked Mr. Aldo Petronio, Chief Financial Officer to give an update from the Finance Subcommittee meeting held earlier this evening on FY21 and FY22 non-net school spending and net school spending.

Mr. Petronio discussed the FY21 and FY22 Non-Net School Spending and Net School Spending to the committee explaining the differences in revenues and expenses. The City has not set their budget, Mr. Troy Clarkson, City Financial Officer is working on the Health Insurance costs which is a large factor in our budget, once finalized we'll be able to finalize our portion of the budget.

Mr. Petronio took all expenses from FY21 and increased those expenses by our know current increases and contracts. As discussed in the Finance Subcommittee meetings, additions to make to the budget that Superintendent Thomas brought forward on additional positions for teaching, learning, student opportunities, summer programs and additional personnel the budget balanced out at \$205 million dollars to date, hopefully the funds will pass from the house to the senate budget and compromised committee.

The budget a great budget this year that will allow the school committee to put programs back where needed to benefit our students.

Mayor Sullivan, Mr. D'Agostino and Mr. Minichiello thanked everyone who supported the advocacy and team effort. A special thanks to Mayor Carpenter, Mayor Rodrigues, City Council, State Delegations, Mr. Petronio, BPS/CFO, Mr. Troy Clarkson/City/CFO, past and current members of the School Committee, Superintendent Kathleen Smith, Superintendent Michael Thomas, Teachers, Parents and Students.

Items to Refer to Subcommittee

Mr. D'Agostino mentioned the following:

Public Hearing – FY2022 School Budget and Public Hearing – FY2022 School Choice both meetings will take place on Tuesday, May 18, 2021.

Mr. D'Agostino mentioned we will schedule a Policy Subcommittee meeting to further examine the issue of trimesters.

Unfinished Business

Brockton High School, MSBA Statement of Interest (SOI) Plan to submit

Ms. Asack discussed the Facilities Usage and Planning Subcommittee held earlier this evening to resubmit the 2021 MSBA SOI application due by June 25, 2021 and is looking for a motion.

Ms. Asack read the following for the record.

The Massachusetts School Building Authority (MSBA) has opened the window for filing 2021 SOI's for their accelerated repair and CORE renovation programs. We are seeking permission from the School Committee to file an application with the MSBA CORE program for Brockton High School, 470 Forest Avenue, Brockton, MA 02301 on/or before June 25, 2021.

Mr. Minichiello motioned to accept the recommendation of the Facilities Usage and Planning, seconded by Mr. Sullivan.

Mr. D'Agostino took a roll call vote:

Mayor Sullivan, Chair – yes Mr. D'Agostino, Vice-Chair – yes Ms. Asack – yes Mr. Minichiello – yes Mr. Rodrigues – yes

Ms. Sullivan – yes Mr. Sullivan – yes

Voted: to approve the motion, unanimous.

Mr. Minichiello motioned to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest form dated on/or before June 25, 2021, for Brockton High School, 470 Forest Avenue, Brockton, MA 02301, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future: Brockton High School – full renovation; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority, seconded by Mr. Rodrígues.

Mr. D'Agostino took a roll call vote:

Mayor Sullivan, Chair – yes Mr. D'Agostino, Vice-Chair – yes Ms. Asack – yes Ms. Mendes – yes Mr. Minichiello – yes Mr. Rodrigues – yes

Ms. Sullivan – yes Mr. Sullivan – yes

Voted: to approve the motion, unanimous.

Superintendent Thomas respectfully asked Mayor Sullivan if Ward 3 Councilor, Mr. Dennis Eaniri could file for this to go before the City Council, we will need two approved votes to send in with the application by June 25, 2021, Mayor Sullivan will call Mr. Eaniri on this matter.

Approval of Bid Review Subcommittee Meeting, May 4, 2021

Mr. Sullivan discussed the Bid Review Subcommittee held earlier this evening to discuss the agenda item that was put out for bid, three companies had requested information and only one had bid. After discussion of the Student Transportation bid, a motion was made by Ms. Sullivan to accept the Bid(s) as presented. The motion was seconded by Mr. D'Agostino, and the vote was unanimous and brought favorably to the full school committee for approval.

Mr. Sullivan motioned to accept the Bid Review report as read, seconded by Mr. Minichiello.

Mr. D'Agostino took a roll call vote:

Mayor Sullivan, Chair – yes Mr. D'Agostino, Vice-Chair – yes Ms. Asack – yes

Ms. Mendes – yes Mr. Rodrigues – yes

Ms. Asack – yes Mr. Rodrigues – yes

Ms. Sullivan – yes Mr. Sullivan – yes

Voted: to approve the motion, unanimous.

Mr. Sullivan motioned to ratify the bid from the Bid Review Subcommittee on May 4, 2021, seconded by Mr. Minichiello.

Mr. D'Agostino took a roll call vote:

Mayor Sullivan, Chair – yes Mr. D'Agostino, Vice-Chair – yes Ms. Asack – yes Mr. Minichiello – yes Mr. Rodrigues – yes

Ms. Sullivan – yes Mr. Sullivan – yes

Voted: to approve the motion, unanimous.

New Business

Early Education Extended Day Rate Increase (action requested)

Superintendent Thomas invited Ms. Melissa Sheppard, Coordinator of Extended Day/Project Grad to discuss the rate increase and proposal.

Ms. Sheppard discussed the periodic rate increase notification from the Department of Early Education and Care in order to remain in good standing with our contract. It is requested that we keep pace with these reimbursement rates for our subsidized slots. There are two contracts, one is a teen contract that supports our teen parents at Brockton High and the other is an income eligible contract that supports our families who attended day and meet income guidelines to qualify for subsidized childcare. This is a 2% increase and the new rate would begin in September 2021.

Ouestion/Answers

Mr. Minichiello asked approximately how many families would be affected by this rate change that pay out of pocket compared to a voucher?

Ms. Sheppard mentioned we have approximately 400 private pay families and approximately 250 families on a subsidy.

- Mr. Minichiello asked do you feel this 2% increase will negatively impact the number of families that are currently using this service?

 Ms. Sheppard said many of the day cares in the Brockton area all accept childcare vouchers and they are
 - Ms. Sheppard said many of the daycares in the Brockton area all accept childcare vouchers and they are accepting this rate increase and staying in compliance with our contract. If we don't increase, we could eventually run into a problem with the department in our contract that's renewed yearly in July.
- Superintendent Thomas asked Mr. Petronio, what would happen if we put off increasing rates until September?
 - Mr. Petronio mentioned we would have to make up the difference of approximately \$8,000 for 250 students for the summer.
- Mayor Sullivan thanked Ms. Sheppard for the information. Due to the devastation of COVID and the impact it's had in Brockton he and Superintendent Thomas talked and they will take the funds from non-net, it's the right thing to do. Mayor Sullivan asked if we could hold on taking a vote on the rate increase later after July 1st it may give us a little more guidance to see if we can give additional breaks to the families in Brockton, there are no promises but I would be the right thing to do. The committee agreed to put this item on the agenda in July and invite Ms. Sheppard to come back.
- Superintendent Thomas mentioned the Brockton High School Drama Club is going to present "On With The Show" next Thursday, May 13th 8:00 p.m., Friday, May 14th 8:00 p.m., Saturday, May 15th 2:00 p.m. and 8:00 p.m. and rain date Sunday, May 16th time tbd. He thanked the School Committee for fully funding the Drama Club, building the set and sound system so students didn't have to go out and raise money this year. They're thrilled and have been working hard; Mr. Hogan, Ms. Carol Thomas, Ms. Sarah Richards, and staff that works with the students in the drama club to put his production on. The outside seating capacity is 300 and spread out in the parking lot to follow guidelines, by all accounts it's going to be a great show
- Mayor Sullivan thanked Vice-Chair D'Agostino for stepping up to run the meeting due to a conflict meeting at City Hall.

Mr. D'Agostino, informed School Committee members it was confirmed with Superintendent Thomas and legal counsel executive session was not needed this evening.

Seeing no further business Ms. Mendes motioned to adjourn, seconded by Ms. Asack.

Mr. D'Agostino took a roll call vote:

Mayor Sullivan, Chair - yes Mr. D'Agostino, Vice-Chair - yes Ms. Asack - yes
Ms. Mendes - yes Mr. Minichiello - yes Mr. Rodrigues - yes

Ms. Sullivan – yes Mr. Sullivan – yes

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Michael P. Thomas Superintendent/Secretary

mdc

Executive

Session

Power point: Trimester Proposal 2021-2022

Michel to Thomas

Handouts: Waiver Request letter BHS, BPS Drama Club Flyer: "On With The Show"

Appendix B

Brockton City Council Vote Documents



City of Brockton BROCKTON PUBLIC SCHOOLS

Michael P. Thomas & Superintendent of Schools

Dr. Jim Cobbs, Executive Director of Operations Brockton Public Schools jamescobbs@bpsma.org Phone (508) 649-4842

March 15, 2022

Mayor Robert F. Sullivan City of Brockton 45 School Street Brockton, MA. 02301

Dear Mayor Sullivan and the Brockton City Council,

The following addendum is for further explanation of the School Committee's request for the permission to file a Statement of Interest (SOI) with the Massachusetts School Building Authority.

Addendum to School Committee motion for permission to submit a Statement of Interest (SOI) to the Massachusetts School Building Authority (MSBA) for the Brockton High School located at 470 Forest Avenue, Brockton, MA.

The School should be considered under MSBA priority category #1

"Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists. If a district selects this priority, the MSBA must receive a hard copy of the engineering or other professional report detailing the nature and severity of the problem and a written professional opinion of how imminent the system failure is likely to manifest itself. The report must be from an independent source that is not under the control of the school district or the city/town. In addition to the independent report, the district must submit photographs of the conditions which caused the district to select Priority #1".

The School was originally constructed in 1970 as the only High School and still has many of the original features. The overall structure of the building is solid but much of the interior has reached its useful life. In order to bring this school up to the standard requirements for a high school, current state building codes and ADA (American with Disabilities Act) requirements, a total rehab is necessary. The school will require updates to electrical, heating, ventilation, bathrooms, fire codes, all technology as well as student needs.

Please feel free to contact me if any further information is required.

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Sincerely,

Dr. James Cobbs.



ORDERED:

In accordance with M.G.L., Ch 44, that the City Council authorize the superintendent to submit to the Massachusetts School Building Authority the Statement of Interest (SOI) Form date March 15, 2022, for the Brockton High School, located at 470 Forest Avenue, Brockton, MA, which describes and explains the deficiencies and priority category(s), as delineated on the attached addendum, for which an application may be submitted to the Massachusetts School Building Authority in the future: Brockton High School – full renovation; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City of Brockton to filing an application for funding with the Massachusetts School Building Authority.

Councilor Mark D'Agostino

In City Council March 28, 2022

Councilor D'Agostino motioned to move under Suspension of the rules and was properly seconded. The motion carried by a hand vote. Adopted by a roll call vote taken by "yeas" and "nays"; eleven members present and all voting in the affirmative. Councilor D'Agostino motioned to file for reconsideration with the wish that it not prevail and was properly seconded. Reconsideration failed by a hand vote.

City Clerk

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A TRUE COPY ATTEST

The Superintendent informed the committee of two BHS alumni who are offering programs to Brockton students:

- Jeff Weiner, CEO/Head of Investments, Santander Securities: Trading Room(s) Education
- Missy Howard, Microsoft: DigiGirlz: Coding & Career Path

New Business

Mr. Sullivan reported that the Facilities Usage and Planning Subcommittee met earlier this evening to discuss and vote for approval to submit an SOI application to the 2022 MSBA, which is due by March 24, 2022. The subcommittee favorably approved the application submission and is looking for approval from the full School Committee.

Mr. Rodrigues read the following for the record:

Motion to approve authorization to submit to The Massachusetts School Building Authority the Statement of Interest form dated March 24, 2022 for Brockton High School, 470 Forest Avenue, MA, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future: Brockton High School – full renovation; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of this application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.

Mr. Rodrigues motioned to accept the recommendation of the Facilities Usage and Planning Subcommittee, seconded by Mrs. Sullivan.

The motion carried.

Superintendent Thomas mentioned Ward 3 City Councilor, Mr. Mark D'Agostino, will bring this recommendation forward to the City Council with the same motion, the same language has to be approved by the City Council and both certified votes must be submitted with the application to the MSBA.

tems to Refer to ubcommittee

There are no Items to Refer to Subcommittee.

Unfinished Business

<u>Discussion and Potential Vote from the Bid Review Subcommittee – March 1, 2022</u>

Mr. Sullivan gave a verbal report of the Bid Review Subcommittee held earlier this evening. All Bids presented were rejected by the Subcommittee. No vote is needed by the Committee.

lew Business

Superintendent Thomas spoke about knowing Mr. Eugene Marrow for a very long time adding, you couldn't ask for a better man. He mentioned that, as a student at BHS, Mr. Marrow had been his teacher and later when he was a Department Head Mr. Marrow was then the Principal. Gene Marrow, at that time, was one of few people of color to become an administrator and he paved the road for administrators of color in Brockton Public Schools. Mr. Marrow was a true gentleman who loved kids and was a pleasure to work for. Our hearts are broken today for the loss of Mr. Marrow. He will be missed.

Mayor Sullivan mentioned Mr. Marrow also served on the License Commission for the City of Brockton, volunteered for the Parks Commission and volunteered on the Brockton Redevelopment Authority. Mayor Sullivan also mentioned he had the honor and privilege to have played football for Coach Marrow.

Mayor Sullivan had the privilege to do an interview with Mr. Marrow last month during Black History on "Our Brockton" on BCA.

Mayor Sullivan thanked Superintendent Thomas for the purchase of sweatshirts for the middle school champions in soccer, football, and track. He thanked the coaches, Mr. Matthew Campbell and Athletic Director, Mr. Kevin Karo.

Mayor Sullivan mentioned the "Mayors Team" is playing New Heights Charter School in basketball next month and asked Superintendent Thomas to serve as the Center and recruit Mr. Rodrigues. Rumor has it that Governor Baker will be their Center.

Mr. Sullivan asked for a moment of silence for the lives lost recently in Ukraine.

Mayor Sullivan reminded all of the Art Smart Brockton Public Library Spring Art Exhibiting contest reception on Wednesday, March 16th from 6:00 p.m.- 7:00 p.m. in the Driscoll Art Gallery of the Main Library in the located at 304 Main Street. All are encouraged to visit.

Seeing no further business,

Mr. Sullivan motioned to adjourn, seconded by Mrs. Sullivan.

The motion carried.

The meeting adjourned at 7:46 p.m.

Respectfully submitted,

All tal

Mayor Robert F. Sullivan, Chair Brockton School Committee

Michael P. Thomas Superintendent/Secretary

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PowerPoint: BPS Focus Areas: Positive Relationships

Handout: Art Smart Brockton Public Library Spring Flyer

Appendix C

Brockton Public Schools Strategic Plan



City of Brockton BROCKTON PUBLIC SCHOOLS

Michael P. Thomas . Superintendent of Schools

Office of the Superintendent Phone (508) 580-7511 Fax (508) 580-7513 superintendent@bpsma.org

June 10, 2021

To Whom It May Concern,

As part of our Statement of Interest, we have enclosed our most recent strategic plan which was crafted under the leadership of my predecessor, Superintendent Kathleen Smith. I am currently overseeing the creation of a new strategic plan that flows from our most recent district review conducted in spring 2020 by the Massachusetts Department of Elementary and Secondary Education.

The strategic planning process will take several months and involve school staff, district leadership, students, and parents. In the event that the new strategic plan is completed while our Statement of Interest is under review, I will be sure to send a copy of it to your offices.

Thank you for your time and consideration.

Sincerely,

Michael P. Thomas

Superintendent of Schools

Brockton Public Schools

Sold Student, every day.

Strategic Plan

August 2014

and the Public Schools

Superintendent of Schools

5

Instructional Excellence

Instructional excellence for every student, every day

The Brockton Public Schools ensures student success by fulfilling the educational, social, and emotional needs of all students in the pursuit of instructional excellence.

If the Brockton Public Schools implements a system of instructional excellence that:

- delivers Common Core-aligned curriculum in a safe and supportive environment;
- values a strong system of growth by consistently supporting the Brockton Educator Growth and Evaluation Network BEGEN
- designs and adopts a system of quality professional development that supports all stakeholders in meeting their professional and district determined goals;
- and provides all students and teachers with access to quality instructional technology that improves digital literacy; then we will ensure our students are socially, emotionally and academically prepared to succeed in a global society.

Focus for Strategic Objectives

Instructional Excellence

The Brockton Public Schools will incorporate the use of 21" century instructional and assessment strategies which span grades preK-12 to ensure the delivery of an aligned curriculum in service of our districtwide commitment to the goals of College & Career Readiness.

Supportive Environment

The Brockton Public Schools will engage families and the community at large by communicating in linguistically and culturally appropriate ways to The Brockton Public Schools is committed to the physical safety and emotional well-being of all members of the school community. Community Engagement

support the academic, social-emotional, and behavioral success of students.

Strategic Objectives

Core State Standards that is correlated with rigorous curriculum aligned to Common instructional excellence that includes I. Implement a scamless system of local and state assessments.

1. Align the district curriculum with the Common Core State Standards in all content areas and Strategic Inditatives levels.

Convene committee (subcommittees) to o expand/update where needed review current K-12 curriculum:

- ensure alignment with vertical and

ards with O Teacher design and modification of model lessons and units to meet the model lessons and units to meet the needs of all students, including ELL, SWD and TAG. O Implement, review and revise lessons as needed. Oreate and share clearinghouse for vetted lessons/units that are accessible to teachers and staff.	ducator ldentify priority standards and indicators that evaluators and teachers determine will be the focus of teacher growth. Provide clear timeline and expectations for teachers and administrators Provide formal and informal professional development opportunities to support staff in developing and implementing professional and student SMART goals Provide training and support in Baseline Edge Promote districtwide collaborative culture of sharing of best practices and resources Utilize the system to include recruitment, induction, support and development of a cadre of highly qualified administrators and cducators. Convene the Joint Labor Management Task Force to determine and negotiate priority standards and indicators.	tion that • Provide targeted, high-level professional development to meet the needs of teachers and promote the goals of the school and district.
5. At all grade levels, deliver a rigorous curriculum aligned to the Common Core State Standards with engaging lessons that are differentiated and accessible to involve all learners.	1. Continue to implement the Brockton Educator Growth and Evaluation Network (BEGEN) through the use of consistent standards, expectations and implementation for teachers and administrators and ensure its use as a primary mechanism for growth and improvement.	 Provide high quality 21st century instruction that is supported with a system of coordinated, responsive, high-level targeted professional development at every grade level and in every class.
	II. Develop a system of identified best practices at all grade levels based on high quality instruction and formative assessment. (By best practices, we mean all the descriptors that are identified in the Massachusetts Educator Evaluation System at the Proficient and Exemplary levels.)	

as feedback and suggestions become available. Provide professional development and support to ensure the academic growth of all students with specific strategies for English Language Learners (ELLs) and Students with Disabilities (SWD).	Develop and implement an exemplary new teacher induction program Develop and implement a system to:	Work to develop opportunities for common planning time at all levels Support targeted common planning time that is already in progress Use common planning time to form a grade level collaborative to review data, brainstorm, problem solve, share ideas, and improve instructional practice	Provide differentiated reading instruction in Grades K3 Provide school-time, and after-school reading interventions Provide a summer clinical model of reading intervention for the lowest 10 to 15% of readers in Grades 1-3 Provide quality professional density
	3. Develop and implement a system to recruit and support highly qualified staff at all levels.	4. Preserve and expand common planning time for educators at all levels to develop lessons, problemsolve and review data regularly and collaboratively.	5. Develop and implement a system of supports and interventions that ensure that every child is reading at grade level by Grade 3.

including classroom modeling of effective reading strategies for all students Develop community-wide focus on reading through school-based and community-based programs identifying roles and opportunities for student support Organize schools to provide early education opportunities for our youngest learners	Focus on reading to learn, K-12 in all content areas Focus on writing, K-12 in all content areas Provide quality professional development including classroom modeling of effective reading and writing strategies in the content areas for all students	Provide differentiated instruction in core subject areas in grades K-12 Develop a system for identifying students in need of support and coordinating a menu of supports to assist them, such as o school-time and/or after-school interventions a summer academic program with engaging curriculum and instruction that will help identified students catch up in targeted core subjects. computer assisted interventions	Significantly increase the number of computers and associated materials in preparation for a next-generation assessment system Improve technological support system-wide through training, on-going support and addition of key personnel
	 Improve reading proficiency in students in Grades K-12 with school-wide focus on reading and writing in all content areas. 	7. Develop and implement a system of supports and interventions ensuring that every student is on grade level in all core subject areas.	8. Provide access to technology to enhance digital literacy for all students and staff.

a range of skulls needed to obtain and sustain college and career success, including interpersonal and social skills; a personal work, attendance, and engagement ethic; and the application of a broad range of high-level reading, writing, mathematical, research and analytical skills. Expand our offerings of credit-bearing college courses. Increase opportunities to participate in certificate programs and/or workplace learning.	13. Increase the capacity of the district to implement, assess, monitor, and support instructional excellence at all levels. • Optimize learning experiences by providing developmentally-appropriate class sizes instructional excellence at all levels. • Ensure appropriate staffing patterns to support teachers and administrators at all levels. • Develop and encourage teacher leadership roles at all schools to support district and school-based initiatives.	Develop and implement a long- and short-range strategy for the building, maintenance, and refurbishing of school buildings to adequately provide for projected student populations at each grade level (including a possible 4 year-old program).
		III. Develop a system to provide a safe, clean, engaging learning environment for students and staff.

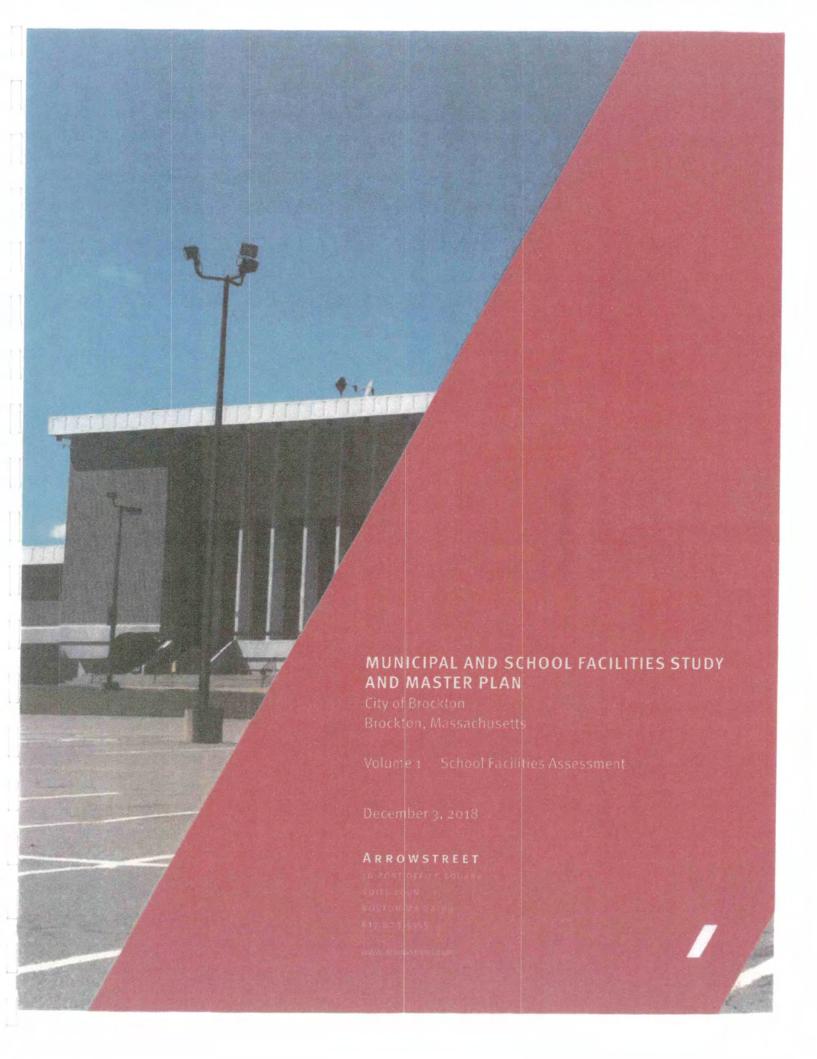
	2. Provide a well-organized, clean, and engaging learning environment for all students.	Busure that all schools are clean and safe by regularly-scheduled reviews, daily inspections and feedback by building administrators Support teachers in creating an organized, supportive, and engaging learning environment that is age appropriate environment that is age appropriate Safe and secure buildings Continue to expand the work of safe and supportive/ trauma sensitive schools Continue to expand components of pro-social curricula and positive behavior interventions/supports in ways that are age-appropriate for specific levels Ociassroom management Builtying prevention Regularly monitor non-academic measures (suspension rates, SWIS data, etc.) Revise system-wide discipline guide to
		Investigate and implement policies that maintain high rates of student attendance
	4. Investigate, research, develop and implement alternative learning opportunities/multiple pathways at all levels.	Research and implement successful alternative services/supports at the elementary and middle school levels Repaired partness concernations
IV. Support and expand outreach and engagement with parents, family and community.	1. Explore new ways to engage families effectively	Support district, school and teacher outreach to families in targeted languages using a variety of vehicles

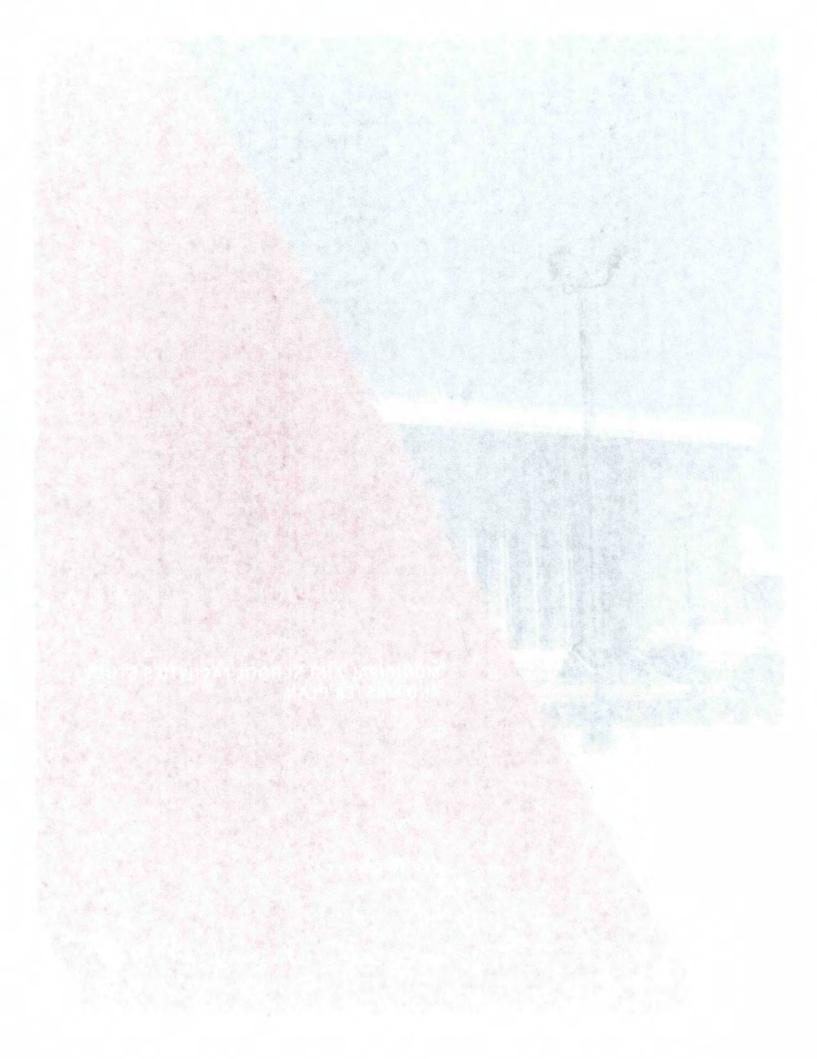
cultural proficiency o Devise and implement a communication and professional development plan that is sensitive to the needs of a diverse community Continue Superintendent Listening Tours and student focus groups	Brapower families through expanded educational opportunities and advocacy centers Translations in multiple languages Expansion of Family Connections Bribance outreach to parents, family and community through multiple media sources Website expansion Website accessible in multiple languages and case of use Establish use of Parent Portal and other paperless options Use of local access cable Outreach/training at community-based organizations (technology, student support, etc.)	Use of all of above for targeted messages Provide family nights at schools and community-based organizations in multiple languages to make sure message in accessible Provide newsletters Grade level family letters home (and via other media) about what their children will be working on in school and how they can support them. (questions to ask, notes to check, ways to study, etc.) Website with suggested activities for families.
	2. Assist all families in navigating and understanding our school system	3. Develop and implement a system to use community and school partnerships to ensure every parent and community member: • understands the importance of academic achievement • knows specific ways they can help their child become a successful student • knows (and understands why) a range of specific strategies they can use at home to help their children in their learning

o Museums, community theater, cultural events o Summer events/programs	Develop and expand partnerships with key stakeholders including: Bridgewater State University, Massasoit Community College and Stonehill College Brockton Area Workforce Investment Board (BAWIB) Local businesses Local community-based and human services and educational organizations to recruit and retain a diverse and highly qualified teachine staff.	Expand future teacher clubs at middle and high school levels that provide pathways to summer and after-school options Provide financial incentives to students who return to Brockton to teach Provide academic and counseling support to future teacher club members to help prepare and encourage teaching as a career.
A. Change and	agencies, stakeholders and institutions of higher education to encourage students to pursue college, explore career pathways, and engage in a range of real-world opportunities to apply learning.	5. Develop and implement a "Grow Your Own" teacher program to increase the number and diversity of our outstanding students who return to the Brockton Public Schools as teachers.

Appendix D

Municipal and School Facilities Study and Master Facilities Plan





Volume 1 SCHOOL FACILITIES STUDY

CONTENTS

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ACKNOWLEDGEMENTS

This planning study was jointly managed by the Department of Planning and Economic Development and the School Department in the City of Brockton, Massachusetts.

The planning process for Volumes 1 and 2 of this study includes input, ideas, and feedback gathered from many School Administration staff that participated in Visioning Sessions, responded to surveys, participated in informal discussions, provided input during meetings, and offered data that shaped the findings contained in these reports.

The team was lead by:

MAYOR

Bill Carpenter

SCHOOL ADMINISTRATION

Kathleen A. Smith, Superintendent of Schools Michael P. Thomas, Deputy Superintendent

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

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SCHOOL STUDY CONSULTANT TEAM

Arrowstreet Inc., Architecture and Planning Frank Locker, Educational Planner Ken Buckland, Urban Planner During the planning process, the team referenced many preceding studies and reports that were provided to the consultant team. These previously conducted research and background resources were a springboard for this Municipal and Educational Facilities Master Plan.

The following preceding relevant documents were reviewed as part of this study:

2017—State of the Schools
Superintendent Kathleen A. Smith

2017—A Blueprint For Brockton: Comprehensive Master Plan

2016—Brockton Public Schools Kindergarten Entry Age and Preschool Expansion

2016—Huntington and Goddard School Assessments

2016—New England School Development
Council (NESDEC) Brockton, MA Historical
Enrollment

2015—State of the Brockton Public Schools
Superintendent Kathleen A. Smith

2014—Brockton Public Schools Strategic Plan Superintendent Kathleen A. Smith 2014—Whitman School Facility Assessment

The over arching theme of these documents is that "Brockton will be valued and increasingly recognized as a high quality and affordable place to live, work, or visit because it offers all dimensions of a 21st century city". (A Blueprint for Brockton: Vision for Brockton, page 3, of the Comprehensive Master Plan)

While several of these planning efforts were directed towards downtown revitalization, this is the first plan undertaken for a comprehensive strategy towards municipal and educational facilities for the City of Brockton.

Section 1 EXECUTIVE SUMMARY

1.1 Introduction

INTRODUCTION

This Municipal and School Facilities Study and Master Plan is intended to understand the City of Brockton's current municipal and school building inventory, and develop recommendations for a Master Plan to address future growth, facility improvements, and long term visions to offer all dimensions of a 21st century city.

The study is divided into three phases which is documented in the following four Volumes:

SCHOOL FACILITY REPORT AND MASTER PLAN

Volume	Phase	
1	Phase I—Inventory and Assessment	
2	Phase II—Project Definition	
	Phase III—Recommendation	

MUNICIPAL FACILITY REPORT AND MASTER PLAN

Volume	Phase
3	Phase I-Inventory and Assessment
4	Phase II—Project Definition
4	Phase III—Recommendation

1.2 Project Overview

SCHOOL FACILITIES ASSESSMENTS

Phase I—Inventory and Assessment is a critical first step in this study to assess and define the City's current existing school building inventory, determine the conditions and programmatic needs for each of the buildings, and evaluate the condition and capacity of the existing school portfolio in its entirety.

As stated in the June 2017—State of the Brockton Public Schools, this citywide Facilities Masterplan will study the short- and long-range plan to maintain, renovate, repair, and potentially replace school buildings.

The Brockton Public School District consists of 22 occupied schools that include pre-kindergarten, elementary, middle, one high school and alternative schooling programs. There are 2 additional school buildings that are currently not in operation and closed to students. As part of this study all 24 school buildings were assessed and evaluated.

SCHOOL BUILDING INVENTORY BY GRADE CONFIGURATION

Type	Quantity
Pre-School/ Pre-K	2
Elementary School (K-5th grade)	10
Elem & Middle School (K-8th grade)	1
Middle School (6th - 8th grade)	6
High School	1
Alternative High School	2
Closed building	2
Total School Building Inventory	24

1.3 Process

The School Facility Study and Master Plan team visited each of the twenty-four school buildings with the purpose to:

- Understand the common trends observed in facilities throughout the City of Brockton
- Determine the conditions of the existing facility inventory
- Assess the conformance of each school building to support 21st Century learning
- Identify and prioritize areas of potential improvement within the school building infrastructure

The following outline explains the process of collecting and understanding the current facility status:

PAINT THE PICTURE

The team began by collecting, compiling, and organizing a variety of background data for the City of Brockton Public Schools. The topics included: enrollment projections, academic space programs, demographics, building history, location, historical information, community zones, walkscore, and facility maintenance information.

GROUP AREAS

For purpose of grouping and identifying the facilities throughout this study, the design team utilized the pre-determined location of the school zones:

South, NorthWest, NorthEast, and Citywide

The facilities are identified throughout this document using these zones.

ANALYZE DATA

The collected data was interpreted, evaluated, and analyzed to discover themes and patterns observed throughout the school district.

VISIT FACILITIES

The team visited each of the twenty-four school facilities to observe and evaluate the physical condition. A through building review report was used to evaluated Life Safety Code, physical condition of each building, ADA/ MAAB compliance, site conditions, building configuration, security, and building system observations. The grading scale used in the report ranked the conditions from 'Good' to 'Poor'.

DETERMINE FACILITY PRIORITY

The building review report revealed building condition averages that determined priority ranking for each of the buildings. These are identified as:

Priority 1: Current Critical

Priority 2: Potentially Critical

Priority 3 and 4: Not yet Critical and

For Consideration

The remainder of the Schools study is found in Volume 2 — School Master Plan Recommendations:

STUDY OPTIONS RECOMMENDATIONS

SCHOOL FACILITY MASTER PLAN

1.4 Assessment Criteria

ASSESSED AREAS

The assessment, analysis, and prioritization of the facilities were categorized as follows:

- Site Assessment: The quality, condition, and capacity of the parking and landscaping on site.
- Building Assessment: The quality and condition of the exterior envelope, interior spaces, life safety, building systems, and suggested code compliance of the facility.
- Programming Effectiveness: The facility serves the needs of the city in a functional way. An evaluation of the general efficiency of space, and fire/records storage evaluation.

PRIORITY CRITERIA SCALE

Deficiencies have been categorized with the following scale, rating each facility, on a scale ranging from "critical" to "for consideration", defined as follows in the Request for Proposal.

Priority 1-Current critical

Conditions require immediate action to:

- Correct a cited safety hazard
- Stop accelerated deterioration
- Return a facility to operation
- Correct an environmental/ Air quality hazard

Priority 2-Potentially critical

Conditions in this category, if not corrected expeditiously, will become critical within a year. Situations within this category include:

- Intermittent operations
- Rapid deterioration
- Potential life safety hazards

- Environmental non-compliance
- · Fire suppression non-compliance
- Open classroom configuration
- Student population above MSBA recommendation

Priority 3-Necessary / not yet critical

Conditions in this category require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

- ADA/ MAAB non-compliance
- Student population meets MSBA recommendation

Priority 4-For Consideration

Conditions in this category include items that represent a sensible improvement to existing conditions. These are not required for the most basic function of the facility; however, Priority 4 projects will improve overall usability and/ or reduce long-term maintenance costs.

 Student population below MSBA recommendation

Priority 5-Does not meet current codes/ standards

Priority 5 was defined in the RFP, but was not categorized in the determination for the Priority Criteria Scale. Items may be become triggered to Priority 5 if certain thresholds of work are met on existing buildings.

"Grand-fathered" conditions in this category include items that do not conform to existing codes, but are "grand-fathered" in their condition. No action is required at this time, however, should substantial work be undertaken in the contiguous area, certain

1.5 School Building Priority Rating

	Si	ite			В	ulldir	g			Pro	gram	
Early Childhood	Parking Lot	Landscaping	Safety and Security	Exterior (Roof, Facades)	Interior Finishes	Building Systems	ADA/ MAAB Compliance	Fire Suppression	Modular Classroom(s)	Storage and Bldg Configuration	MSBA Recommendations	FACILITY AVERAGE
Adult Learning Center	2	3	4	3	3	2	3	2	n/a	2	n/a	2.7
Barrett Russell Early Childhood Center	4	4	4	4	4	4	4	2	n/a	1*	n/a	3.4

^{*} Barrett Russell Early Childhood Center—There is no gym.

PRIORITY	CRITERIA SCALE	LEGEND					
Priority 1 Current critical		n/a	Not Applicable. This item does not				
Priority 2	Potentially critical		pertain to this building.				
Priority 3 Necessary / not yet critical		1*	See explanation at end of chart				
Priority 4	For consideration						

	S	ite			E	Buildi	ng			Prog	gram	
Elementary Schools	Parking Lot	Landscaping	Safety and Security	Exterior (Roof, Facades)	Interior Finishes	Building Systems	ADA/ MAAB Compliance	Fire Suppression	Modular Classroom(s)	Storage and Bldg Configuration	MSBA Recommendations	FACILITY AVERAGE
Angelo School	3	4	4	3	4	4	4	4	n/a	4	2	3.6
Arnone School	3	4	4	3	4	4	4	4	n/a	4	2	3.6
Mary E. Baker School	4	4	4	4	4	4	4	4	n/a	4	3	3.9
Brookfield School	4	4	4	4	3	4	3	2	2	4	2	3.2
Edgar B. Davis School (K-8)	3	4	1*	2	3	4	3	2	2	1*	2	2.5
Downey School	1*	1*	1*	4	2	1*	3	2	2	1*	4	20
George School	4	4	4	4	4	4	4	4	n/a	4	2	3.8
Gilmore Elementary School	1*	3	3	4	3	4	3	2	n/a	2	2	2.7
Hancock School	4	4	4	4	1*	2	3	2	2	3	2	2.8
Kennedy School	4	4	3	3	3	4	3	2	2	3	2	3.0
Oscar Raymond School	2	4	2	2	2	3	3	2	n/a	1*	2	2.3

PRIORITY	CRITERIA SCALE	LEGENI				
Priority 1	Current critical	n/a	Not Applicable. This item does not			
Priority 2	Potentially critical		pertain to this building.			
Priority 3	Necessary / not yet critical	1*	See explanation on next page			
Priority 4	For consideration					

* EDGAR B. DAVIS SCHOOL (K-8)

Storage and Building Configuration: The open classroom does not meet the schools educational needs.

Building security and safety: Staff noted concern with compromised sight lines in the spaces, egress paths through occupied spaces, and obscured visibility to egress signage.

* DOWNEY SCHOOL

Parking Lot: The asphalt parking lot has inadequate drainage and does not have curbing. Potholes were observed surrounding the building. The asphalt sidewalks are crumbling, cracking, and uneven.

Landscaping: There are minimal amounts of trees and landscaping on site. Grass is sparse, and dirt/mud is dominate in the fields.

Safety and Security: The open classroom configuration of the building has caused concern for staff in regards to egress safety due to limited lock down options.

Building Systems: The heating system is operated by electricity. Staff reports that parts for the system are no longer available.

Storage and Building Configuration: The open classroom does not meet the schools educational needs. Classroom dividers are created with temporary partitions that do not go to the underside of the roof and therefore acoustics are difficult for teaching and learning.

* GILMORE ELEMENTARY SCHOOL

Parking Lot: The parking lot reportedly has sufficient traffic flow with parents arriving in the 'front', and busses arriving in the 'back'. There were significant pot holes observed.

* HANCOCK SCHOOL

Interior Finishes: The current interior finishes are observed to be in poor condition. Future upgrades should prioritize areas of failing floor, ceiling and wall finishes.

* OSCAR RAYMOND SCHOOL

Storage and Building Configuration: The open classroom does not meet the schools educational needs

	Site Building								Program			
Middle Schools	Parking Lot	Landscaping	Safety and Security	Exterior (Roof, Facades)	Interior Finishes	Building Systems	ADA/ MAAB Compliance	Fire Suppression	Modular Classroom(s)	Storage and Bldg Configuration	MSBA Recommendations	FACILITY AVERAGE
Ashfield Middle School	3	1*	4	4	2	4	3	2	2	4	2	2,8
East Middle School	3	4	3	3	2	3	3	2	n/a	3	4	3.0
North Middle School	4	2	3	4	2	3	3	2	n/a	3	3	2.9
Plouffe Academy	3	4	4	3	4	4	4	4	n/a	3	2	3.9
South Middle School	1*	4	3	2	3	4	4	4	n/a	3	3	3.1
West Middle School	3	3	3	4	2	2	3	2	n/a	1*	3	2.6

^{*} Ashfield Middle School-Landscaping: Muddy conditions without grass. Poor drainage.

PRIORITY	CRITERIA SCALE	LEGENI	0
Priority 1	Current critical	n/a	Not Applicable. This item does not
Priority 2	Potentially critical		pertain to this building.
Priority 3	Necessary / not yet critical	1*	See explanation at end of chart
Priority 4	For consideration		

^{*} South Middle School—Parking Lot: Currently shared by snow plow storage. Asphalt crumbling, curbing missing.

^{*} West Middle School—Storage: Older records and files are insecurely and improperly stored in the basement.

	Si	Site Building							Program			
High Schools	Parking Lot	Landscaping	Safety and Security	Exterior (Roof, Facades)	Interior Finishes	Building Systems	ADA/ MAAB Compliance	Fire Suppression	Modular Classroom(s)	Storage and Bldg Configuration	MSBA Recommendations	FACILITY AVERAGE
Brockton High School	3	4	4	4	3	3	3	2	n/a	3	2	3.1
Huntington Alternative School	3	2	2	1*	2	2	3	2	n/a	3	4	2.4
Keith Center—Frederick Douglass Academy and Champion High School	2	2	4	4	3	4	3	2	n/a	3	4	3.0

^{*} Huntington Alternative School—Exterior (Roof, Facades): The building has a history of water damage that needs to be addressed. Slate roof shows evidence of leaking.

PRIORITY	CRITERIA SCALE	LEGENI	0
Priority 1	Current critical	n/a	Not Applicable. This item does not
Priority 2	Potentially critical		pertain to this building.
Priority 3	Necessary / not yet critical	1*	See explanation at end of chart
Priority 4	For consideration		

	Si	ite		Building							gram	
Closed Facilities	Parking Lot	Landscaping	Safety and Security	Exterior (Roof, Facades)	Interior Finishes	Building Systems	ADA/ MAAB Compliance	Fire Suppression	Modular Classroom(s)	Storage and Bldg Configuration	MSBA Recommendations	FACILITY AVERAGE
Goddard Alternative School	1	1	1	1	2	2	3	2	n/a	1	n/a	2.4
Shaw School	1	1	3	1	1	1	1	1	n/a	1W	n/a	

PRIORITY CRITERIA SCALE

Priority 1 Current critical

Priority 2 Potentially critical

Priority 3 Necessary / not yet critical

Priority 4 For consideration

LEGEND

Not Applicable. This item does not n/a

pertain to this building.

Section 2 DEMOGRAPHICS

The team worked closely with Brockton Public School Department and the City of Brockton to understand the current demographics to estimate the space needs of the district over the next 10 years, anticipate changes in housing patterns in Brockton, and to analyze where school-age children are likely to live over the coming decade. This information will be used to identify areas of population growth, as well as to inform potential school siting and feeder-pattern strategies for different areas of the City.

Based on data collection from the 2015 American Community Survey, U.S. Census, we observed the following demographic trends, which are graphically represented on the following pages.

YOUTH POPULATION (FIGURE 2.1)

- The Northwest Zone has pockets of youth population under 5 and over 14 years of age, but less of the population is in the 5-14 year old range.
- The Northeast Zone has a higher concentration of youth above 10 years of age.
- The South Zone has a consistent amount of youth population through all age group categories.
- The Citywide Zone has the lowest concentration of youth population under the age of 15 all districts.

WALKABLE DISTANCE TO/FROM BROCKTON SCHOOLS (FIGURE 2.2)

The Elementary Schools have the highest concentration of walkability with a large percentage of the City within 3/4 of a mile of an elementary school.

- The Middle Schools along an axis from the Northeast corner (Ashfield Middle School) to the South (South Middle School) are most walkable. Areas in pockets in the South-West near the South/ Northwest Zone border and along the North-East upper corner of the City have further walkability distances for Middle Schools.
- The High Schools have a concentration of walkability in the Citywide Zone and South Zone.
- There is only one school, Hancock School, located west of the MA Route 24 Fall River Expressway. The walking radius of this Elementary school does not overlap with those of other Elementary schools.

AGE OF SCHOOL BUILDINGS (FIGURE 2.3)

- The building ages for the K-8, Elementary, and Middle School buildings average between 36-54 years old.
- The building age for the Pre-K and High School buildings average between 91-97 years old.
- The building age for the closed school buildings average 133 years old.

SPECIAL EDUCATION PROGRAMS (FIGURE 2.4)

- The PreK school (Barrett Russell) has one Special Education program.
- At the Elementary School level, there are Special Education programs at seven of the eleven schools. Two schools in the Northwest Zone and two schools in the South Zone do not have Special Education programs.

- At the Middle School level, there are Special Education programs at six of the seven schools.
 Davis School is the only Middle School without a Special Education programs
- Each of the three High Schools have an Alternate Pathways to Graduation program

ETHNICITY (FIGURE 2.5)

- A majority of the population is Caucasian, with the highest density around the perimeter of the city.
- The largest percentage of the African American population is located close to the city center and toward the North of the city.
- The highest percentage of Hispanic Population is 20-49%. This is density located near the center of the city with small clusters of Hispanic population to the North, South, and West of the city center.
- Overall, the Asian population is less than 10% throughout the city. There is are several isolated clusters of Asian population in the Northeast, Southwest, and near center city.

SCHOOL LANGUAGE PROGRAMS (FIGURE 2.6)

- The Language Programs for the elementary school level are located in the South, Northwest, and Northeast Zones. There appears to be no Language program at the elementary school level in the Citywide Zone.
- The Language Programs for the middle school levels are located in all four Zones.
- The Portuguese and Spanish language programs are only located in the Northwest Zone at the elementary level.

- There is one Spanish Language program at the elementary level in the Northwest Zone, however it appears that the one Spanish program at the middle school level is in the Citywide Zone.
- There are two Portuguese Language programs at the elementary school level, however it appears that there is no Portuguese Language program at the middle school level.
- There appears to be no English Immersion Program at the high school level.

LANGUAGE POPULATION PER HOUSEHOLD (FIGURE 2.7)

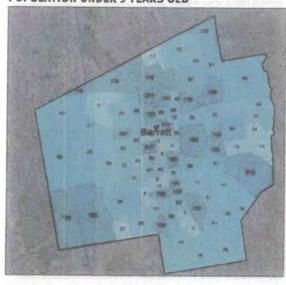
- The population speaking French Creole appears to be primarily along the north-south axis of the city, with clusters of French Creole speaking population in the northeast and southwest.
- The concentration of the Portuguese speaking community population is located primarily in the city center with a greater than 20%. The surrounding areas have between 5 to 20% with some areas in the northeast, southwest, and west that have less than 5% Portuguese speaking population.
- The Spanish speaking population is less than 20% in the city, with the concentration at 15-20% northeast of the city center. Surrounding areas are 5-14%, with less than 5% along the entire west side of the city.
- The majority of the limited English speaking households are located along the central north south axis of the city, with clusters of limited English speaking population along the east and west.

LEVEL OF COMPLETED EDUCATION (FIGURE 2.8)

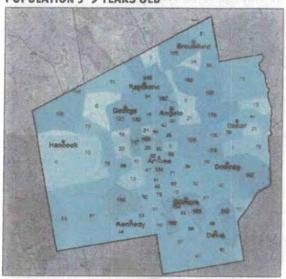
- The demographics of completed education appear that the north- south central axis, and clusters to the east, with a concentration of 10-59% of the population with no high school diploma.
- A majority of the city is showing that the percentage of the population that has a high school diploma as the highest degree is 10-49%. There are clusters above and below this percentage.
- A majority of the city is showing that the percentage of the population that has a some college education (but not a degree obtained) is 10-49%. There are clusters above and below this percentage.
- The demographics appear that the highest population to obtain a bachelor's degree or higher is in the 20-49% range. Simply put, less than 50% of the population has obtained a bachelor's degree or higher.
- The higher concentrations of higher education are along the east and west perimeter, with some concentrations along the north and south. The center of the city appears to have less than 10% that have a obtained bachelor's degree or higher.

2.1 Youth Population

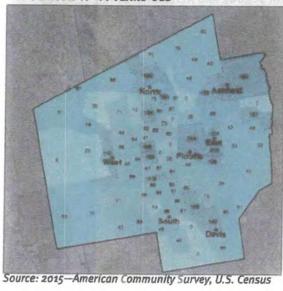
POPULATION UNDER 5 YEARS OLD



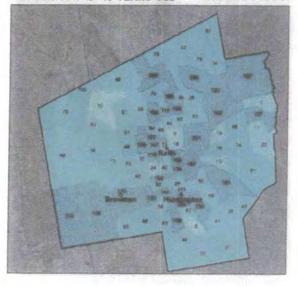
POPULATION 5-9 YEARS OLD



POPULATION 10-14 YEARS OLD



POPULATION 15-19 YEARS OLD



LEGEND Schools

25 or Fewer

26-75

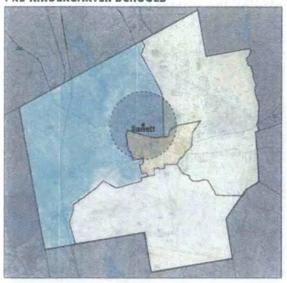
76-100

101-150

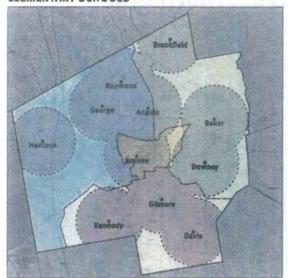
Greater than 150

2.2 Walkable Distance to/from Brockton Schools

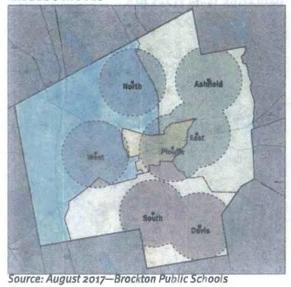
PRE-KINDERGARTEN SCHOOLS



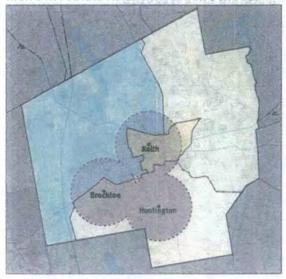
ELEMENTARY SCHOOLS



MIDDLE SCHOOLS



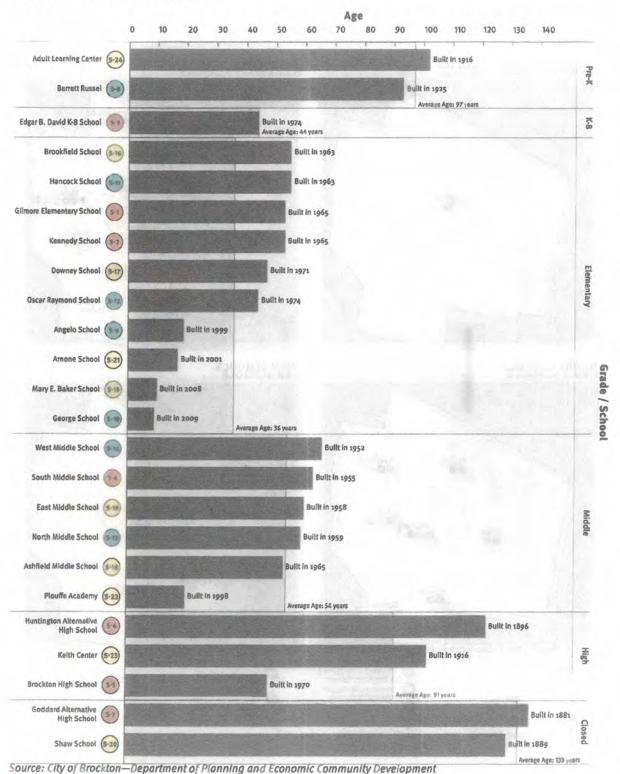
HIGH SCHOOL AND ALTERNATIVE HIGH SCHOOLS



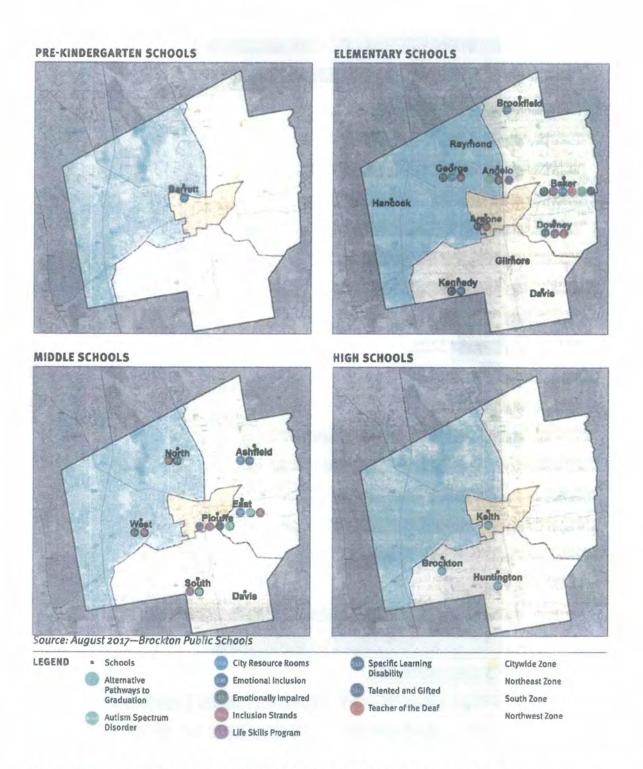
LEGEND · Schools

3/4 Mile Buffer Citywide Zone Northeast Zone South Zone Northwest Zone

2.3 Age of School Buildings

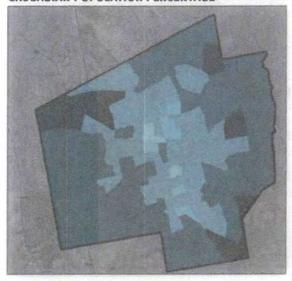


2.4 Special Education Programs



2.5 Ethnicity

CAUCASIAN POPULATION PERCENTAGE



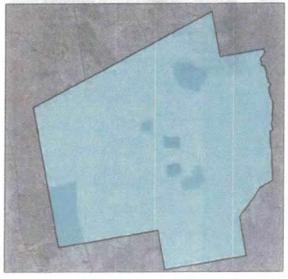
AFRICAN AMERICAN POPULATION PERCENTAGE



HISPANIC POPULATION PERCENTAGE



ASIAN POPULATION PERCENTAGE



LEGEND Less than 10%

10%-19%

20%-49%

50%-79%

Greater than 80%

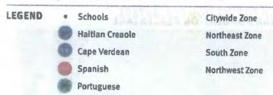
2.6 School Language Programs

ELEMENTARY SCHOOLS



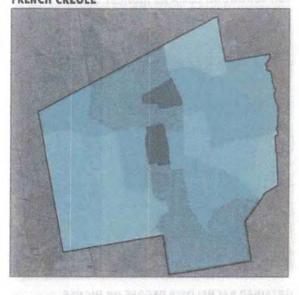


MIDDLE SCHOOLS

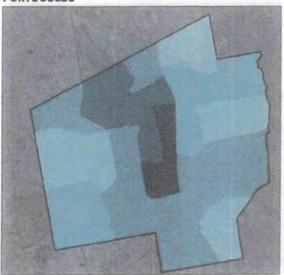


2.7 Language Population per Household

FRENCH CREOLE

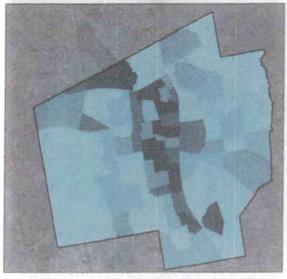


PORTUGUESE





LIMITED ENGLISH SPEAKING ABILITY



LEGEND Less than 5%

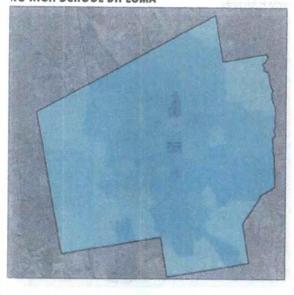
5%-9% 10%-14%

15%-20%

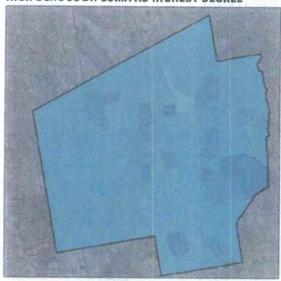
Greater than 20%

2.8 Level of Completed Education

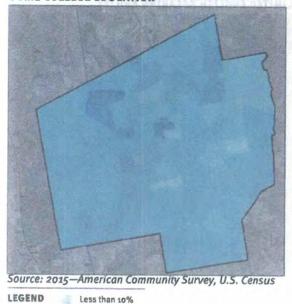
NO HIGH SCHOOL DIPLOMA



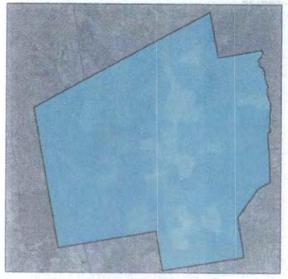
HIGH SCHOOL DIPLOMA AS HIGHEST DEGREE



SOME COLLEGE EDUCATION



OBTAINED BACHELOR'S DEGREE OR HIGHER



10%-19%

20%-49%

50%-59%

Greater than 60%

ENROLLMENT FOR BROCKTON PUBLIC SCHOOLS Section 3

3.1 School Enrollment

2017-2018 ENROLLMENT DATA FOR STUDY

For purposes of this study, the school enrollment data used for this report was provided to the team in August 2017 for 2017-2018 student enrollment for the school district.

Note that these enrollment numbers were provided as a 'line in the sand' that the team coordinated their studies and research. Naturally, the enrollment numbers changed and evolved throughout the school year, however, these enrollment adjustments were not reflected in this report.

2017-2018 SCHOOL ENROLLMENT SUMMARY

Type	Population		
Pre-School/ Pre-K	142		
Elementary School (K-5th grade)	7,958		
Middle School (6th - 8th grade)	3,824		
High School	4,120		
Alternative High School	213		
Closed building	0		
Total School District Enrollment	16,257		

Source: August 2017-Brockton Public Schools

SCHOOL DISTRICT ENROLLMENT HISTORY AND PREDICTIONS

The following tables and graphs are the historical enrollment and projected enrollment numbers for the Brockton Public Schools. These student enrollment graphs were generated by New England School Development Council (NESDEC) on December 8th, 2016.

The team reviewed current student population numbers, historical enrollment patterns, and projected enrollment through the 2026-27 school year.

In this Volume 1-School Facilities Assessment, we will present this information. Volume 2-School Master Plan Recommendations will interpret these findings and make observations and recommendations regarding the impact that these current and future enrollment numbers will have on the school district.

3.2 Historical and Projected Enrollment

IISTORIC NROLLM	AL ENT SUMM		HISTORICAL PERCENTAGE CHANGES				
Birth Year	Births	School Year	K-12	Differ- ence	Percent change		
2001	1,553	2006-07	15,464	0	0.0%		
2002	1,537	2007-08	15,380	-84	-0.5%		
2003	1,493	2008-09	15,038	-342	-2.2%		
2004	1,592	2009-10	15,252	214	1.4%		
2005	1,541	2010-11	15,551	299	2.0%		
2006	1,538	2011-12	15,903	352	2.3%		
2007	1,584	2012-13	16,321	418	2.6%		
2008	1,552	2013-14	16,744	423	2.6%		
2009	1,474	2014-15	16,941	197	1.2%		
2010	1,416	2015-16	16,841	-100	-0.6%		
2011	1,444	2016-17	16,708	-133	-0.8%		
			Change:	1,244	8.0%		

ROJECTE	D ENT SUMM	ARY		PROJECTED PERCENTAGE CHANGES				
Birth Year	Births	School Year	K-12	Differ- ence	Percent change			
2011	1,444	2016-17	16,708	0	0.0%			
2012	1,354	2017-18	16,576	-132	-0.8%			
2013	1,492	2018-19	16,641	65	0.4%			
2014	1,468	2019-20	16,673	32	0.2%			
2015	1,591	2020-21	16,809	136	0.8%			
2016	1,470	2021-22	16,875	66	0.4%			
2017	1,475	2022-23	16,951	76	0.5%			
2018	1,499	2023-24	17,036	85	0.5%			
2019	1,501	2024-25	17,077	41	0.2%			
2020	1,507	2025-26	17,068	-9	-0.1%			
2021	1,490	2026-27	17,092	24	0.1%			
			Change:	384	2.3%			

Source: December 8, 2016—New England School Development Council

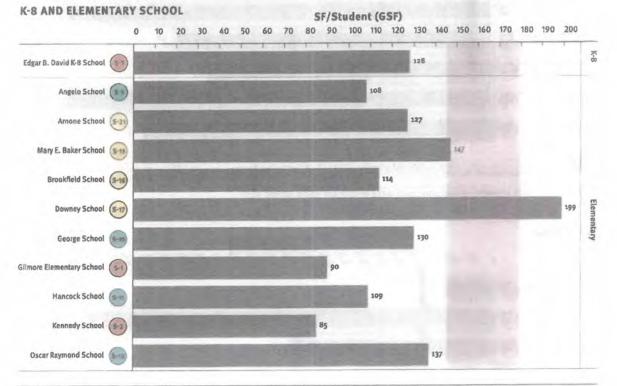
3.3 Square Feet per Student

MASSACHUSETTS SCHOOL BUILDING AUTHORITY (MSBA) GUIDELINES

The MSBA works in partnership with cities, towns, and regional school districts throughout Massachusetts to provide valuable resources for creating affordable, sustainable, and energy efficient school buildings throughout Massachusetts. The MSBA also collaborates with municipalities to invest in finding the right-sized, most fiscally responsible and educationally appropriate solutions to create safe, sound, and sustainable learning environments.

MSBA Educational Program and Space Standard Guidelines contains an itemized list of educational spaces and square footages that comprise a model program and square foot per student (SF/Student) for an elementary school, middle school, and high school. (Note that sf/ student guidelines for Pre-K are not addressed by the MSBA.)

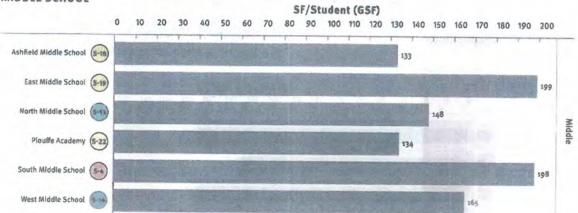
The following demonstrates the existing SF/ Student, in comparison to the MSBA guideline range.



LEGEND Massachusetts School Building Authority (MSBA) K-8 Guideline Range (145-180 GSF per student) *Data based on school year 2017–2018 enrollment dated August 2017.

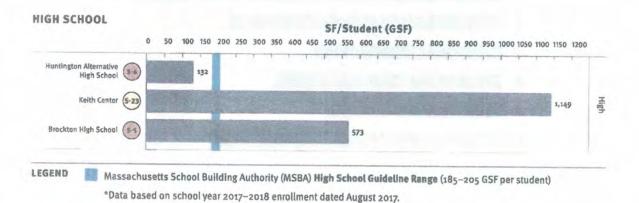
The calculations used for determining the SF/Student were achieved by dividing the August 2017 enrollment per school (provided to the team by Brockton Public School) by the overall building gross square footage, including all parts of the permanent building and all temporary modular construction currently serving the facility. These results will be further analyzed in Volume 2— School Master Plan Recommendations, Section 2— Existing Space Analysis

MIDDLE SCHOOL



LEGEND Massachusetts School Building Authority (MSBA) K-8 Guideline Range (145–180 GSF per student)

*Data based on school year 2017–2018 enrollment dated August 2017.



ARROWSTREET SCHOOL FACILITIES ASSESSMENT AND MASTER PLAN Brockton, Massachusetts 28

Section 4 SURVEY OF EXISTING SCHOOL FACILITIES

S-1	Gilmore Elementary School 3	6
5-2	Kennedy School	1
S-3	Edgar B. Davis School4	6
S-4	South Middle School5	;1
5-5	Brockton High School5	6
5-6	Huntington Alternative School 6	3
S-7	Goddard Alternative School (closed) 6	8
S-8	Barrett Russell Early Childhood Center7	3
5-9	Angelo School7	8
S-10	George School 8	4
5-11	Hancock School 8	9
S-12	Oscar Raymond School9	4
5-13	North Middle School9	9
5-14	West Middle School10	4
S-15	Mary E. Baker School11	O
S-16	Brookfield School11	6
S-17	Downey School 12	1
5-18	Ashfield Middle School12	6
5-19	East Middle School 13	1
5-20	Shaw School (closed)13	6
5-21	Arnone School 14	1
5-22	Plouffe Academy14	7
5-23	Keith Center—Frederick Douglass Academy	
	and Champion High School15	3
5-24	Adult Learning Center15	9

4.1 Understanding the Evaluations

WHAT DOES THIS EVALUATION INCLUDE?

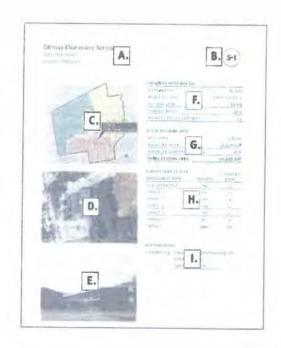
For each of the buildings, there was data reported for the school, information collected about the existing building, and a methodical assessment report of each of the school facilities. This research was catalogued in the following format for each of the buildings:

FIRST PAGE OF BUILDING EVALUATION

- A. Building name and address
- Building identity consistent throughout report, colored by Zone designation
- C. Building location map
- D. Aerial photo showing building location
- E. Exterior photo of building
- F. Facilities information including department, building use, school zone, year built, and classroom count provided by the Brockton Public School department
- Site area in acres, building area in gross square feet, and modular size, if applicable
- H. 2017/2018 School year enrollment data, provided by Brockton Public School department. Includes students per grade, classes per grade, and overall school enrollment
- 1. Key programs offered at the school

SECOND PAGE OF BUILDING EVALUATION

- Summary of general building overview and observations
- K. Site information including topography, flood zone and wetlands data from the MASS GIS service OLIVER, historic designation as listed in the Massachusetts Cultural Resource Information System (MACRIS), primary orientation of the building, and Walk Score® criteria, described on page 32





THIRD PAGE OF BUILDING EVALUATION

Summary of findings review key observations discovered during the building walk through, review of student enrollment numbers in comparison to MSBA guidelines, and possible future considerations for the facility

FOURTH PAGE OF BUILDING EVALUATION

- Facility priority rating and color identification
- Facility assessment report used during the building evaluation walk through to determine the quality of the following items:

Parking spaces and availability, Site vehicle paving condition, traffic flow, landscaping conditions, drainage adequacy, sidewalk condition, pedestrian and walkway access, appropriate play areas, fencing considerations, drop off & pickup efficiency, and site wall condition Condition of roofing and flashing, Exterior gutter/ downspout efficiency, window type and insulation (single or double pane), exterior wall

security adequacy Interior Physical and aesthetic conditions of the wall, floor and ceiling finishes, door conditions Toilet room fixture locations, types, Toilet

Rooms

and appearances. Maintenance and cleanliness of fixtures and flow of fixtures. Physical and aesthetic conditions of the wall, floor and ceiling finishes, and toilet partitions

material identification and condition,





Physical and aesthetic conditions of the wall, floor and ceiling finishes, and kitchen equipment
Review of electrical service type, lighting type, lighting switching/ occupancy sensors
Condition and efficiency of heating distribution systems, ventilation distribution systems, location and appearance of air conditioning units, and boilers
Presence and condition of sprinklers, type and age of system and components.
General compliance with the Americans with Disabilities Act, adequate ramps, available and right sized elevators, compliant door hardware, proper clearances, accessible water fountains, accessible toilet facilities and accessories, adequate and properly placed exit signage, path of egress direct and unencumbered



Common abbreviations used in report

"ACT" Acoustical Ceiling Tile

"CMU" Concrete Masonry Unit

"GWB" Gypsum Wall Board

"VCT" Vinyl Composition Tile

FIFTH PAGE OF BUILDING EVALUATION

O. Building floor plans provided by the Brockton School Department

WALK SCORE® CRITERIA

Www.Walkscore.com

Walk Score measures the walkability of any address, Transit Score measures access to public transit, and Bike Score measures whether a location is good for biking.

For each address, Walk Score analyzes hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities in each category. Amenities within a 5 minute walk (.25 miles) are given maximum points. A decay function is used to give points to more distant amenities, with no points given after a 30 minute walk.

Walk Score also measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. Data sources include Google, Education.com, Open Street Map, the U.S. Census, Localeze, and places added by the Walk Score user community.

WALK SCORE®	DESCRIPTION	
90-100	Walker's Paradise	
	Daily Errands do not require a car	
70-89	Very Walkable	
	Most errands can be accomplished	
	on foot	
50-69	Somewhat Walkable	
	Some errands can be accom-	
	plished on foot	
25-49	Car-Dependent	
	Most errands require a car	
0-24	Car-Dependent	
	Almost all errands require a car	

TRANSIT SCORE

Transit Score is a patented measure of how well a location is served by public transit. Transit Score is based on data released in a standard format by public transit agencies.

To calculate a Transit Score, Walk Score® assigns a "usefulness" value to nearby transit routes based on the frequency, type of route (rail, bus, etc.), and distance to the nearest stop on the route. The "usefulness" of all nearby routes is summed and normalized to a score between o - 100.

TRANSIT	DESCRIPTION
90-100	Rider's Paradise
90 100	World-class public transportation
70-89	Excellent Transit
	Transit is convenient for most trips
50-69	Good Transit
	Many nearby public transportation options
25-49	Some Transit
	A few nearby public transportation options
0-24	Minimal Transit
	It is possible to get on a bus

WHAT DOES THIS EVALUATION NOT INCLUDE?

The facility assessment was performed by the architectural team walking the building and site with a facility member familiar with the history of the building. The facility assessment report was based solely on visual observations, comments from the maintenance staff, and occasional feedback gathered from the building users. There was no testing of systems or materials. There were no engineers present to review or assess existing building systems.

CODE ANALYSIS

The facility assessment does not include a code summary or through code review of the building. However, the team made visual observations for compliance of typical code conformance, such as ADA clearances, general handicap accessibility, egress compliance, and overall life safety criteria.

SPACES OBSERVED

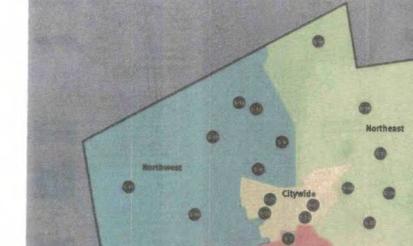
Each facility was walked through where available, and only those spaces that were accessible were observed. For example, the roof was not accessed. In facilities where there was redundancy in the program, for example school classrooms, only a selected sampling of the program spaces were observed to generate the findings.

DETERMINATION OF ASBESTOS

Until the 1970s, asbestos was widely used in construction industry in the United States. In 1989, asbestos was banned when the Environmental Protection Agency published the Asbestos Ban and Phase-Out Rule. As a general guideline, buildings built prior to the mid-1980's have a high likelihood to contain asbestos-containing products, between the mid-1980s and 1990 it is likely that the building has asbestos containing products, and after 1990 it is unlikely that the building has significant asbestoscontaining products.

There was no asbestos testing performed for the facility assessment. Observations and assumptions were made based on age of the building, and common older building materials that typically have been identified to contain asbestos.

SECTION 4 / Survey of Existing School Facilities



South

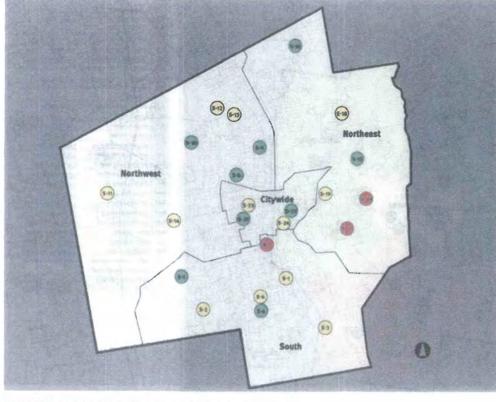
4.2 Location of School Buildings

5-1	Glimore Elementary School	150 Clinton Street
5.2	Kennedy School	goo Ash Street
5-3	Edgar B. Davis School	3Bo Plain Street
5-4	South Middle School	105 Keith Avenue
5-5	Brockton High School	470 Forest Avenue
8-6	Huntington Alternative School	1121 Warren Avenue
48	Goddard Alternative School (closed)	20 Union Street
54	Barrett Russell Early Child- hood Center	65 Oakdale Street
54	Angelo School	478 North Main Street
5-98	George School	s8o Colonel Ball Drive
5-81	Hancock School	125 Pearl Street
5-18	Oscar Raymond School	125 Oak Street
5/13	North Middle School	108 Oak Street
5 60	West Middle School	271 West Street
5-15	Mary E. Baker School	45 Quincy Street
16	Brookfield School	135 Jon Orive
5-17	Downey School	55 Electric Avenue
S-18	Ashfield Middle School	225 Coe Road
-29	East Middle School	464 Centre Street
9-20	Shaw School (closed)	315 Quincy Street
1:21	Arnone School	135 Belmont Street
-92	Plouffe Academy	250 Crescent Street
-23	Keith Center—Frederick Douglass Academy and Champion High School	175 Warren Avenue
-24	Adult Learning Center	211 Crescent Street
	The state of the s	

ARROWSTREET NINGS, (ACCEPTED ASSISSMEN) AND MARIEP PLAN Brockley Massarhurer

19.

4-3 Priority Rating of School Buildings

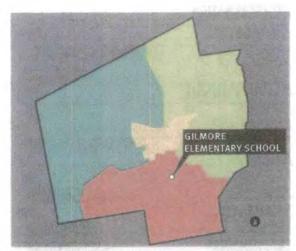


Priority 1: Current Critical	2.0 and Less
Priority 2: Potentially Critical	2.1-3.0
Priority 3, 4, and 5: Not yet Critical, For Consideration, and Does not meet current codes	3.1 and Greater

School	Facility I	menty
5-1	Gilmore Elementary School	2.7
S-2	Kennedy School	3.0
5-3	Edgar B. Davis School	2.5
5-4	South Middle School	10
5-5	Brockton High School	31
5-6	Huntington Alternative School	14
\$-7	Goddard Alternative School (closed)	
5-8	Barrett Russell Early Childhood Center	34
S-9	Angele School	34
5-10	George School	3.8
S-11	Harrock School	2.8
S-12	Oscar Raymond School	2.)
5-13	North Middle School	2.9
5-14	West Middle School	2.5
5-15	Mary E. Baker School	133
S-16	Brookfield School	32
3-17	Downey School	
\$-18	Ashfield Middle School	2.8
5-19	East Middle School	3.0
\$-20	Shaw School (closed)	
5-21	Arnone School	16
5-22	Plouffe Academy	B
5-23	Keith Center - Frederick Douglass Academy and Champion High School	3.0
5-24	Adult Learning Center	27

150 Clinton Street Brockton, MA 02301

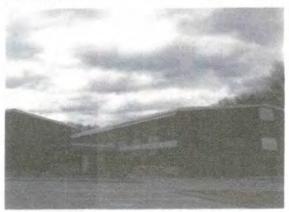




LOCATION MAP



AERIAL PHOTO



SOUTH ELEVATION

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Elementary K-5
SCHOOL ZONE	South
YEAR(S) BUILT	1965
NUMBER OF CLASSROOMS	23

SITE & BUILDING AREA

SITE AREA	3 Acres
BUILDING AREA	50,928 GSF
MODULAR CLASSROOM AREA	N/A
TOTAL SCHOOL AREA	50,928 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade	
KINDERGARTEN	68	3	
GRADE 1	104	4	
GRADE 2	98	4	
GRADE 3	100	4	
GRADE 4	87	4	
GRADE 5	112	4	
TOTAL	569	23	

KEY PROGRAMS

GRADES K-5	Cape Verdean Sheltered English Immersion (SEI)	
	Summer program	



BUILDING OVERVIEW

The Gilmore Elementary School, located in the South Zone neighborhood, previously housed a Pre-K and Kindergarten Program during the 2016/17 school year. Beginning in the 2017/18 school year, Gilmore Elementary School will serve a K-5 population.

The 1965 brick structure is a two story building with a one story structure containing the cafeteria and gymnasium. There is no elevator in the building to access the second floor. The building is similar in both age and layout to the J.F.Kennedy School located at 900 Ash Street, Brockton MA.

The Gilmore Elementary School site offers access for both drop/off and pick/up as well as a playground appropriate for elementary school use. Due to the level site, the existing field has poor drainage and is frequently unusable after rain events.

In Fiscal Year 2014, the Brockton School District submitted a Statement of Interest (SOI) to the MSBA for Gilmore Elementary School facility improvements and was invited into the Accelerated Repair Program. In 2016, the building received a new boiler and new roof.

The overall the building is in good to adequate condition. While the roof is new, and there are no reported concerns, there are several areas with wear and tear on the interior. Consideration should be given to provide accessible access to the second floor, MAAB/ADA code compliance, and adding a fire suppression system.

SITE INFORMATION

TOPOGRAPHY	Flat
LOCATED IN A	Yes, Building is located in
FLOOD ZONE	a flood zone
WETLANDS ON SITE	Yes
HISTORIC	No
DESIGNATION	
ORIENTATION OF	Main Entry faces South
BUILDING	
NEIGHBORHOOD	61
WALK SCORE	Somewhat Walkable
NEIGHBORHOOD	35
TRANSIT SCORE	Some Transit
EST. COMMUTE	4 minutes by car
TO DOWNTOWN	7 minutes by bicycle
BROCKTON	23 minutes walking



SUMMARY OF FINDINGS

- The MSBA Space summary template guidelines indicate that elementary school general classroom sizes (Grades 1–5) should be in a range of goo to 1,000 square feet with a maximum of 23 students per classroom. The Gilmore Elementary School for School Year 2017/18 has an enrollment between 23 to 29 students per classroom for grades 1–5. This demonstrates that the number of students per classroom exceeds the recommended count and suggests that the school is operating above MSBA recommended capacity.
- Due to the condition and age of several of the original interior finishes, an interior renovation would update existing and dated materials.
- The building currently is not fully ADA compliant. There is no accessible means to access the second floor and the student toilet rooms do not offer accessible stalls or fixtures. The addition of an elevator and renovation to the bathrooms would be required to meet ADA and MAAB compliance in these areas.
- At the South stairway, there is an evacuation chair available in the area of refuge. A two-way communication system and additional door latches on the stairway doors would enhance the safety features of this system.
- Interior 9"x 9" floor tiles located throughout the building are worn, chipping and patched. The flooring should be tested for asbestos prior to any renovation or maintenance that would disturb or remove the material.

- The building currently does not have a sprinkler system or any heat detection devices. Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet current codes.
- The **bathroom plumbing fixtures** are dated and are possibly original to the building. Future upgrades to the building should consider using low flow fixtures.
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation.
- Stairways are currently being used for storage of classroom furniture under the stair landing.
 Storage in an exit enclosure, including stairwells, is not permitted per the current life safety code.
- The parking lot reportedly has sufficient traffic flow with parents arriving in the 'front', and busses arriving in the 'back'. There were significant pot holes observed.

Gilmore Elementary School Facility Priority 2.7

	PRIORITY	1	4	3	2	
	VISIT DATE: April 7, 2017	2000	2000	ADEQUATE	MARGINAL	COMMENTS
SITE	PARKING	3	T		_	Asphalt; cracking, potholes, patched. Consider adding curbing where missing. Good traffic flow reported for drop-off/ pick-up
	LANDSCAPING		1	1		Field across parking lot not used by school due to muddy/ puddles, insufficient drainage
	SIDEWALKS	1	1	1	1	Concrete, minimal
	OTHER	V	7	1	1	One playground with age appropriate equipment, artificial turf, chain-link fence
-	ROOF	V	7	1	1	New in 2016, rubber membrane and standing metal seem
	GUTTERS/DOWNSPOUT	V	1	1	+	New in 2016, Internal storm drains
	WALLS	V	1	1	1	Masonry brick in good condition, rusted vent grilles
JOH	WINDOWS	-	t	1	1	Older/ original double pane windows, suming, operable
CATERIOR	DOORS	1	V	1	1	Metal doors; mix of newer and original. Frames rusting. ADA accessible hardware.
•	SECURITY	-	V	1	+	Doors locked and starmed. Exterior security cameras
	FOUNDATIONS	1	1	+	+	Concrete, minimal
	OTHER	-	+	1	+	
-	FLOORS	1	+	+	1	9" x 9" tiles throughout, some areas secured and patched with tape. Wood floor at gym, stone at entry lobby in good condition.
	WALLS	1	1	\dagger	+	CMU painted, masonry brick
2	CEILINGS	-	V	1	+	3' x 4' ACT, no reported concerns, sagging in some areas.
INTERIOR	DOORS		V	1	+	Wood hollow-core with hollow metal frames; mixture of ADA accessible and non-accessible door hardware
1	OTHER		+	+	†	And the second state and the second state the second state of the
	FLOORS	-	~	1	$^{+}$	Mosaic tiles
	WALLS		1	1	+	Painted and glazed mesenry units
CHICAL ROOMS	CEILINGS		t	+	V	2' X A* ACT; sagging, stained
	FIXTURES	-	1	1	1	Wall mounted, tollets and urinals manual flush. Sinks with non-ADA accessible handles.
1	TOILET PARTITIONS		1	1	+	Metal floor mounted with overhead supports; rusting
1	FLOORS	1	1	t	+	Terra cotts tiles in good condition
Ì	WALLS	1	-	t	+	Glazed CMU
Ì	CEILINGS		t	t	1	Painted GWB, washable a'x 4' ACT; segging, missing, stained
	GREASE TRAP	1	T	t	t	Serviced twice per year
1	KITCHEN EQUIPMENT	1	-	1	+	in good working order
İ	OTHER			t	†	
Ì	SERVICE/DISTRIB.	1		T	+	Switchgear and circuit breaker panels
-	LIGHTING/POWER			1	1	a' x 4' recessed fixtures in carridors, surface mounted in cafeboria, restrooms, and classrooms
T	SUPPLY/DISTRIB.	1		1	T	Matural gas, forced hot air
1	UNIT SOURCES	1	-	t	+	Window heating, Some rooms have A/C window units. 2 new (2016) bollers. Celling fans/ window A/C units used in cafeteria.
Ī	SPRINKLERS		Т	t	1	None, no sprinkler system observed
t	DETECTION	/		T	1	Heat detectors were observed in corridor and some bathroom spaces, but not in classrooms
	1	POSSIBLE	00	MAYBE	UNKNOWN	
-		1		T	T	Assumed in 9" x 9" floor tiles throughout, potentially on pipes
	LEAD			T	1	Unknown
-	HANDICAP-ACCESSIBLE	1	1	1	T	No elevator to access 2nd floor. Student bathrooms do not have accessible stall or sinks. Some plumbing hardware is accessible.
1	OTHER			1		





FIRST FLOOR PLAN



SECOND FLOOR PLAN

Kennedy School

900 Ash Street Brockton, MA 02301

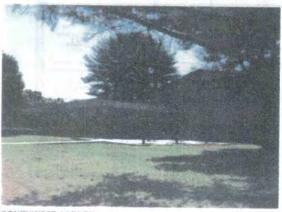




LOCATION MAP



AERIAL PHOTO



SOUTHWEST CORNER

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Elementary K-5
SCHOOL ZONE	South
YEAR(S) BUILT	1965
NUMBER OF CLASSROOMS	28*

SITE & BUILDING AREA

SITE AREA	14 Acres
BUILDING AREA	46,746 GSF
MODULAR CLASSROOM AREA	5,375 GSF
TOTAL SCHOOL AREA	52,121 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade
KINDERGARTEN	90	4
GRADE 1	99	4
GRADE 2	103	4
GRADE 3	113	5
GRADE 4	96	5
GRADE 5	114	5
TOTAL	615	27*

^{*}includes 5 modular classrooms

KEY PROGRAMS

Haitian/Low-Incidence Sheltered
English Immersion (SEI)
Special Education Emotionally
Impaired (EI) (one classroom)
Special Education City Resource
Room (CRR) (one classrooms)
"Walk to School Wednesday"
Massachusetts Program
After-school program

Kennedy School



BUILDING OVERVIEW

The Kennedy School is located in the South Zone neighborhood and currently houses a K-5 elementary school population. Remotely set back from the street, the school has a comfortable buffer from vehicular street traffic and adjacent neighbors.

The 1965 structure is primarily a one-story structure on a sloping site; with a lower level on the West side used for classrooms, library, and mechanical rooms. The building has an operating elevator for access between levels. Additionally, there is a modular building east of the existing building that houses five classrooms and two bathrooms connected by a corridor. The modular structure is approximately 20 years old and was renovated in 2014. According to the document State of the Brockton Public Schools, March 2015, page 17, it was noted that at the time the cost to renovate the modular was 1/5th the cost to replace the square footage with an addition.

Overall, the site is in good condition. There is an interior courtyard that is utilized for outdoor learning and student projects. There are two exterior storage pods on site for classroom materials and supplies.

The original building is observed to be in good to adequate condition for its age with the exception of some failing interior finishes and exterior that are unsatisfactory. Consideration should be given to adding a fire suppression system.

SITE INFORMATION		
TOPOGRAPHY	Sloped	
LOCATED IN A FLOOD ZONE	No	
WETLANDS ON SITE	Yes	
HISTORIC DESIGNATION	No	
ORIENTATION OF BUILDING	Main Entry faces North	
NEIGHBORHOOD WALK SCORE	14 Car-Dependent	
NEIGHBORHOOD TRANSIT SCORE	14 Minimal Transit	
EST. COMMUTE TO DOWNTOWN BROCKTON	10 minutes by car 14 minutes by bicycle 60+ minutes walking	

Kennedy School



SUMMARY OF FINDINGS

- The MSBA Space summary template guidelines indicate that elementary school general class-room sizes (Grades 1–5) should be in a range of 900 to 1,000 square feet with a maximum of 23 students per classroom. The Kennedy School for School Year 2017/18 has an enrollment between 24 to 32 students per classroom for grades 1–5. This demonstrates that the number of students per classroom exceeds the recommended count and suggests that the school is operating above MSBA recommended capacity.
- The modular building has reached the end of its useful life and a more permanent building solution should be considered.
- Interior 9"x 9" floor tiles located throughout the building are worn and chipping. The flooring should be tested for asbestos prior to any renovation or maintenance that would disturb or remove the material
- Music is currently held in a room used for school supplies and storage, adjacent to the Gymnasium. The room was originally designed for storage, and lacks windows, adequate classroom lighting, finish materials, acoustics, or appropriate ventilation. These conditions do not provide an optimal learning environment for the Program.

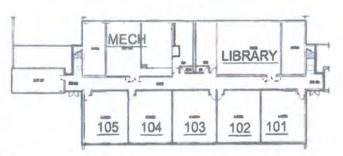
- Art does not have a dedicated classroom and moves between classrooms with a cart. A designated room/area for Art class is required to meet current MSBA standards.
- The building currently does not have a sprinkler system or any heat detection devices observed.
 Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet current codes.
- It was observed during the visit that there is a shortage of adequate support and collaboration spaces for teachers and staff.
- The bathroom plumbing fixtures are dated and are possibly original to the building. Future upgrades to the building should consider using low flow fixtures.
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation.

Kennedy School Facility Priority 3.0



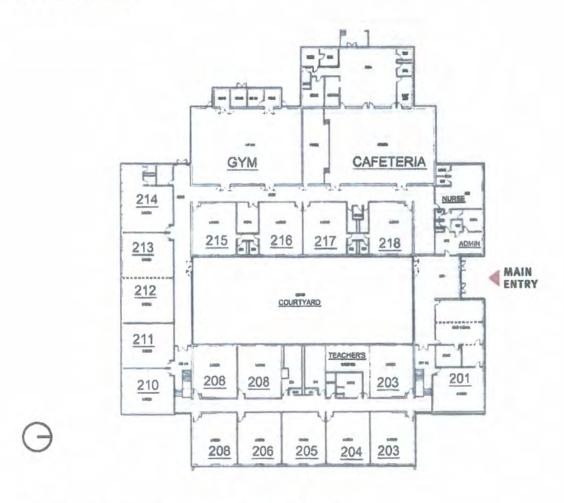
-	PRIORITY	-	4	3	1	A.
	VISIT DATE: June 1, 2017		0000	ADEQUATE	MARGINAL	COMMENTS
SITE	PARKING	G				✓ Asphalt, ample parking with clear striping. Consider adding curbing where missing.
	LANDSCAPING	8	1			Gress, mature bushes and trees, inner courtyard, planter boxes, picnic tables, stone retaining wall
15	SIDEWALKS	s ·	1			Concrete, asphalt
	OTHER		1			Age appropriate play structure, basketbull court
	ROOL	,	1			Rubber membrane, no evidence of teaking observed
	GUTTERS/DOWNSPOUT	,	1	7	1	Internal at original building in good condition; Aluminum downspouts on modular, some appear damaged
	WALLS	,	1			Masonry brick; spatling, staining. Consideration to spot repoint bricks. Damaged mechanical vent grilles. Vinyl siding at modular,
HOR	WINDOWS	t	1			Aluminum double pane windows, awning; older/ original
EXTERIOR	DOORS	V	7			Metal doors; mix of original and now. Some ADA accessible hardware.
	SECURITY	t	1	1		Exterior lighting, exterior security cameras.
1	FOUNDATIONS	V	1	1		Concrete
1	OTHER	1	+	+	1	
+	FLOORS	H	1	1	+	Two exterior storage pods on site: one is used for building supplies (recycle bins, classroom science material kits) Carpet in Admin area and 12" x 12" VCT; some 9" x 9" tiles
	WALLS	-	+	1	+	Wood panel in office, CMU painted, brick
MTERIOR	CEILINGS	1	1	+	1	
1	DOORS	-	1	1	+	2' x A' ACT; older, sagging, missing. Wood plank in refeteria in good condition
+	OTHER	-	1	+	+	Wood hollow-core with hollow metal frames; mixture of ADA accessible and non-accessible door hardware
+	FLOORS	-	+	+	+	Residence to the
2	WALLS		+	+	+	Porcelain mosale tile
-	CEIUNGS	-	H	+	+	Painted and glazed masonry units
POILE I ROOMS		-	1	+	1	2' x 4' ACT; sagging, stained, ripped
-	TOILET PARTITIONS	v .	H	+	+	Wall mounted, collets and urinals with manual flush
+		-	-	+	1	Metal floor mounted with overhead supports; showing some signs of rusting
-	FLOORS	-	-	+	+	Terra cotta tiles in good condition
1	WALLS	_	_	1	-	Glazed CMU
-	CEILINGS			V	1	Painted GWB, assumed washable 2' x 4' ACT; sagging, missing, stained
-	GREASE TRAP	-		1	1	Serviced twice per year
H	KITCHEN EQUIPMENT V		_	1	1	Newer ovens, kettle vefurblahed
+	OTHER	-	_	L	L	All cooking done on site. No dish room; currently use Styrofoam trays.
-	SERVICE/DISTRIB.	4		L	1	Switchgeer and circuit breaker panels
	LIGHTING/POWER V	4		L	L	2' X 4' receased fixtures in corridors, surface mounted in cafeteria, restrooms and classrooms. Energy efficient lamps reported.
-	SUPPLY/DISTRIB.	1				Natural gas, forced hot air
1	UNIT SOURCES V	1		L	L	Window heating units. Some rooms have A/C window units. Two boilers, Celling fans and window A/C units used in cafeteria.
L	SPRINKLERS	1			1	None, no sprinkler system observed
	DÉTECTION ✓	4			1	Heat detactors were observed in corridor spaces, however not in classrooms
	318150	200	2	MAYBE	UNKNOWN	
	ASBESTOS √		1			assumed in 9" x 5" floor tiles, possibly on pipes
	LEAD	1	1		1	Interven
1	HANDICAP-ACCESSIBLE	V	1			issumed: Elevator access to all floors. No: Door hardware and clearances not ADA accessible.
	OTHER	t	+	1	1	, as that appearing.

Kennedy School



S-2

BASEMENT FLOOR PLAN



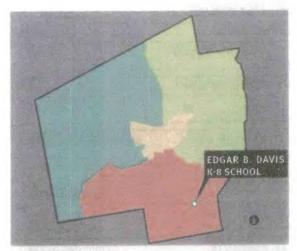
Note: Five modular classrooms, two bathrooms, and a corridor not shown in plan. Exiting Music addition adjacent to Gym not shown in plan.

FIRST FLOOR PLAN

Edgar B. Davis School

380 Plain Street Brockton, MA 02302





			M	



AERIAL PHOTO



EAST ENTRY

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Elem./Middle K-8
SCHOOL ZONE	South
YEAR(S) BUILT	1974, rehab 2012
NUMBER OF CLASSROOMS	42*

SITE & BUILDING AREA

SITE AREA	13.75 Acres
BUILDING AREA	123,336 GSF
MODULAR CLASSROOM AREA	4,375 GSF
TOTAL SCHOOL AREA	127,711 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade	
KINDERGARTEN	88	5	
GRADE 1	125	5	
GRADE 2	130	5	
GRADE 3	119	5	
GRADE 4	108	5	
GRADE 5	118	5	
TOTAL K-5	688	30	
GRADE 6	108	4	
GRADE 7	104	4	
GRADE 8	96	4	
TOTAL 6-8	308	12	

^{*}includes 4 modular classrooms

KEY PROGRAMS

TOTAL AT K-8

GRADE K-5	Cape Verdean Sheltered English Immersion (SEI)
	After-school program
	Community programs in the
	summer

996

42*

Edgar B. Davis School



BUILDING OVERVIEW

The Edgar B. Davis K-8 School is located in the South Zone neighborhood. It is the only K-8 school in Brockton; all of Brockton's other elementary schools are K-5.

Built in 1974 and identical to the Raymond School in layout, the one-story building has three open classrooms along the east and four open classrooms along the west. The center section of the building houses common programs such the cafetorium, library, small gym, art program, and music program. All of the pods have been sub-divided into classrooms with walls. Due to the original mechanical layout, the walls between classrooms do not extend to the underside of the structure and are open. Noise transmission between classrooms is a concern.

In addition to the 1974 building, a modular structure estimated to be 20 years old, contains (four) 8th grade classrooms, bathrooms, and corridor circulation. It was recently renovated with new carpet and ceiling

Building security and safety is a noticeable concern with compromised sight lines in the spaces, egress paths through occupied spaces, and visibility to egress signage. Lighting, acoustics, and ventilation are not currently configured to serve the classroom spaces. Overall the building does not meet the school educational needs due to the outdated pod configuration.

SITE INFORMATION

TOPOGRAPHY	Flat
LOCATED IN A FLOOD ZONE	No
WETLANDS ON SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	Main Entry faces West
NEIGHBORHOOD WALK SCORE	22 Car-Dependent
NEIGHBORHOOD TRANSIT SCORE	30 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	12 minutes by car 15 minutes by bicycle 48 minutes walking

Edgar B. Davis School



SUMMARY OF FINDINGS

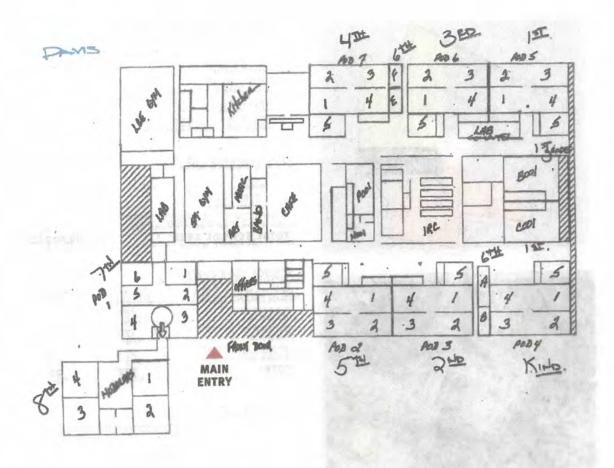
- The MSBA Space summary template guidelines indicate that Elementary school general classroom sizes (Grades 1-5) should be in a range of 900 to 1,000 square feet with a maximum of 23 students per classroom. The Elementary School for School Year 2017/18 has an enrollment between 23 to 28 students per classroom for grades 1-5. This demonstrates that the number of students per classroom exceeds the recommended count and suggests that the school is operating above MSBA recommended capacity.
- The MSBA Space summary template guidelines indicate that Middle school general classroom sizes (Grades 6–8) should be in a range of 850 to 950 square feet with a maximum of 23 students per classroom. The Middle School for School Year 2017/18 has an enrollment between 21 to 32 students per classroom. This demonstrates that the number of students per classroom exceeds the recommended count and suggests that the school is operating above MSBA recommended capacity.
- The open classroom configuration of the building presents challenges with egress safety, acoustics, lighting, and air distribution. Some of the classrooms are in-bound in the sub-divided pods and do not have access to natural daylight and windows.
- Due to the condition and age of several of the original interior finishes, an interior renovation would update the existing, dated, and worn materials.

- The building currently does not have a sprinkler system or heat detection devices. Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet current codes.
- It was observed during the visit that there is a shortage of adequate support and collaboration spaces for teachers.
- The bathroom plumbing fixtures are dated and are possibly original to the building. Future upgrades to the building should consider using low flow fixtures. The student toilet rooms do not offer accessible stalls or fixtures, and the quantity of bathrooms for the population should be evaluated per current plumbing code.
- It was reported that Edgar B. Davis Elementary school has the largest after-school program in the city, and utilizes the gym and cafeteria spaces.
- The storage room adjacent to the mechanical space has an accumulated and abundance of paper storage. An evaluation of the current supply and storage inventory should take place to verify the best use of the building storage space.
- Original gym locker rooms and shower areas are now used for storage. Future upgrades to this building should consider creating appropriate spaces for storage.

Edgar B. Davis School Facility Priority 2.5 PRIORITY 4 3 2 1 VISIT DATE: April s8, 2017 Asphalt, ample parking. Consider adding curbing where missing. LANDSCAPING V ✓ Grass, plants, and trees. Old basketball courts have been abandoned, over grown. SIDEWALKS Concrete, some cracking and crumbling OTHER ROOF Rubber roof with evidence of leaks observed. Reportedly replaced in 2011 GUTTERS/DOWNSPOUT Masonry veneer missing in some locations. Metal panel; pitting, rusting WINDOWS Double pane windows, newer, no reports of leaking DOORS Older and/ or original. Hardware does not appear to be ADA accessible SECURITY Cameras only located outside. Reportedly only half are working, although are not viewing a preferred direction. FOUNDATIONS Y Small amount of concrete ✓ 12" x 12" VCT in good condition. Carpet in library and front office; older and worn FLOORS V WALLS Painted GWB and CMU CEILINGS z'x 4' ACT; some water staining and sagging observed throughout DOORS Metal, some with ABA accessible hardware OTHER PLOORS Painted CMU CEILINGS 2' x 4' ACT; sagging, stained, ripped, missing in some areas TOILET FUXTURES Floor mounted tollets, wall mounted sinks Girls locker room has 8 showers; not used. Boys locker room has ganged showers; not used. FLOORS V WALLS V Painted CMU 2'x4'ACT GREASE TRAP Cleaned every 6 months KITCHEN EQUIPMENT New refrigerators March 2017 OTHER Kitchen is reported to be not while cooking SERVICE/DISTRIB. V Switchgear and circuit breeker panels LIGHTING/POWER V Occupancy sensors observed in gym only. LED lamps outside. Energy efficient lamps. SUPPLY/DISTRIB. V Matural gas, hot water host. a boilers. Electric baseboard heat in the modular. UNIT SOURCES V Gym has 3 celling fans, only 1 is reported operating. There is no A/C in the Gym or Kitchen. SPRINKLERS FIRE DETECTION ✓ No heat detectors were observed in corridor spaces or classrooms ASSESTOS V Assumed on pipes √ Unknown HANDICAP-ACCESSIBLE V Assumed: Ramps for access to Cafetorium and Library. No: Bathrooms not accessible (turning radius, door and fixture clearances/ thresholds, hardware, accessories). Door hardware not ADA accessible throughout OTHER

Edgar B. Davis School





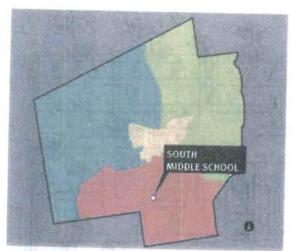


FIRST FLOOR PLAN

South Middle School

105 Keith Avenue Brockton, MA 02301





LOCATION MAP



AERIAL PHOTO



NORTH ENTRY

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Middle 6-8
SCHOOL ZONE	South
YEAR(S) BUILT	1955, rehab 2003
NUMBER OF CLASSROOMS	36

SITE & BUILDING AREA

SITE AREA	9.25 Acres
BUILDING AREA	103,500 GSF
MODULAR CLASSROOM AREA	N/A
TOTAL SCHOOL AREA	103,500 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade	
GRADE 6	183	8	
GRADE 7	176	7	
GRADE 8	163	7	
TOTAL	522	22	

KEY PROGRAMS

Special Education Life Skills (two
classrooms)
Special Education Autism Spectrum
Disorder (ASD) (one classroom)

South Middle School



BUILDING OVERVIEW

South Middle School, located in the South Zone neighborhood, houses a grade 6-8 population. The floor plan is similar to North Middle School with minor modifications.

There have been several building improvements for South Middle School recently, including an elevator, retrofitting a sprinkler/fire alarm system, renovating bathrooms, and a new science lab. Additionally, the previous stationary desk classroom furniture has been replaced with new learning tables.

The Auditorium space, used by both the school and community, is an important resource to the neighborhood. The finishes and seating are original to the 1955 construction and could benefit from a renovation to bring the room to current Auditorium standards.

The classroom and corridor flooring at the school are 9" x 9" tile with areas throughout the school that have tiles missing, chipped, and worn. These tiles have been replaced on the second floor with new 12" x 12" tile. Prior to any renovation or replacement to the remaining floor, the existing tiles should be tested for hazardous materials.

The parking lot is currently shared by a private snow plow storage operation. There is considerable wear and tear on the site and parking.

The building is considered to be in moderate condition with only minor repairs and renovations needed.

SITE INFORMATION	
TOPOGRAPHY	Flat
LOCATED IN A FLOOD	Yes, Property is located
ZONE	in a flood zone
WETLANDS ON SITE	No
HISTORIC	No
DESIGNATION	
ORIENTATION OF	Main Entry faces East
BUILDING	
NEIGHBORHOOD	62
WALK SCORE	Somewhat Walkable
NEIGHBORHOOD	34
TRANSIT SCORE	Some Transit
EST. COMMUTE	6 minutes by car
TO DOWNTOWN	10 minutes by bicycle
BROCKTON	34 minutes walking

South Middle School



SUMMARY OF FINDINGS

- The MSBA Space summary template guidelines indicate that Middle school general classroom sizes (Grades 6-8) should be in a range of 850 to 950 square feet with a maximum of 23 students per classroom. The South Middle School for School Year 2017/18 has an average enrollment of 22 students per classroom for 6th grade, 25 students for 7th grade, and 23 students for 8th grade. This demonstrates that a select number of classrooms exceed the recommended student count and suggests that the school is partially operating at below the MSBA recommended capacity. However, the overall school building square footage divided by student population has the school operating better than MSBA recommended capacity. A review of one classrooms at South Middle School estimated the room to be approximately 800 sf (25' x 32') with 24 students. This demonstrates that the classrooms are possibly undersized for the population per MSBA standards.
- Due to the condition and age of the Auditorium interior finishes, future upgrades to the original seating and finishes should be considered.
- Interior 9"x 9" floor tiles located on the first floor of the building are worn and chipped. The flooring should be tested for asbestos prior to any renovation or maintenance that would disturb or remove the material

- With the addition of a new science lab located on the first floor, the older science lab benches located in second floor classrooms are no longer used. The removal of these unused benches would provide more space in the classroom.
- The bathroom plumbing fixtures are newer and in good condition. Future upgrades to the building should consider using low flow fixtures. The quantity of bathrooms for the population should be evaluated per current plumbing code.
- The stair well located at the South-East corner continues to the basement of the building. For egress code compliance, and to prevent occupants from continuing to the basement in an emergency, future improvements should include installing a gate at the ground floor/egress landing.
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation.

South Middle School Facility Priority 3.1

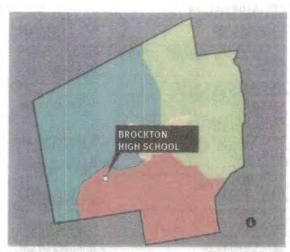
-	PRIORITY	1	4	3	2	1	
	VISIT DATE: April 18, 2017	-	0000	ADEQUATE	MARGHAL	POOR	COMMENTS
SITE	PARKIN	G	1		_	1	Asphalt. Shared by snow plow storage. Crucking, amell pot holes. Crumbling in some areas, missing curbing.
	LANDSCAPIN	5 1	1	1		ī	Grass, mature trees and bushes. Inner open courtyard. Picoic tables near cafeteria.
	SIDEWALK	S	1	1		1	Concrete, asphalt cracking/ crumbling.
	OTHER		1	1			
	ROO	F	Ť	1	1		Ballasted flat roof with some leaks reported at roof Rashing
	GUTTERS/DOWNSPOU	r	1	1	1		Internal storm drains within building well cavities. Damaged pipes and walls due to reported blockage.
	WALLS	5	1		1	Ħ	Masonry brick; some cracking, spalling, staining, and efforescence observed
100	WINDOWS	5 4	1	1	1		Bouble pane with hoppers in lower third of window bay. Infill at top portion, interior window roller shades appear missing/broken.
EXTERNOR	DOORS		1	1	1	-	Metal doors, original, issues with door swalling and therefore only latches with assistance. Some sills in unsatisfactory condition.
	SECURITY	,	+	1	1	-	One working camera is located at front door. Other 4 cameras reportedly are not working.
	FOUNDATIONS	+	v	1	+		Concrete
	OTHER	+	ť	+	+	-	
INTERIOR	FLOORS	1		1	1		Nower VCT at half of and floor in good condition. Terrazzo at entry; cracking. 9" x 9" tiles in corridors and classrooms; chipping, missing. Carp in classrooms/ Auditorium; ripping and buckling.
	WALLS	V	1	+	+		Glazed CMU and painted GWB in good condition. Metal lockers throughout corridors.
1	CEILINGS	V	1	t	1	-	New 2'K4' ACT in carridors. Some areas with older, damaged ACT
	DOORS	t	+	t	+	1	
	OTHER		+	t	+	+	
	FLOORS	~	+	t	+	1	Newer mosale tiles
	WALLS	H	+	+	+	+	Newer glazed coramic tile
2	CEILINGS	-	-	+	+	+	Nomer 2' n. n' ACT
Supplement of the supplement o	FIXTURES	-	-	+	+	+	lower wall mounted sinks, tollets, and urinals. Newer solid tellet partitions.
	OTHER	-	+	t	+	+	Sewer tollet rooms throughout, except gym locker rooms.
1	FLOORS	1	+	+	+	+	erra colta tiles
ł	WALLS	-	+	+	+	+	Stazed CMU
	CEILINGS		-	+	+	+	alnted
ł	GREASE TRAP	-	H	+	H	+	
1	KITCHEN EQUIPMENT	-	-	-	+	+	erviced in Feb. assy
1	OTHER			H	+	-	ew oven and steamer. Meals are prepared in the klitchen. Breakfast is served in the classroom.
t	SERVICE/DISTRIB.	/	-	-	+	-	
1	LIGHTING/POWER		1	H	+	+	Witchgoar and circuit breaker panels
ł	SUPPLY/DISTRIB.	-	1	H	H	+	ses Save energy efficient lamps Installed throughout. No occupancy sensors were observed.
ŀ		-	-	H	-	+	iree natural gas bellers
H	UNIT SOURCES			-	-	+	ot water heating system. Some rooms have A/C window units.
ŀ	OTHER	1	-	_	1	4-	idence of standing water on the Mechanical Room floor/ wet in the spring due to thawing ground and water table. Usually dry.
ŀ	SPRINKLERS			L	-	+-	orinklered throughout. Retrofitted +/- 10 years ago.
L	DETECTION	4		MAYBE	MIKNOWN	Pit	e alarm system installed in 2019
_		-	80	3	NO.	-	
H	ASBESTOS	1	-			4-	sumed in 9" x 9" floor tiles, potentially on pipes
1	LEAD		1		Y	-	lunovin
-	HANDICAP-ACCESSIBLE V	1	1			As	sumed at elevator, ramp at exterior door, and bathrooms
	OTHER	- 1	- 1		U ú	1	

South Middle School 14-115 TECHED 33 383 60 6 3 3600 BOILER RM GYM 10 CAFETERIA 177 110 100 AUD 108 108 FIRST FLOOR PLAN 102 104 103 101 100 MAIN ENTRY GYM GYM (UPPER) 217 ART 215 214 212 211 AUD (UPPER) 210 206 207 208 201 202 205 LISRARY

SECOND FLOOR PLAN

470 Forest Avenue Brockton, MA 02301





LOCATION MAP



AERIAL PHOTO



NORTH ENTRY

FACILITIES INFORMAT	ION
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DEPARTMENT	School	
BUILDING USE	High School 9-12	
SCHOOL ZONE	South	
YEAR(S) BUILT	1970, reno 2012	
NUMBER OF CLASSROOMS	246	

SITE & BUILDING AREA

SITE AREA	67 Acres
BUILDING AREA	545,000 GSF
MODULAR CLASSROOM AREA	N/A
TOTAL SCHOOL AREA	545,000 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students per grade
GRADE 9	1036
GRADE 10	1077
GRADE 11	1015
GRADE 12	953
GRADE SP	39
EDISON ACADEMY	0
TOTAL	4120

KEY PROGRAMS

	Extra-curricular activities/clubs
130	Vocational Tech Program
	Restaurant
	Athletics
	Theater
	Community use
	Auto shop
	Engineering
	Childcare for students and staff



Primarily North/South

BUILDING OVERVIEW

Brockton High School is located in the South Zone neighborhood and serves the Districts' general high school population. It is the largest high school in Massachusetts with 4 distinct 'houses' refered by color: azure, green, red, and yellow. The facility includes a Gym Wing with a 25-yard swimming pool, and a Fine Arts Wing with a 1,600-seat capacity auditorium. Each house has their own cafeteria and resource centers (or library). Brockton High School offers a traditional comprehensive program.

The three-story building built in 1970 is located on a flat site and is surrounded by asphalt parking. The four houses are organized in a rectangle, with a window-less core that holds shared programs. The gym, pool, and fitness areas are located at the north end of the building, connected by two bridges. Similarly, the Fine Arts wing and Theater are at the south end, also connected by two bridges.

Each house has a dedicated student locker bay that currently does not serve the entire population. The current lockers are undersized for the current needs of the high school students.

The building is in poor condition due to significant repairs required to maintain the building and adapt to accommodate the large population and desired growth of the STEM program. There is significant wear and tear on the interior of the facility. The building is in need of a considerable interior renovation to provide adequate learning spaces with sufficient classroom space and daylight. Areas should be tested for asbestos containing material and if discovered, will need to be properly handled for any future renovation and maintenance.

TOPOGRAPHY	Flat/Vast
LOCATED IN A FLOOD	Yes, Property is located
ZONE	in a flood zone
WETLANDS ON SITE	Yes
HISTORIC	No
DESIGNATION	

SITE INFORMATION

ORIENTATION OF

with Entry on East		
42		
Car-Dependent		
25		
Some Transit		
7 minutes by car		
12 minutes by bicycle		
60+ minutes walking		

Brockton High School ■ Facility Priority 3.1



SUMMARY OF FINDINGS

- The MSBA Space summary template guidelines indicate that High school general classroom sizes (Grades 9–12) should be in a range of 825 to 950 square feet with a maximum of 23 students per classroom. A review of classroom capacity chair count determined that there are approximately 32 to 39 students in some classrooms. This demonstrates that the number of students per classroom exceeds the recommended count and suggests that the school is operating above MSBA recommended capacity.
- The Auditorium currently seats 1600 and is frequently used by the school for performances, as well as by the community. The sound system, seating and finishes could benefit from a renovation to bring the room to today's standards.
- 9"x 9" floor tiles located throughout the building are worn and chipped. The flooring should be tested for asbestos prior to any renovation or maintenance that would disturb or remove the material.
- There is one kitchen that services the four houses for meals. There are three lunchtime seatings per house for a total of 12 seatings with an additional one breakfast seating per house. Styrofoam trays are used for these meals. A more sustainable approach to lunch service could be reviewed district wide to increase the use of recyclable and/ or compostable products.
- Due to the condition and age of several of the interior finishes, an interior renovation would update the existing, dated, and worn materials.

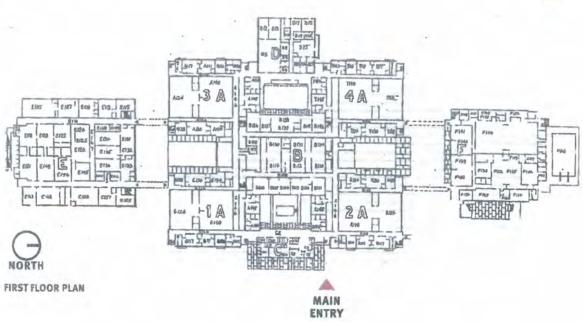
- There are several classrooms in the core that have original lab benches that are no longer used. The removal of these unused benches would provide more space in these classrooms.
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation.
- The building currently does not have a sprinkler system or heat detection devices. Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet current codes.
- The bathroom plumbing fixtures are dated and are possibly original to the building. Future upgrades to the building should consider using low flow fixtures. The student toilet rooms do not offer accessible stalls or fixtures, and the quantity of bathrooms for the population should be evaluated per current plumbing code.
- The kitchen is not currently air conditioned and becomes very warm during use. Future upgrades to the building should consider adding air conditioning to this space.
- The possibility of creating a "9th Grade House" was discussed with the Principal of the High School. It was noted that this was not a successful model in the past as it is beneficial for 9th graders to have upper-class students as role models.

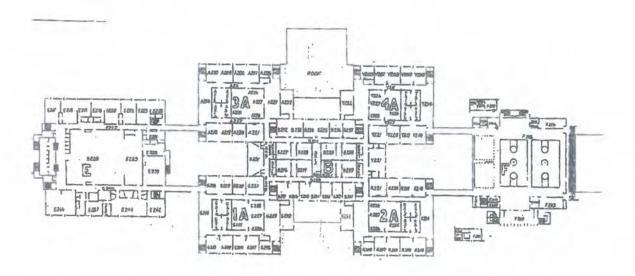


Many unused or decommissioned drinking fountains were observed throughout the school. Future upgrades should consider replacing with new fixtures, or removal of these fixtures all together. The quantity of drinking fountains in the building should be verified with the current plumbing code requirements.

	PRIORITY	1			2	
	PRIORITY	F	+		+	
	VISIT DATE: April 7, 2017	6000	ADEDITATE	and and and and	MAUKSINAL	COMMENTS
	PARKING	+-	+-	7	Ť	Asphalt with some potholes and cracking. Curbing missing in some areas. Parking and drive alsle surrounds building.
SITE	LANDSCAPING	+	+	+	+	Minimal grass, few treas
	SIDEWALKS	t	t	1	1	Minimal concrete, cracking
	OTHER	t	t	1	1	Garden with planter boxes for student projects.
1	ROOF	V	1	1	1	New In 2012, rubber membrane, no reported Issues
	GUTTERS/DOWNSPOUT	V	1	+	1	No reported Issues
	WALLS	V	1	1	1	Formed concrete and mesonry brick, in good condition. Stone at entry
5	WINDOWS	1	t	1	,	Reported that window glue may contain asbestos and should be tested prior to disturbing or removing the windows
CALESTOR	DOORS	1	1	+	1	Metal doors; mix of newer and original
"	SECURITY	H	-	+	+	School police on site during the day, camerus
	FOUNDATIONS	-	-	1	+	Minimal concrete
+	OTHER	H	+	t	+	
MITERIOR	FLOORS	1	+	+	+	o" x o" tiles, possibly original, and 12" x 12" VCT. Wood floor in gym in good condition, older carpet in some areas
	WALLS	-	+	+	+	Formed concrete
	CEILINGS	-	H	+	1	z'n A'ACT; sugging, stained
i	BOORS	H	+	t	+	Metal; durable. Some door hardware appears to be ADA accessible
1	OTHER	·	+	+		
+	FLOORS	-	H	~	-	Mosale tile; stained
2	WALLS	-	+	V	+	Peintul and corumic tile
100	CEILINGS	-	H	-		
TOTAL ROOMS	FIXTURES	-	-	+	-	Wall mounted tollets and urinals at student restrooms. Floor mounted tollets in single room restrooms.
1	TOILET PARTITIONS	-	1	-	+	Was mounted totters and urmap at student residonis. Feor mounted totters in single rount residonis. Floor mounted
+	FLOORS	-	ľ	+	+	
1	Total Control		-	+	+	Terra cotta tiles in good condition
ŀ	WALLS	A	1	-	+	Glazed CMU
-	CEILINGS	-	V	+	+	Painted GWB
1	GREASE TRAP	-	1	H	+	Serviced
1	KITCHEN EQUIPMENT	A	-	1	+	Reported in good and working order
+	OTHER	_	-	-	1	
1	SERVICE/DISTRIB.			1	A	Switchgear and circuit breaker panels, older
1	DEHTING/POWER	-	1	1	-	Classrooms are observed to have occupancy sensors. Fine Arts wing has LED lighting. Combination of recessed and surface mounted.
1	OTHER			1	1	In Fine Arts wing, there is exposed caged wiring in certifier
1	SUPPLY/DISTRIB.			1	V	
1	UNIT SOURCES		L	1	+	Forced hot air, A/C
-	SPRINKLERS			L	4	
1	DETECTION	POSSIBLE	NO.	MYBE	UNKNOWN <	None observed
T	ASBESTOS	-	265	-	100	Assumed in 9" x 9" floor clies throughout, pipes, and in exterior window glue/ caulk
1	LEAD	-	-	1	V	Lead reportedly found in the drinking water per February 2027 State Water Fest Results. Unknown if there are other occurrences.
COOR	HANDICAP-ACCESSIBLE	-	1	-	-	a Elevators; a per House. Student bathrooms do not have accessible stalls, sinks, or door clearances. There is a lift at a level change in the R

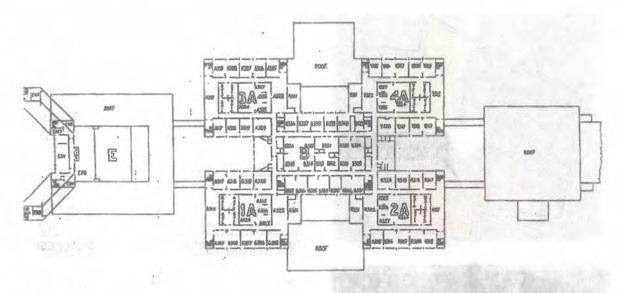






SECOND FLOOR PLAN



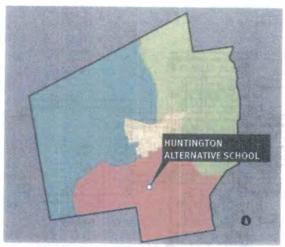


THIRD FLOOR PLAN

Huntington Alternative School

1121 Warren Avenue Brockton, MA 02301





LOCATION MAP



AERIAL PHOTO



EAST ENTRY

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Alternative High
	School 6-12
SCHOOL ZONE	South
YEAR(S) BUILT	1896, 1978
NUMBER OF CLASSROOMS	25

SITE & BUILDING AREA

SITE AREA	3 Acres	
BUILDING AREA	66,657 GSF	
MODULAR CLASSROOM AREA	N/A	
TOTAL SCHOOL AREA	66.657 GSF	

TOTAL	58	n/a
ENROLLMENT DATA	Students	grade
SCHOOL YEAR 2017/18		Classes per

KEY PROGRAMS

Specialized instruction for special
needs students
Comprehensive Psychological
Services
Behavior support
Vocational Planning/Training

Huntington Alternative School



BUILDING OVERVIEW

Huntington Alternative School is located in the South Zone neighborhood. It serves high school students in the Districts' alternative high school program. A school building assessment of the 'Huntington School' was performed by Tighe & Bond with a document produced on December 14, 2016. The findings in the report are consistent with the facilities assessment performed for this Survey of Existing Educational Facilities report.

The Huntington School is a two-story building with two distinct structures. The older section of the building constructed in 1896 is located on the south; the north section was constructed in 1914 contains the gym and cafeteria.

The overall condition of the building is poor. Major repair to the roof, gutters, exterior masonry, and doors are needed to restore the integrity of building. The building has a history of water damage that needs to be addressed. The building is not equipped with a fire suppression system.

FORMATION	
RAPHY	Flat
ED IN A	Yes, Property is located in
ZONE	a flood zone
NDS ON SITE	No
RIC	No; possibly eligible
NATION	
TATION OF	Entry on East
ING	
BORHOOD	67
SCORE	Somewhat Walkable
BORHOOD	34
IT SCORE	Some Transit
OMMUTE	5 minutes by car
WNTOWN	9 minutes by bicycle
TON	31 minutes walking

Huntington Alternative School



SUMMARY OF FINDINGS

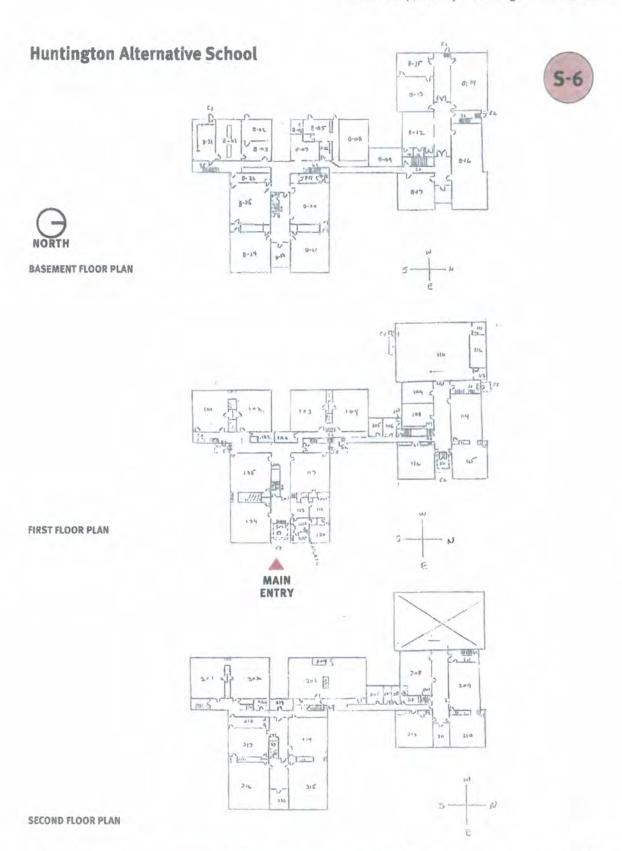
- The current interior finishes are observed to be in poor condition. Future upgrades should prioritize areas of water damage and failing floor, ceiling and wall finishes.
- As observed on site and also as reported in the December 14, 2016 Tighe & Bond Huntington School Assessment document, the roof, gutters, flashing, and downspouts are in severe disrepair and at risk for failure.
- Exterior doors and frames are possibly original and show evidence of rusting. Consideration should be given to replacing.
- Currently, the only student toilets are located in the Northern section of the building on the second floor. The bathroom plumbing fixtures appear to be newer and in good condition. Future upgrades should consider ADA compliant fixture fittings and new water conservation features. The quantity of plumbing fixtures and location of fixtures within the building should be evaluated for the population and current plumbing code requirements.

- It was observed that the generator room has unused equipment. Consider removing and dispose of all non- operational equipment.
- The building currently does not have a sprinkler system or heat detection devices. Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet current codes.
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation.
- The handrails at the stairs do not comply with current code and are unsafe due to large gaps at the spindles.

Huntington Alternative School Facility Priority 2.4

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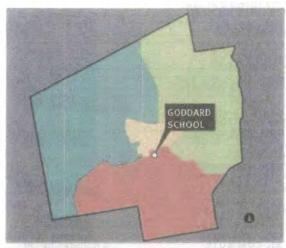
-	PRIORITY	1	0	3	2	1
	VISIT DATE: April q, 2017	GOOD	***********	ADEQUATE	MARGINAL	COMMENTS
SITE	PARKING	+	+-	1	-	Parking tot is used far play space; hopscotch. Uneven resurfacing and poor drainage
	LANDSCAPING	T	Ť	1	1	Grass and fenced area. Poor drainage with puddles and mud. Fields currently used for play space.
	SIDEWALKS		T	1	1	Asphalt with steep pitch in some locations, does not appear to be ADA accessible
	OTHER	T	T	1	1	
1	ROOF	1	1	1	1	State, teaking observed. Damaged lath and plaster observed in the attic. Trash barrets observed in the attic to collect water leaks from roof
	GUTTERS/DOWNSPOUT		T	1	-	Pour condition, in disrepair, damaged, missing
	WALLS	1	1	1	1	Brick masonry, some spalling and cracking. Mold and efficrescence observed with the possibility of water inside the wall cavity
HOR	WINDOWS	V	1	1	1	Newer, doubte pens insulated windows. Interior hopper opening window, some operable.
EXTERIOR	DOORS	1	+	t	1	Original metal; rusting. Some doors are newer.
	SECURITY	-	1	†	1,	One front door camera. Exterior lighting.
	FOUNDATIONS	1	+	+	+	Stone
	OTHER	-	+	+	+	
-	FLOORS	-	+	+	1	Carpet in upper floors; worn, older. Tile in basement; cracking, older
	WALLS		+	+	+	Painted wood wainscot in upper floors. Water damage observed throughout.
INTERNOR	CEILINGS		t	t	+	2'x A' ACT; staining, sagging, damaged
i	DOORS	-	+	+	+	e od cert anningt endeutig er entilden
1	OTHER	-	t	+	+	
	FLOORS	-	H	V	+	Mosaic tiles; teaking to floor below (Krichen), Possibly due to plumbing obstructions.
2	WALLS	-	1	4	+	Newer mesalc tiles
2	CEILINGS		Ė	+	1	2'x4'ACT; staining, sagging
DIRECT ROOMS	PEXTURES		H	1	+	Older wall mounted fixtures
	TOILET PARTITIONS		-	f.	+	Floor mounted; rusting observed
	FLOORS	7	H	t	Ť	Older 12" x 12" VCT tile
1	WALLS		-	1	+	Painted brick
	CEILINGS	-	-	V	+	z'x A' ACT; staining, sagging
1	GREASE TRAP	-	-	1	+	Unconfirmed
1	IGTCHEN EQUIPMENT	7	H	+	+	
1	OTHER	*	H	H	+	Warming ovens and refrigerators
+	SERVICE/DISTRIB.	-	1	+	+	Management of the first of the state of the
-		-	1	-	₽	Older electric panels with circuit breakers, stacked vertically through building
+	LIGHTING/POWER	/	*	1	+	Lamps have been changed to energy efficient. Lights on switches, no occupancy seasors observed
+	SUPPLY/DISTRIB. 1	V	_	-	1	Natural gas fuel. Boller reportedly replaced in 2003. Domestic hot water replaced in 2016 with energy efficient unit.
+	UNIT SOURCES	-	_	-	V	Window unit heating, observed to be rusting in the bethrooms. Same window A/C units
-	SPRINKLERS			L	V	None, no sprinkter system observed
1	DETECTION			L	-	Pull stations, smoke detectors, exit signage and slarm strobes observed
	POCCINI	rogona	NO	MAYBE	UNKHOW	
T	ASBESTOS V	1				Assumed in 9" x 9" floor tiles throughout, potentially on pipes
	LEAD	1			1	Unknown
-	HANDICAP-ACCESSIBLE V	1	1			Evacuation chair at stair. Mon-accessible elevator in building. Door hurdware and bathrooms not ADA accessible (turning radius, door and fixtur clearances/ thresholds, hardware, accessories)
1	OTHER	1				and the second s



Goddard Alternative School (closed)

20 Union Street Brockton, MA 02301





LOCATION MAP



AERIAL PHOTO



SOUTH ENTRY

FACILITIES INFORMATION School DEPARTMENT Former Alternative BUILDING USE High School 6-12 SCHOOL ZONE South YEAR(S) BUILT 1881, 1975 NUMBER OF CLASSROOMS 12 SITE & BUILDING AREA

SCHOOL YEAR 2017/18	Classes per
TOTAL SCHOOL AREA	28,212 GSF
MODULAR CLASSROOM AREA	N/A
BUILDING AREA	28,212 GSF
SITE AREA	1 Acre

SCHOOL TEAR 201//18		Classes per	
ENROLLMENT DATA	Students	grade	
TOTAL	0		

KEY PROGRAMS None

Goddard Alternative School (closed)



BUILDING OVERVIEW

Goddard School is located in the South Zone neighborhood. At the close of School Year 2016/17, the alternative high school program housed at Goddard moved into the Huntington Alternative School. Similar to Huntington School, a school building assessment of 'Goddard School' was performed by Tighe & Bond with a document produced on December 14, 2016. The findings in the report are consistent with the facilities assessment performed for this Survey of Existing Conditions report.

Goddard School is a two-story building on a flat site with two distinct structures. The original building was constructed in 1881, with additions in 1891 and 1911.

The overall condition of the building is unsatisfactory. Major repairs to be addressed include observed issues with the exterior masonry, localized leaking with the current roof, lack of a fire suppression system, ADA accessibility upgrades, and condition of the existing parking lot surface.

SITE INFORMATION	
TOPOGRAPHY	Flat
LOCATED IN A FLOOD ZONE	No
WETLANDS ON SITE	No
HISTORIC DESIGNATION	No; possibly eligible
ORIENTATION OF BUILDING	Entry on South
NEIGHBORHOOD WALK SCORE	72 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	2 minutes by car 4 minutes by bicycle

Goddard Alternative School (closed)

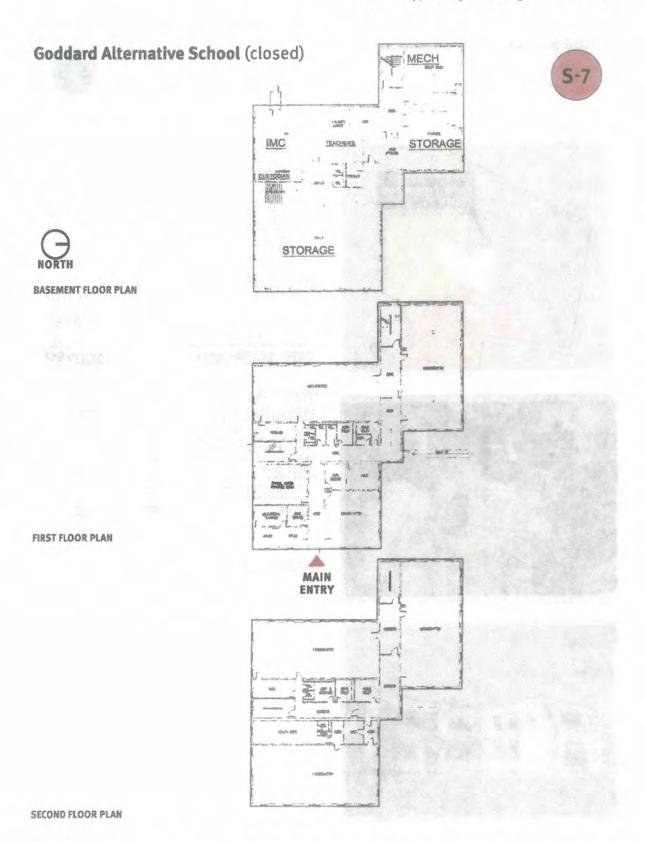


SUMMARY OF FINDINGS

- The current interior finishes are in poor condition. Future upgrades should prioritize areas of water damage and failing floor, ceiling and wall finishes. Due to the condition and age of several of the materials, an interior renovation would update the existing, dated, and worn materials.
- The building currently is not ADA compliant as there is no accessible means to access the second floor classrooms or lower level cafeteria.
- As observed on site and also as reported in the December 14, 2016 Tighe & Bond Huntington School Assessment document, the roof system, accessibility, parking lot, and heating system, are in a state of disrepair and should be addressed.
- The building currently does not have a sprinkler system, nor heat detection throughout. Consideration should be given to adding a fire suppression system. At a minimum, smoke/heat detectors should be installed in all areas.

- A majority of the bathroom plumbing fixtures are dated and are possibly original to the building. Future upgrades to the building should consider using low flow fixtures. The student toilet rooms do not offer accessible stalls or fixtures, and the quantity of bathrooms for the population should be evaluated per current plumbing code.
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation.
- The handrails at the stairs do not comply with current code due to large gaps at the spindles.
- An evaluation of the current supply and storage inventory should take place to verify the best use of building storage space.

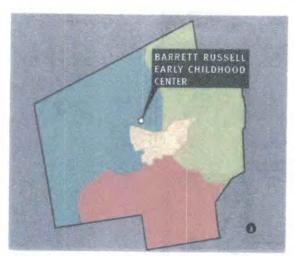
Goddard Alternative School (closed) m Facility Priority 1.5 PRIORITY 4 3 2 1 VISIT DATE: COMMENTS April 18, 2017 ✓ Asphait; large potholes, cracking, in poer condition Minimal grass. New trees and plantings along entry LANDSCAPING SITE SIDEWALKS Concrete; cracking OTHER ROOF ✓ Asphalt shingles (Building assessment report from Tighe & Bond notes slate). Some evidence of leaking/ damage on ceilings GUTTERS/DOWNSPOUT Wood fascia and soffits damaged, rotting, holes observed, missing WALLS ✓ Brick masonry, spalling, cracking, crumbling in some locations WINDOWS V Newer double pane, Insulated. No leaking observed. EXTERIOR DOORS V Hower metal doors One 'globe style' camera at the exterior front corner. One camera at the front door monitored by front admin. Students enter through a metal SECURITY detector FOUNDATIONS None OTHER FLOORS Rolled carpet; rips, pulls, torn, older, buckling in some locations WALLS Painted; holes in some tecations √ 2' x 4' ACT; staining, sagging, damaged DOORS OTHER FLOORS ✓ Mosaic tile; older, cracked. Some 12"x 12" VCT WALLS CEILINGS √ 2' x 4' ACT; staining, sagging TOIL ET FIXTURES Wall mounted sinks and tollets TOILET PARTITIONS FLOORS WALLS Meals are delivered and kept warm/ cool in portable insulated coolers. No kitchen facilities. CEILINGS GREASE TRAP KITCHEN EQUIPMENT Refrigerator, freezer, warmer SERVICE/DISTRIB. Circuit breaker panels throughout ELEC LIGHTING/POWER Lighting is on switches, or keyed for some rooms. Unknown if builts are energy efficient SUPPLY/DISTRIB. Natural gas bollers, tag shows new in 1999. Window A/C units in most classrooms. Multiple water heaters on each floor. UNIT SOURCES Window heating units and ceiling mounted distribution system SPRINKLERS ✓ None, no sprinkters FIRE ✓ Hest detectors DETECTION ASSESTOS √ Unknown √ Unknown CODE HANDICAP-ACCESSIBLE No Elevator. Ramp at the exterior to enter/ access the building ant floor only. Bathrooms not ADA accessible (turning radius, door and fixture clearances/ thresholds, hardware, accessories). No accessible route to the Cafeteria (lower level) or and floor classrooms. OTHER



Barrett Russell Early Childhood Center

45 Oakdale Street Brockton, MA 02301





LOCATION MAP



AERIAL PHOTO



SOUTH ELEVATION

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Pre-K
SCHOOL ZONE	Northwest
YEAR(S) BUILT	1925, Reno 2013
NUMBER OF CLASSROOMS	13

SITE & BUILDING AREA

SITE AREA	1.75 Acres
BUILDING AREA	37,350 GSF
MODULAR CLASSROOM AREA	N/A
TOTAL SCHOOL AREA	37,350 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade	
PRE-K A.M. SESSION	52	11	
PRE-K P.M. SESSION	46	11	
FULL DAY	12	2	
NO HOMEROOM	17		
TOTAL	127	13	

KEY PROGRAMS

PRE-K	Special Education City Resource
	Classroom (one classroom)
	After-school program

Barrett Russell Pre-Kindergarten Center



BUILDING OVERVIEW

The Barrett Russell Early Childhood Center is located in the Northwest Zone neighborhood of Brockton and is the only Pre-Kindergarten program in the City of Brockton.

The 1925 building is two-stories on a relatively flat site. The school is set back from the street with a side entry from the west, allowing a comfortable buffer from vehicular street traffic. The south facing front of the building paved with asphalt is used as a play space for the students. An age appropriate play structure, grass, and garden are at the rear of the building. The main entry is accessible by an ADA compliant ramp.

The interior of Barrett Russell was recently renovated maintaining much of its original detail and character, including tin ceilings, wood stairs, auditorium stage (modified to a room), wood flooring, and high ceilings.

In 2014 the Brockton School District submitted a Statement of Interest (SOI) to the MSBA for the Accelerated Repair Program and received a successful invitation. In 2016, new windows and doors were installed as part of this grant. Custodial staff noted that a new boiler was installed in 2007 and new electrical system in 2012. The hydraulic elevator was installed in 1999.

The kitchen and cafeteria are in a shared space originally designed as an auditorium with a balcony. Due to this limited space, meals are brought in from an off-site kitchen and warmed at this facility. This is the only school that utilizes on-site dish-washing rather than disposable Styrofoam trays.

The building is in excellent condition and well maintained. Accessibility and ADA compliance has been achieved. Consideration should be given to installing a fire suppression system.

Flat
No
No
No; possibly eligible
East- West orientation with Main Entry facing South
65 Somewhat Walkable
Some Transit
2 minutes by car 4 minutes by bicycle 17 minutes walking

Barrett Russell Pre-Kindergarten Center



SUMMARY OF FINDINGS

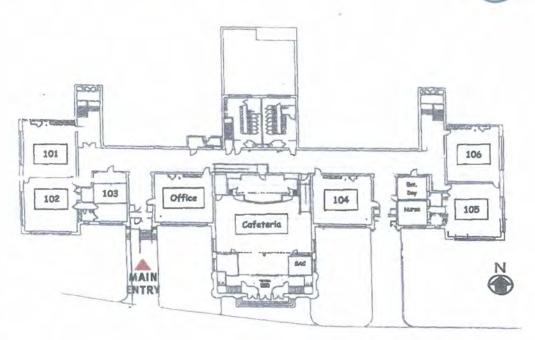
- The building currently does not have a sprinkler system or heat detection devices. Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet current codes.
- There is currently one boiler servicing the building.
 Future upgrades should consider a second boiler be installed for back up.
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation.
- Currently there is no gym space in the building.
 This may limit future programming that can be assigned to this building.

Barrett Russell Pre-Kindergarten Center Facility Priority 3.4 PRIORITY 4 3 2 1 VISIT DATE: April 18, 2017 COMMENTS Asphait, no noticed cracking Grass, well maintained, play area, planter boxes SIDEWALKS PLAY GROUND Age appropriate, newer. Wood tree stumps and plenic tables. Chain link fence enclosure ROOF V GUTTERS/DOWNSPOUT V Internal, no reported concerns WALLS V Brick masonry, good condition. Painted mural. Some evidence of efflerescence. EKTERIOR WINDOWS V New double hung, double pane insulated hopper windows; replaced in 2016 from a SY2014 501 New; replaced in 2016 from a 5Y2014 SQI SECURITY V Procedures in place in each classroom, Exterior lighting, exterior cameras FOUNDATIONS V Concrete painted OTHER Carpet, newer. Walk-off mat at entry. WALLS V Painted tin in stairwells and and floor classrooms. Nower 2' x 2' ACT and 2'x 4' ACT CELINGS V DOORS OTHER Metal doors with ADA hardware, 3-hr fire listed FLOORS V Sealed concrete WALLS V Painted CMU Newer a'xa' ACT TORET PIXTURES V Floor mounted. Some with automatic flush. **TOILET PARTITIONS** Metal; some rusting FLOORS V Mewer 32" X 12" VCT Painted CEILINGS V GREASE TRAP Cleaned and maintained every 6 months KITCHEN EQUIPMENT Good working condition OTHER Kitchen is in the same space as the cafeteria SERVICE/DISTRIB. V LIGHTING/POWER Energy efficient lamps. No occupancy sensors observed. SUPPLY/DISTRIB. Natural gas service. One boller (no backup). Not water distribution, UNIT SOURCES A/C window units throughout. Unit ventilators for heat distribution. SPRINKLERS ✓ None, no sprinkler system FIRE DETECTION V Fire Alarm system tied into detection. Recently serviced. Smoke/ heat detectors only in some spaces, ASSESTOS √ Unknown √ Unknown HANDICAP-ACCESSIBLE Concrete ramp to building front entry. Assumed ADA accessible hardware and bathroom fixtures throughout. Elevator access to ask and and floor (no cafeteria batcony access).

OTHER

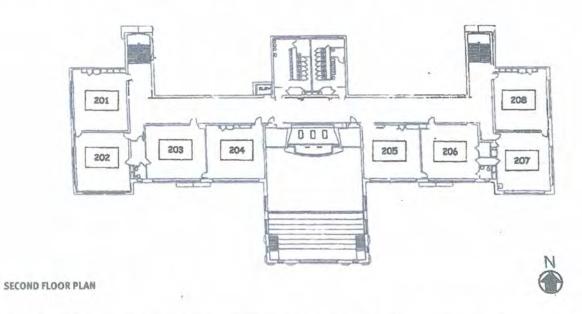
Barrett Russell Pre-Kindergarten Center







FIRST FLOOR PLAN



Angelo School

478 North Main Street Brockton, MA 02301





LOCATION MAP



AERIAL PHOTO



EAST ELEVATION

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Elementary K-5
SCHOOL ZONE	Northwest
YEAR(S) BUILT	1999
NUMBER OF CLASSROOMS	40

SITE & BUILDING AREA

SITE AREA	5.06 Acres
BUILDING AREA	95,500 GSF
MODULAR CLASSROOM AREA	N/A
TOTAL SCHOOL AREA	95,500 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade
KINDERGARTEN	95	5
GRADE 1	113	6
GRADE 2	133	6
GRADE 3	131	6
GRADE 4	209	7
GRADE 5	205	7
TOTAL	886	37

KEY PROGRAMS

GRADES K-5	Portuguese/Low Incidence Shel-
	tered English Immersion (SEI)
	Special Education Autism Spectrum
	Disorder (four classrooms)
	Special Education Inclusion
	Classrooms (six classrooms)

Angelo School



BUILDING OVERVIEW

The Angelo School is in the Northwest Zone neighborhood of Brockton. It has a K-5 elementary age population. Built in 1999, this is one of the District's newer schools. The architecture, square footage, floor plan configuration, building age, and design is very similar to the Plouffe Academy and the Arnone School, both located in the Citywide Zone neighborhood.

The structure is three-stories, with the main entry located on the second floor of the east elevation, along North Main Street. On the first and second floors, the floor plan is configured with a double-loaded corridor loop with support spaces, a bathroom core, and the gym located in the middle. The third floor has a double loaded corridor configuration with a central courtyard/patio. The cafeteria is located on the first floor and opens outside to the south.

The building is in excellent condition and well maintained.

SITE INFORMATION	
TOPOGRAPHY	Sloped
LOCATED IN A FLOOD ZONE	No
WETLANDS ON SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	Main Entry faces East with and East-West orientation
NEIGHBORHOOD WALK SCORE	67 Somewhat Walkable
NEIGHBORHOOD TRANSIT SCORE	36 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	3 minutes by car 6 minutes by bicycle 20 minutes walking

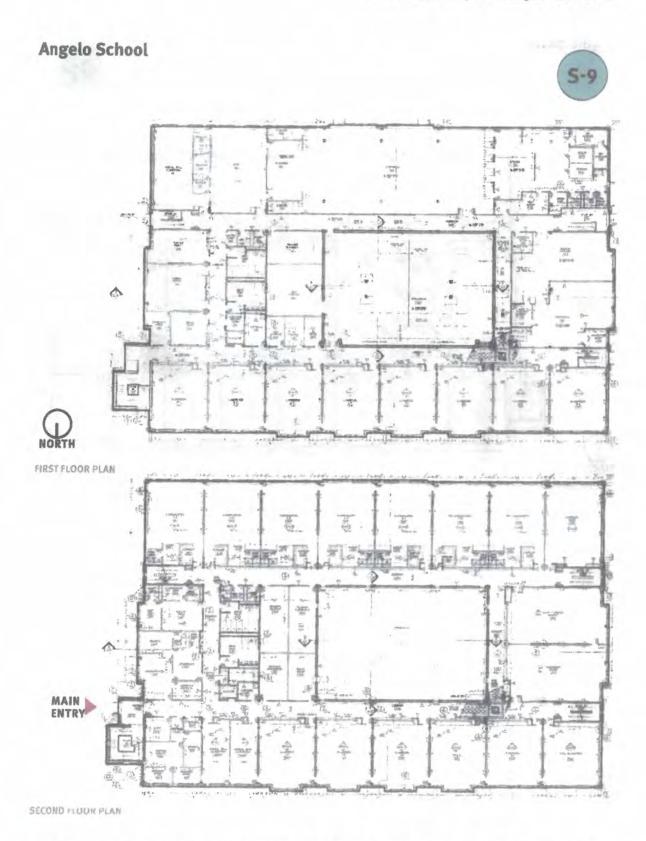
Angelo School



- The MSBA Space summary template guidelines indicate that Elementary school general classroom sizes (Grades 1-5) should be in a range of 900 to 1,000 square feet with a maximum of 23 students per classroom. The Angelo School for School Year 2017/18 has an enrollment between 19 to 29 students per classroom for grades 1-5. This demonstrates that a select number of classrooms exceeds the recommended count and suggests that the school is partially operating above full capacity per MSBA recommendations
- There are original drinking fountains throughout the school. With the addition of newer Elkay filtered water stations, the original drinking fountains could be removed as long as the quantity meets current plumbing code requirements.
- The brick masonry site wall at the exterior entry ramp appears to be missing grout and cracking.
 Recommend to repoint these areas.

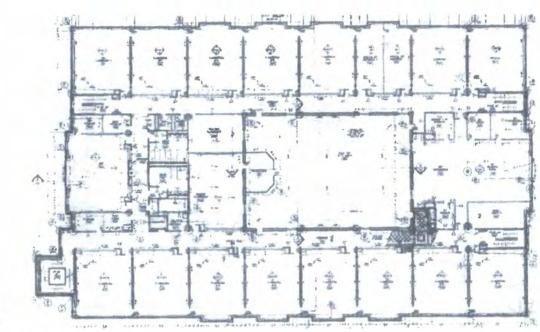
- The broad loom carpet in the Administration area is assumed to be original and showing signs of wear and tear. Consider replacing the carpet in these areas.
- The existing toilet partitions are currently metal which is observed to be rusting, or new CMU with temporary wood doors. Future upgrades should consider using vandal-resistant HDPE (high-Density Polyethylene) partitions.
- There are reported occasional leaks in the roof on the second and third floor of the east elevation when there is wind driven rain. Consider investigating the location of the water penetration.
- The bathroom plumbing fixtures are newer and in excellent condition. Future upgrades should consider using water conservation fixture fittings.

Angelo School Facility Priority 3.6 PRIORITY 4 3 2 1 VISIT DATE: COMMENTS Asphalt; some petholes, cracking LANDSCAPING V Summer irrigation with sprinklers. Morter missing at brick site walls. SIDEWALKS V Concrete, good condition OTHER All site lighting is reportedly scheduled to be upgraded to LED ROOF Newer metal roof. Leaks reported on the East elevation with wind driven rain GUTTERS/DOWNSPOUT V Newer metal, good/working Newer masonry brick. Mortar missing in some locations along east facade. WINDOWS Reported lasks along and and 3rd floor on east with wind driven rain DOORS Newer metal doors SECURITY Exterior cameras FOUNDATIONS V OTHER FLOORS V √ Newer 12"x 12" VCT, rubber stair treads in good condition. Carpet in admin area is worn. WALLS V **Newer painted CMU** CEILINGS V Newer 2' x 4' ACT DOORS V Newer wood with HM frames and sidelights FLOORS V Newer mosalc title WALLS Newer painted CMU CEILINGS V Newer 2' x 4' ACT TOILET FIXTURES V Newer well mounted sinks, tollets, and urinals. Some tollet rooms have counter mounted sinks. TOILET PARTITIONS √ Wood doors, CMU partitions. Some have metal partitions and doors that are scheduled to be replaced with wood and CMU. FLOORS V Newer Epoxy WALLS V **Newer painted** CEILINGS V Newer washable a' x 4' ACT GREASE TRAP KITCHEN EQUIPMENT Newer appliances all in good working order OTHER SERVICE/DISTRIB. Switchgear and circuit breaker panels. Emergency generator. ELEC LIGHTING/POWER V All switches are on eccupancy sensors. Pendant LED lighting in classrooms. SUPPLY/DISTRIB. V Newer Bollers. #s always on, #2 is the backup. Natural gas fuel. UNIT SOURCES V Forced hot air, A/C SPRINKLERS ✓ Located throughout FIRE DETECTION V Fire panel. Heat/ smoke detectors observed throughout, ASBESTOS LEAD HANDICAP-ACCESSIBLE ✓ Elevator and bathrooms assumed to be ADA accessible



Angelo School





THIRD FLOOR PLAN

180 Colonel Bell Drive Brockton, MA 02301

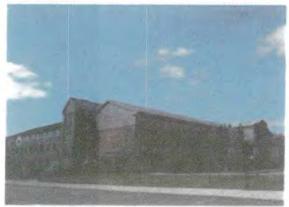




LOCATION MAP



AERIAL PHOTO



NORTHEAST CORNER

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Elementary K-5
SCHOOLZONE	Northwest
YEAR(S) BUILT	2009
NUMBER OF CLASSROOMS	45

SITE & BUILDING AREA

SITE AREA	12.31 Acres
BUILDING AREA	116,000 GSF
MODULAR CLASSROOM AREA	N/A
TOTAL SCHOOL AREA	116,000 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes pe grade	
KINDERGARTEN	135	6	
GRADE 1	151	7	
GRADE 2	155	7	
GRADE 3	140	7	
GRADE 4	148	7	
GRADE 5	166	8	
TOTAL	895	42	

KEY PROGRAMS

GRADES K-5	Spanish Sheltered English Immer- sion (SEI)
GRADES K-5	Two-way Immersion Program
GRADES 4-5	Special Education Emotionally Impaired Classroom (EI) (two classrooms)
GRADES 3-5	Special Education City Resource Room (CRR) (one classroom)
GRADES K-5	Special Education Inclusion Classrooms (six classrooms)



BUILDING OVERVIEW

The George School is located in the Northwest Zone. It has a K-5 Elementary age population. Built in 2009, it is one of two recent schools. The architecture, area, floor plan configuration, building age, and complete design is very similar to Baker School, located in the Northeast neighborhood.

The structure is three-stories, with the main entry located on the east elevation along Colonel Bell Drive.

The building and site are in excellent condition and well maintained.

ITE INFORMATION	
TOPOGRAPHY	Flat
OCATED IN A	No
WETLANDS ON SITE	Yes, property is located on a wetland
HISTORIC DESIGNATION	No
ORIENTATION OF	Main Entry faces South
NEIGHBORHOOD WALK SCORE	43 Car-Dependent
REIGHBORHOOD RANSIT SCORE	29 Some Transit
ST. COMMUTE O DOWNTOWN BROCKTON	6 minutes by car 10 minutes by bicycle 36 minutes walking



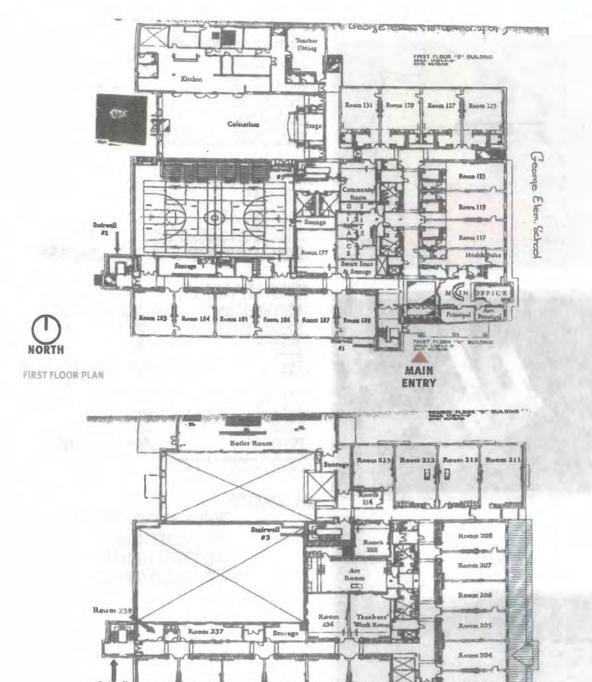
- The MSBA Space summary template guidelines indicate that Elementary school general classroom sizes (Grades 1–5) should be in a range of 900 to 1,000 square feet with a maximum of 23 students per classroom. The George School for School Year 2017/18 has an enrollment between 19 to 29 students per classroom for grades 1–5. This demonstrates that a select number of classrooms exceeds the recommended count and suggests that the school is partially operating above full capacity per MSBA recommendations
- The vehicular traffic flow is successful with the existing loop and parking lot located around the building perimeter.

- The bathroom plumbing fixtures are new to the 2009 construction and in excellent condition.
- The staff noted that the science benches located in the classrooms are no longer used for the Science program. To provide more flexible space in these classrooms, the benches could be removed and services capped.

PRIORITY SIT DATE: rit 19, 2017 PARKING LANDSCAPING SIDEWALKS	COOR	ADFORATE	1	-	
PARKING	COAD	ATE			
PARKING	000	1 2	Cuttar.	TO SHAPET	COMMENTS
LANDSCAPING		APP	1 3	POOR	COMMENTS
	S	1			New asphalt, painted parking lines
SIDEWALKS	v	1			New grass, trees, buxites, community garden with shed and picnic tables
	SV	1	T		New concrete
PLAY GROUNG	9	1		T	Two new playgrounds, age appropriate
ROOI	FV	1	T	T	New rubber membrane roof
RS/DOWNSPOUT	V	1	T		New external metal storm drains
WALLS	V	1	T	T	Mew brick masonry, standing metal seam
WINDOWS	V	1	T	1	New double pane double hung insulated windows
DOORS	V	1	T	T	New metal with ADA accessible hardware
SECURITY	1	1	T	T	Cumera at every door
FOUNDATIONS		1	+		Mone
OTHER	1	+	+	+	
FLOORS	V	1	+	+	New 12" x12" VCT throughout, carpet in the library
WALLS	V	+	t	+	New glazed tille wainscot, paint above
CEIUNGS	+	1	t	+	Now 2' x 2' ACT
DOORS	V	+	t	1	New metal lockers throughout
OTHER	1	+	+	+	
FLOORS	⊢	+	t	+	New mosaic tile
WALLS	-	+	+	+	New glazed tile wainscot, paint above
CEILINGS	+	+	+	+	New 2' x 2' ACT
FIXTURES	+	-	+	+	New wall mounted
ILET PARTITIONS	1	+	t	+	New HDPE (High Density Polyethylene)
FLOORS	-	+	t	+	New epaxy, some cracking that has been patched
WALLS	+	+	+	+	New painted CMU
CEILINGS	-	+	+	+	Rew washable ACT
GREASE TRAP	-	+	+	+	2 grease traps: 1 in dish room, 1 at sink
CHEN EQUIPMENT	-	+	+	+	In good working condition
OTHER	-	+	+	+	in food and will required.
ERVICE/DISTRIB.	-	+	+	+	Switchgeer and circuit breakers/ panet boards
IGHTING/POWER	+		1	+	The second secon
SUPPLY/DISTRIB.	⊢	+	+	+	Classrooms have occupancy sensors. Energy efficient lamps.
	-	-	+	+	Natural gas, three beliers
UNIT SOURCES	+	-	+	+	Forced hot air ceiling registers/ Air conditioning. Heating and cooling is controlled remotely by central.
SPRINICERS	+	-	+	+	Sprinkler system throughout
DETECTION	POSSIBLE	0	AYBE	JUNCHOWN	Fire panel serviced Feb., 2017. Checked 2 times/ year
	1	1		5	
ASBESTOS	+			+	
ASBESTOS	-	+	+	+	Assumed to be ADA accessible throughout. Evacuation chair located at top of stairs.
	LEAD	SBESTOS LEAD	SBESTOS V	SBESTOS 🗸	SBESTOS V

SECOND FLOOR





125 Pearl Street Brockton, MA 02301





LOCATION MAP



AERIAL PHOTO



EAST ELEVATION

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Elementary K-5
SCHOOL ZONE	Northwest
YEAR(S) BUILT	1963, 2012
NUMBER OF CLASSROOMS	25

SITE & BUILDING AREA

TOTAL SCHOOL AREA	69,661 GSF
MODULAR CLASSROOM AREA	1,400 GSF
BUILDING AREA	68,261 GSF
SITE AREA	32 Acres

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade	
KINDERGARTEN	88	4	
GRADE 1	109	5	
GRADE 2	109	4	
GRADE 3	115	4	
GRADE 4	107	4	
GRADE 5	112	4	
TOTAL	640	25*	

^{*}includes 1 modular classroom

KEY PROGRAMS

"Walk to School Wednesday"	
Massachusetts Program	
Smart Start Extended Day	
Before school/After school	



BUILDING OVERVIEW

The Hancock School is in the Northwest Zone neighborhood. It has a K-5 elementary age population. Constructed in 1963, the building is similar in area, floor plan configuration, building age, and design to the Brookfield School and Ashfield School.

The structure is one-story on a flat site, with the main entry located on east elevation adjacent to the asphalt play area and parking lot. The school is remotely set back from the street allowing for a comfortable buffer from vehicular street traffic. The perimeter of the site is surrounded by a heavily wooded area with residential neighbors adjacent to the long driveway entry on Pearl Street.

There have been recent updates to the building, including a new roof (2012), electrical switch gear (2012), new water heater (2014), and new library skylights (2017).

The building currently has a single modular classroom that is reported to be at least 20 years old and is reaching the end of its useful life. The Music program is currently located in this structure.

The overall building is in poor condition with moderate to significant wear and tear on the interior. The building is in need of a considerable interior renovation, ADA upgrades, and a fire suppression system.

SITE INFORMATION	
TOPOGRAPHY	Flat
LOCATED IN A FLOOD ZONE	No
WETLANDS ON SITE	Yes
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	Main Entry faces East
NEIGHBORHOOD WALK SCORE	Car-Dependent
NEIGHBORHOOD TRANSIT SCORE	29 Some Transit
EST, COMMUTE TO DOWNTOWN BROCKTON	11 minutes by car 17 minutes by bicycle 59 minutes walking

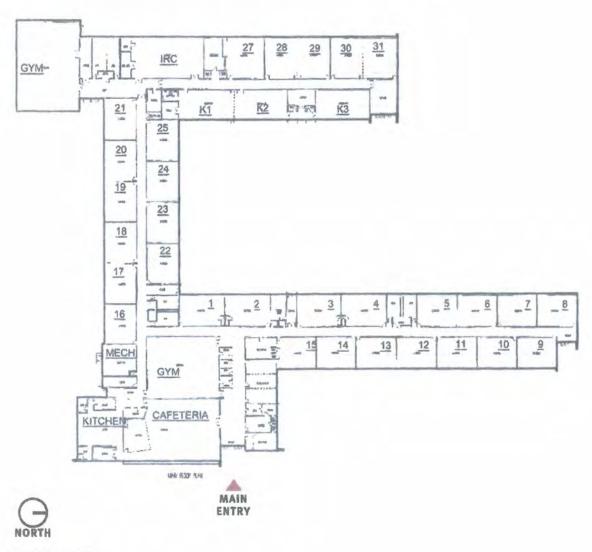


- The MSBA Space summary template guidelines indicate that Elementary school general classroom sizes (Grades 1-5) should be in a range of 900 to 1,000 square feet with a maximum of 23 students per classroom. The Hancock School for School Year 2017/18 has an enrollment between 21 to 29 students per classroom for grades 1-5. This demonstrates that a select number of classrooms exceeds the recommended count and suggests that the school is partially operating above full capacity per MSBA recommendations
- The current interior finishes are observed to be in poor condition. Future upgrades should prioritize areas of failing floor, ceiling and wall finishes.
- Due to the condition and age of the modular classroom, a permanent solution for the facility should be reviewed.
- The building currently is not ADA compliant due to clearances, door hardware, bathroom fixtures and layouts. Future upgrades should address these conditions.

- Interior 9"x 9" floor tiles located throughout the building are worn and chipped. The flooring should be tested for asbestos prior to any renovation or maintenance that would disturb or remove the material.
- The building currently does not have a sprinkler system or heat detection devices. Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet current codes.
- The bathroom plumbing fixtures are dated and are possibly original to the building. Future upgrades to the building should consider using low flow fixtures. The student toilet rooms do not offer accessible stalls or fixtures, and the quantity of bathrooms for the population should be evaluated per current plumbing code.
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation.

Hancock School Facility Priority 2.8 PRIORITY 4 3 2 1 VISIT DATE: April 19, 2017 COMMENTS PARIONS V Asphalt; few pot holes, some patched/ filled LANDSCAPING Grass, trees, bushes, picnic area. SITE Concrete; some cracking PLAY GROUND Asphalt in the countyard; cracking, poor condition. Sectioned area in front parking lot used for outdoor activity. Age appropriate playground ROOF V Rubber membrane; no reported leaks, new 2012 GUTTERS/DOWNSPOUT New 2012; no issues reported Masonry brick, flagstone at entry EXTERIOR WINDOWS V Double pane, newer insulated hopper windows DOORS V Good condition SECURITY V Exterior comoras FOUNDATIONS OTHER FLOORS V √ 9" x 9" tiles; cracking, missing, chipping. Some areas have newer 12" x 12" VCT and newer carpet, WALLS CEILINGS V ✓ Newer 2' x 2' ACT in some corridors. Classrooms have older 9"x 9" surface mounted acoustical tiles DOORS √ Older, sssumed original. Hardware and clearances do not appear to be ADA accessible. OTHER FLOORS √ 9" x 9" tiles; older, cracking, crumbling, missing. WALLS Glazed CMU; cracking, patched 2'x 4' ACT; sagging. Some newer 2'x 2' ACT TOILET FIXTURES ✓ Original floor mounted tollets and urinels, wall mounted sinks TOILET PARTITIONS ✓ Newer metal partitions in some areas. Some old wood laminate FLOORS V Terra cotta tile WALLS V Glazed CMU CERINGS √ Older 9" x 9" tiles; cracking, crumbling, missing GREASE TRAP Serviced and cleaned KITCHEN EQUIPMENT News, reportedly within the past 2 years OTHER SERVICE/DISTRIB. V Switch goar with circuit breakers and panel boards SLEC LIGHTING/FOWER V ✓ Some lighting replaced with LEDs. Others are surface mounted with receased fluorescent. SUPPLY/DISTRIB. Natural gas heating, a boilers, new water heater in 2014 UNIT SOURCES A/C window units in most rooms, window heating units SPRINKLERS FIRE DETECTION V Fire Alarm panel located at front lobby ASBESTOS V Assumed in 9" x 9" tiles LEAD Unknown HANDICAP-ACCESSIBLE Assumed ADA accessible tollet room at Lebby. Student bathrooms not accessible (turning radius, door and fixture clearances/ thresholds, hardware, fixtures, accessories) OTHER

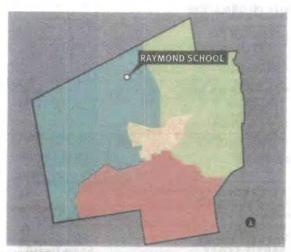




FIRST FLOOR PLAN

125 Oak Street Brockton, MA 02301





LOCATION MAP



AERIAL PHOTO



WEST ENTRY

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Elementary K-5
SCHOOL ZONE	Northwest
YEAR(S) BUILT	1974, 2012
NUMBER OF CLASSROOMS	42

SITE & BUILDING AREA

TOTAL SCHOOL AREA	123,336 GSF
MODULAR CLASSROOM AREA	N/A
BUILDING AREA	123,336 GSF
SITE AREA	21.3 Acres

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade	
KINDERGARTEN	150	7	
GRADE 1	172	8	
GRADE 2	149	6	
GRADE 3	140	6	
GRADE 4	132	5	
GRADE 5	159	5	
TOTAL	902	37	

KEY PROGRAMS

GRADES K-5	Cape Verdean Sheltered English
	Immersion (SEI)
GRADES K-1	UNIDOS (One Way Language
	Immersion Program)
	City voting precinct

BUILDING OVERVIEW

The Oscar Raymond School is located in the Northwest Zone neighborhood. It has a K-5 Elementary population. The building has a configuration of seven open pods which have been modified and subdivided to 5-6 classes per pod.

Built in 1974 and very similar to the Edgar B. Davis School in size, area, floor plan configuration, building age, and design. The one-story building organization has open classroom pods along the east and west. Unlike the Davis School, there are no modular classrooms at Raymond School. The center section of the building houses common programs such the cafetorium, library, small gym, art program, and music program. All of the pods have been sub-divided into classrooms with walls. Current staff have noted that the pod configuration creates challenges for learning.

In 2014 the Brockton School District submitted a Statement of Interest (SOI) to the MSBA and was successfully invited for the Accelerated Repair Program. As part of this grant, one boiler was rebuilt, however the second building boiler is currently offline leaving the school with no redundancy.

Overall, the building does not meet the schools education needs due to the outdated pod configuration.

Flat
Yes
Yes
No
Main Entry faces West with a North-South building orientation
64 Somewhat Walkable
39 Some Transit
6 minutes by car 10 minutes by bicycle 34 minutes walking

SITE INFORMATION

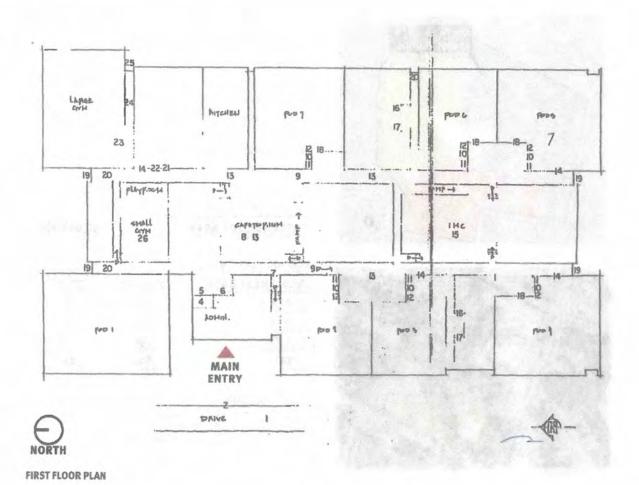


- The MSBA Space summary template guidelines indicate that Elementary school general class-room sizes (Grades 1-5) should be in a range of 900 to 1,000 square feet with a maximum of 23 students per classroom. The Oscar Raymond School for School Year 2017/18 has an enrollment between 23 to 34 students per classroom for grades 1-5. This demonstrates that the number of students per classroom exceeds the recommended count and suggests that the school is operating above MSBA recommended capacity.
- The pod configuration of the building has caused concern for staff in regards to learning and focus.
 It was observed that not all pods have walls that go to the underside of the roof and therefore acoustics are difficult for teaching and learning.
- The current interior finishes are observed to be in poor condition. Future upgrades should prioritize areas of failing floor, ceiling and wall finishes.
- The building currently does not have a sprinkler system. Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet current codes.

- It was observed during the visit that there is a shortage of adequate support and collaboration spaces for teachers and staff as available space is now otherwise programmed.
- Original gym locker rooms and shower areas are now used for storage. Future upgrades to this building should consider creating appropriate spaces for storage.
- The bathroom plumbing fixtures are dated and are possibly original to the building. Future upgrades to the building should consider using low flow fixtures. The student toilet rooms do not offer accessible stalls or fixtures, and the quantity of bathrooms for the population should be evaluated per current plumbing code.
- Custodian staff reported that the roof leaks when there is wind driven rain. Mold was observed on the ceiling of the Art Room closet near the area of potential leaking. Future upgrades should investigate the location of the water penetration.
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation

Oscar Raymond School Facility Priority 2.3 PRIORITY 4 3 2 1 VISIT DATE: March 10, 2017 COMMENTS Asphalt with potholes LANDSCAPING V Grass and trees, low brick site walls SITE SIDEWALKS Cement and asphalt, some cracking observed PLAY GROUND V Age appropriate play and materials ROOF ✓ Roof reportedly teaks in some areas during wind driven rain GUTTERS/DOWNSPOUT Internal, no Issues reported Masonry brick in adequate condition. Rusting at fasteners observed on metal panels WINDOWS DOORS Metal doors; older, possibly original. Non-ADA accessible hardware SECURITY Cameras **POUNDATIONS** OTHER FLOORS V ✓ 12" x 12" VCT; good condition. Carpet in library and front office; older, worn Painted CMU, temporary wall partitions in Pods CEILINGS 2' x 4' ACT; some water staining, sagging DOORS Metal, some with ADA accessible hardware OTHER FLOORS ✓ Painted CMU with holes remaining from previous fixtures WALLS CEILINGS √ Older z'x 4' ACT FIXTURES ✓ Wall mounted sinks, floor mounted toilets. Some sinks stainless steel surface mounted. Some tellets floor mounted. OTHER Painted CMU FLOORS V Terracotta tiles WALLS V Glaxed CMU CEILINGS V 2' X 4' ACT CINCHEN GREASE TRAP ✓ Cleaned every 6 months KITCHEN EQUIPMENT New Freezer, new cold storage OTHER V SERVICE/DISTRIR. Switchgear and circuit breaker panels. Emergency generator LIGHTING/POWER V Occupancy sensors in gym only. LED lamps outside. Energy efficient lamps. SUPPLY/DISTRIB. Some electric fin tube radiators which not used/ abandoned UNIT SOURCES Window heating units SPRINKLERS None, no sprinkler system FIRE DETECTION V Assumed in the boiler room pipes HANDICAP-ACCESSIBLE V Some ramps throughout assumed to be accessible. Bathrooms not accessible (turning radius, door and fixture clearances/ thresholds, hardware. accessories) OTHER

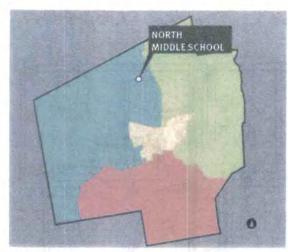




North Middle School

108 Oak Street Brockton, MA 02301





LOCATION MAP



AERIAL PHOTO



NORTH ELEVATION

FACILITIES INFORMATION

~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	C-hI
DEPARTMENT	School
BUILDING USE	Middle 6-8
SCHOOL ZONE	Northwest
YEAR(S) BUILT	1959, reno 2012
NUMBER OF CLASSROOMS	35

SITE & BUILDING AREA

SITE AREA	5.75 Acres
BUILDING AREA	92,061 GSF
MODULAR CLASSROOM AREA	N/A
TOTAL SCHOOL AREA	92,061 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade	
GRADE 6	225	8	
GRADE 7	200	8	
GRADE 8	199	9	
TOTAL	624	25	

KEY PROGRAMS

	Cape Verdean Sheltered English Immersion (SEI)/TBE
	Special Education Emotionally
	Impaired Classroom (EI) (two
	classrooms)
GRADES 6-8	Special Education Inclusion
	Strands (three classrooms)

North Middle School



BUILDING OVERVIEW

North Middle School is located in the Northwest Zone neighborhood. It has a Grade 6-8 population. North Middle School has a very similar floor plan to South Middle School with minor modifications.

In 2010 the Brockton School District submitted a Statement of Interest (SOI) to the MSBA. It was successfully invited to the Accelerated Repair Program for a new roof and new boilers.

During the site assessment, there was opportunity to discuss the configuration and operational flow of the building with senior staff. The layout is favorable for the ease of public access to the Auditorium and Gym. Some concerns were expressed regarding the U-shape layout of the floor plan, which makes circulation paths longer than ideal. Additionally, the shape creates blind corners at intersections and congestion when students are switching classes.

It was noted that room temperatures are often inconsistent throughout the building, resulting in the hopper windows being opened due to the excessive heat.

While the exterior of North Middle School is on good condition, the interior is in poor condition with significant wear and tear. The building is in need of a considerable interior finishes renovation, ADA upgrades, a fire suppression system, and elevator access the second floor.

SITE INFORMATION	
TOPOGRAPHY	Flat
LOCATED IN A	Yes, Building is located in
FLOOD ZONE	a flood zone
WETLANDS ON SITE	No
HISTORIC	No
DESIGNATION	
SITE AREA	158,409 SF
AVAILABLE FOR	
ADDITIONS OR	
REPLACEMENT OF	
EXISTING FACILITY	
ORIENTATION OF	Main Entry faces North
BUILDING	
NEIGHBORHOOD	56
WALK SCORE	Somewhat Walkable
NEIGHBORHOOD	39
TRANSIT SCORE	Some Transit
EST. COMMUTE	6 minutes by car
TO DOWNTOWN	10 minutes by bicycle
BROCKTON	35 minutes walking

North Middle School

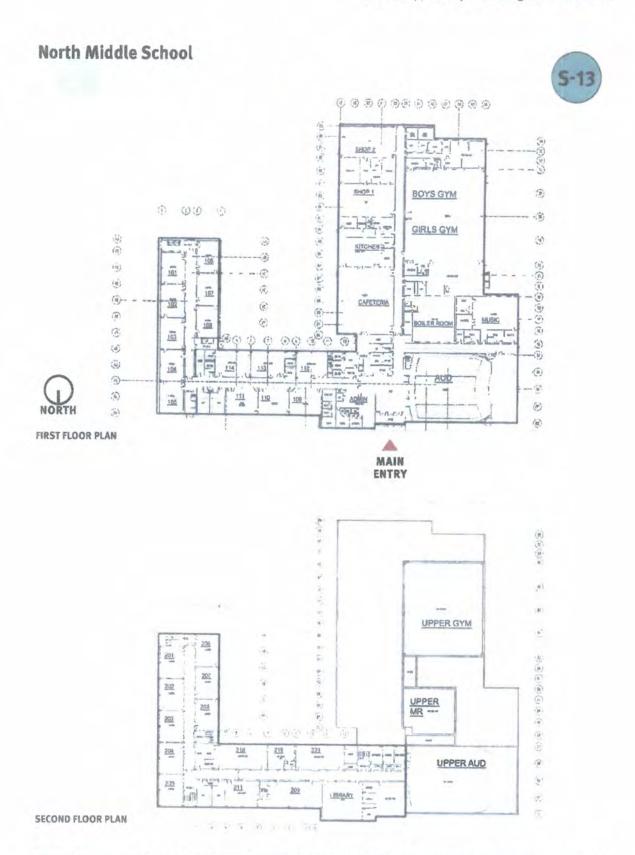


- The MSBA Space summary template guidelines indicate that Middle school general classroom sizes (Grades 6-8) should be in a range of 850 to 950 square feet with a maximum of 23 students per classroom. The North Middle School for School Year 2017/18 has an average enrollment of 28 students per classroom for 6th grade, 25 students for 7th grade, and 22 students for 8th grade. This demonstrates that the number of students per classroom exceeds the recommended count and suggests that the school is operating above MSBA recommended capacity. North Middle School is projected to have 100 more students than South Middle school that is the same size building.
- Due to the condition and age of the Auditorium interior finishes, future upgrades to the original seating and finishes should be considered.
- Due to the condition and age of the interior finishes and materials throughout, future upgrades to the facility should consider an interior renovation.
- Interior 9"x 9" floor tiles located throughout the building are worn and chipped. The flooring should be tested for asbestos prior to any renovation or maintenance that would disturb or remove the material.

- The bathroom plumbing fixtures are dated and possibly original. Future upgrades to the building should consider using low flow fixtures. The student toilet rooms do not offer accessible stalls or fixtures and the quantity of bathrooms for the population should be evaluated per current plumbing code.
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation
- The building currently does not have a sprinkler system or heat detection devices. Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet current codes.
- There were several classrooms where the staff noted needing to rearrange the seating due to the heating system being hot. Consideration should be given to evaluating the heating systems efficiency.
- The existing overhang at the front entry shows signs of wear from the outside elements.
- Site and sidewalk curbing is in poor condition with major cracking and uneven surfaces.

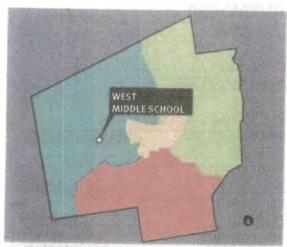
North Middle School Facility Priority 2.9

_	PRIORITY	1	4	3	2	3	
	VISIT DATE: March 10, 2017	Coop	ANEDITANE	ADEQUATE	MARGINAL.	POOR	COMMENTS
1	PARICING	+	-	T	1		Asphalt
	LANDSCAPING	1	Ť	1	1		Trees. Have a garden club.
SITE	SIDEWALKS		1	1	1	1	Asphalt, cracking. Curb missing in some locations
1	OTHER	t	+	1	7		
+	ROOF	Y	7	1	7		New, no leaks, recently inspected. Consider replacing flashing over boiler room windows
t	GUTTERS/DOWNSPOUT	V	1	t	+		Nov
1	WALLS	V	1	†	1		Brick masonry
OR	WINDOWS	1	1	1	1	1	Replaced 15 years ago. Hoppers in lower third of window bay with infill at top portion. Window roller shades missing or broken.
EXTERIOR	DOORS	V	1	+	1	-4	Metal doors, front doors wood with glazing
-	SECURITY	+	1	1	+	-	Cameras
1	FOUNDATIONS	H	V	1	+	-	Concrete
1	OTHER	-	1	+	+	-	Skylights in wood shop, reported to create glars on the teaching wall.
+	FLOORS	-	+	+	1	-	Newer VCT and carpet 1st floor, older 9" x 9" tiles and carpet on 2nd floor, older stair treads and landings
-	WALLS	-	1	1	+	-	Painted CMU, brick gym walls are brick with appearance of efficrescence
MTERIOR	CEILINGS	H	+	+	1	-	Newer ACT and LEB Ughting at front entry. Older throughout. Celling fans used in Café and Kitchen. Skylights have been covered.
1	DOORS	-	+	t	+		Wood. Classrooms have center plaxl or glass lite approx. s'x 2'. Non-ADA accessible door knobs/clearances
+	OTHER	-	+	+	+	+	New carpet in front office and Library
+	FLOORS	-	+	+	+	+	Older mossic tile
2	WALLS	H	+	+	1	1	Older caramic tile, some cracked. Holes in walls from previous repairs/ capped off fixtures.
3	CEILINGS	H	+	+	+	-	
LUIDES KOOMS	FIXTURES	-	+	+	1	+	Older painted, peating. Vente do not appear to be working in Boys room
=	TOILET PARTITIONS	H	H	+	1	1	Older percelain wall mounted sinks, floor mounted tollets. Wall mounted urinels.
+		H	+	V	1	+	Older painted weed. Not enough toilets. Some toilet partitions are old/ rusty
-	FLOORS	-	-	Y	+	+	Ferra cotta tile, some missing. Some painted concrete flooring, pealing
	WALLS	-	-	+	+	+	Slared CMU
and the	CEIUNGS		-	+	+	+	ACT, fans, covered sleylights
-	GREASE TRAP	-	-	-	+	+	Serviced
1	KITCHEN EQUIPMENT	٧	-	1	+	+	n working order
+	OTHER	_	L	-	+	+	emperature of lutchen is reported to be too hot for Kitchen staff. Fans used in cafeteria and kitchen.
1	SERVICE/DISTRIB.	L	1	-	-	+	Id, possibly original switchgesr
1	LIGHTING/POWER	_		V	+	+	Vall switches throughtout, some bathrooms use occupancy sensors
-	SUPPLY/DISTRUB.	4		1	+	+	iteam/ hot water for heat, no A/C, gas boiler. (s back up, 1 main). Recently serviced.
1	UNIT SOURCES	_	_	L	V	+	init vent system. Window A/C units in some offices, classrooms, Health suite, cafetaria.
1	SPRINKLERS			-	1	N	one, not sprinklered
	DETECTION	√		L	1	N	low fire alarm panel installed 2017
		POSSIBLE	MO	MAYBE	UNIGHORY		
1		1			T	A	saumed in 9" x 9" floor tiles and pipes in culeteria
	LEAD				1	U	пклочи
-	HANDICAP-ACCESSIBLE		1		T	N	o elevator. Bathrooms appear accassible (turning radius, door clearences/ thresholds, fixture clearances/ hardware, accassories)
1	OTHER				1	+	



271 West Street Brockton, MA 02301

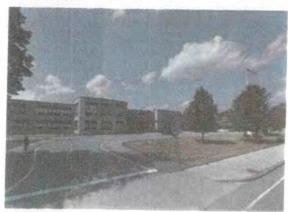




LOCATION MAP



AERIAL PHOTO



EAST ELEVATION

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Middle 6-8
SCHOOL ZONE	Northwest
YEAR(S) BUILT	1952, reno 2012
NUMBER OF CLASSROOMS	36

SITE & BUILDING AREA

SITE AREA	11.5 Acres
BUILDING AREA	110,318 GSF
MODULAR CLASSROOM AREA	N/A
TOTAL SCHOOL AREA	110,318 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade
GRADE 6	245	8
GRADE 7	223	10
GRADE 8	200	8
TOTAL	668	26

KEY PROGRAMS

	Special Education Emotionally Impaired (EI) (three classrooms)
GRADES 6-8	Special Education Inclusion
	Strands (three classrooms)
	Voting precinct
	rating protinct



8 minutes by bicycle

29 minutes walking

BUILDING OVERVIEW

West Middle School is located in the Northwest Zone. It has a Grade 6–8 population.

In 2014 the Brockton School District submitted a Statement of Interest (SOI) to the MSBA to install a second boiler for back up, however it was not invited into the Accelerated Repair Program. This is still a concern and the custodial staff noted that the second back up boiler has not functioned in three years. In 2011 a new roof was installed through the MSBA Green Repair Program. Exterior doors are currently being replaced with new.

The Auditorium space is used by both the school and community and is seen as a important asset to the neighborhood. The room finishes and seating are original to the 1952 construction and would benefit from renovation to bring the room to today's standards. Custodial staff commented that the balcony is no longer used.

The building is used by the community for voting, basketball, soccer, dance, karate, and performances.

North Middle School is in good to adequate condition with considerable wear and tear on the interior in some locations. The building is in need of updated interior finishes, ADA upgrades, a fire suppression system, and elevator access the second floor.

SILE IMPORMATION	
TOPOGRAPHY	Flat
LOCATED IN A	No
FLOOD ZONE	
WETLANDS ON SITE	No
HISTORIC	No
DESIGNATION	
ORIENTATION OF	Main Entry faces North
BUILDING	
NEIGHBORHOOD	60
WALK SCORE	Somewhat Walkable
NEIGHBORHOOD	28
TRANSIT SCORE	Some Transit
EST. COMMUTE	6 minutes by car

CITE INCODMATION

TO DOWNTOWN

BROCKTON

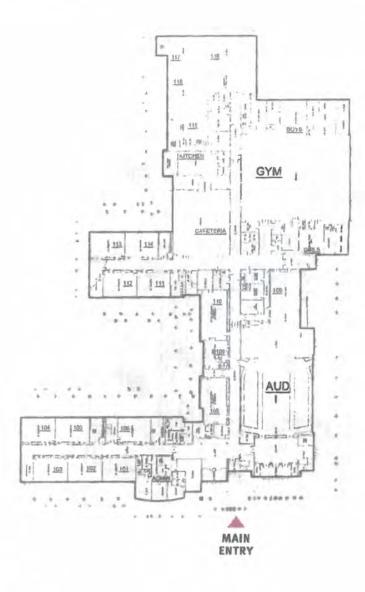


- The MSBA Space summary template guidelines indicate that Middle school general classroom sizes (Grades 6–8) should be in a range of 850 to 950 square feet with a maximum of 23 students per classroom. The West Middle School for School Year 2017/18 has an average enrollment of 30 students per classroom for 6th grade, 22 students for 7th grade, and 25 students for 8th grade. This demonstrates that a select number of classrooms exceed the recommended count and suggests that the school is partially operating above MSBA recommended capacity.
- Due to the condition and age of the Auditorium interior finishes, future upgrades to the original seating and finishes should be considered.
- Due to the condition and age of the interior finishes and materials throughout, future upgrades to the facility should consider an interior renovation.
- Interior 9" x 9" floor tiles located throughout the building are worn and chipped. The flooring should be tested for asbestos prior to any renovation or maintenance that would disturb or remove the material.

- Older records and files are insecurely and improperly stored in the basement of West Middle School.
 These files and records should be addressed and stored appropriately and securely off site as part of the Records management strategy.
- The bathroom plumbing fixtures are dated and possibly original. Future upgrades to the building should consider using low flow fixtures. The student toilet rooms do not offer accessible stalls or fixtures and the quantity of bathrooms for the population should be evaluated per current plumbing code.
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation
- The building currently does not have a sprinkler system or heat detection devices. Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet current codes.
- There are noticeable settling cracks observed in the interior CMU partitions.

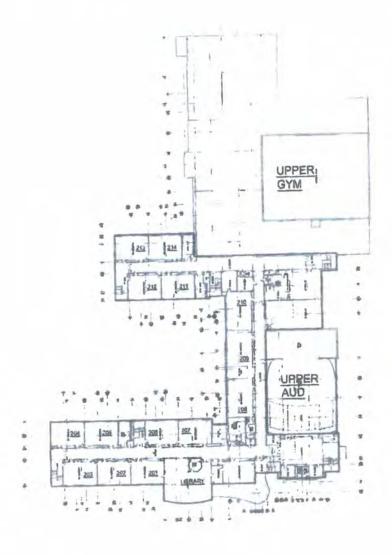
West Middle School **Facility Priority 2.6** PRIORITY 4 3 2 1 VISIT DATE: April 19, 2017 COMMENTS Asphalt, some cracking and potholes. Curbing missing on islands. PARKING LANDSCAPING Grass and trees, parking lot islands are dirt SIDEWALKS V Concrete OTHER Replaced in 2011-12. No reported leaks. (Celling stains are reported to be prior to roof replacement.) ROOF GUTTERS/DOWNSPOUT ✓ Internal storm drains, no issues reported WALLS Brick masonry Double pane, estimated 15 years old WINDOWS V Roughly 25% have been replaced with new doors. Phasing in new doors to the remaining locations DOORS s camera at rear parking lot, a other camera observed. It was not confirmed if they are working and connected to central. SECURITY FOUNDATIONS V OTHER FLOORS V ✓ Terrazzo at entry, 12"x12" VCT in good condition. Older 9"x9" tiles and carpet throughout WALLS Glazed CMU and painted ✓ Newer s'xs' ACT in some areas in good condition. Older 2' x 4' ACT and classroom calling tiles CEILINGS V DOORS ✓ Older mosaic tites FLOORS. ✓ Older glazed CMU WALLS CEILINGS ✓ Older painted GWB TOILET ✓ Older original floor and wall mounted fixtures FUCTURES TOILET PARTITIONS ✓ Older original, painted Terracetta tiles FLOORS V Glazed CMU WALLS V CENINGS V Painted GREASE TRAP Serviced Feb. 2017 KITCHEN EQUIPMENT Operable, in good condition Custodian noted that the kitchen is scheduled to be renovated in the near future OTHER Switchgear, circuit panels and boards SERVICE/DISTRIB. V ELEC LED tamps installed in corridors in 2016 Natural gas, het water. One of the bollers reportedly has not warked for approximately three years SUPPLY/DISTRIB. UNIT SOURCES V A/C window units and heat vents. Sump pump. New water heater 12/30/2016. √ None, not sprinklered SPRINKLERS FIRE Fire alarm system at entry lobby. Smoke/ heat detectors only observed in some spaces. DETECTION V Assumed in 9" x 9" floor tites, possibly pipes ASBESTOS V CODE Some access; building has elevator and ramps for ADA Access. Non-ADA accessible door clearances, tallet rooms, and door hardware HANDICAP-ACCESSIBLE DTHER





NORTH FIRST FLOOR PLAN







SECOND FLOOR PLAN

45 Quincy Street Brockton, MA 02302





LOCATION MAP



AERIAL PHOTO



EAST ELEVATION

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Elementary K-5
SCHOOL ZONE	Northeast
YEAR(S) BUILT	2008
NUMBER OF CLASSROOMS	50

SITE & BUILDING AREA

	13.48 Acres		
BUILDING AREA MODULAR CLASSROOM AREA TOTAL SCHOOL AREA			
		Students	Classes per grade
		137	6
145	6		
133	6		
128	6		
117	6		
128	6		
788	36		
	Students 137 145 133 128 117		

GRADE 5	128	6
TOTAL	788	36
KEY PROGRAM	S	
GRADES K-5	Haitian Sheltered Eng sion (SEI)	lish Immer-
GRADES 4-5	Special Education Emo	
	Special Education City Room (CRR) (one class	
GRADES K-2	Special Education Life classroom)	Skills (one
	Special Education TOD (one classroom)	
	Special Education ASD Functioning (one class	
	Special Education SLD	(one

classroom)



BUILDING OVERVIEW

The Mary E. Baker School is located in the Northeast Zone neighborhood. It has a K-5 elementary school population. The building is one of two new schools in the district that was built in 2008, a year before George School. The architecture, area, floor plan configuration, building age, and complete design in its very similar to George School, located in the Northwest neighborhood.

The structure is three-stories, with the main entry located on the east elevation along Quincy Street. Day parking is located at the rear of the building. A vehicular loop and parallel parking is along Quincy Street is for convenient access to the front entry.

Unlike George School, there are two separate arrays of solar panels-an array on the roof of the library pitched roof and array on the gym flat roof.

The building structure and site are in excellent condition and well maintained.

Flat	
No	
No	
No	
Main Entry faces East	
28 Car-Dependent	
28 Some Transit	
7 minutes by car 11 minutes by bicycle 38 minutes walking	

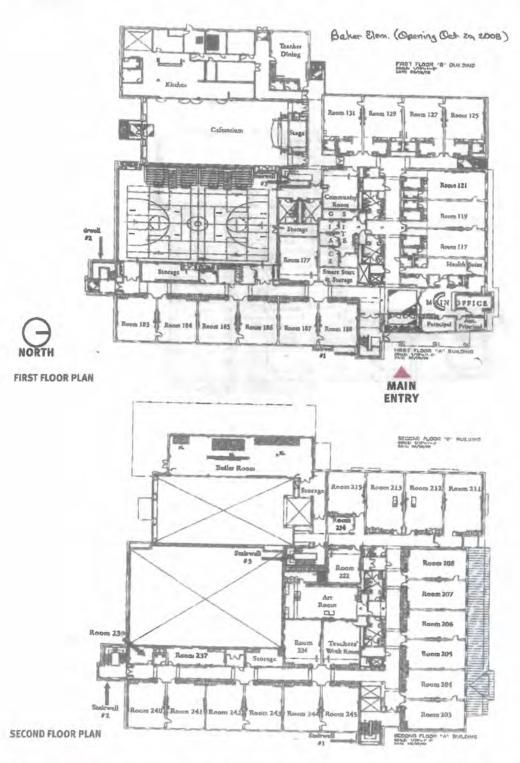


- The MSBA Space summary template guidelines indicate that Elementary school general classroom sizes (Grades 1-5) should be in a range of 900 to 1,000 square feet with a maximum of 23 students per classroom. The Mary E. Baker School for School Year 2017/18 has an enrollment between 24 to 27 students per classroom for grades 1-5. This demonstrates that the number of students per classroom exceeds the recommended count and suggests that the school is operating above MSBA recommended capacity.
- The building appears to be ADA compliant. The stage in the cafetorium is accessed via a handicap accessible lift and the building has a functioning elevator.
- Heating and cooling is reportedly consistent throughout the building.

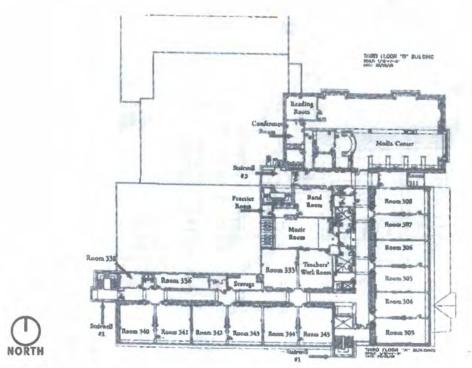
- Staff noted that every classroom has a smart board and a sink.
- Custodial staff noted that the lights at the stairs are difficult to access and require a cherry picker. LED fixtures can improve the longevity of the lamp life for less maintenance.
- There are two separate arrays of solar panels on the roof.
- Custodial staff noted that as the occupancy sensors no longer functioned, they have been replaced with light switches. This accounts for approximately 30-40% of lights throughout the building.
- The bathroom plumbing fixtures are new to the 2008 construction and in excellent condition.

Mary E. Baker School Facility Priority 3.9 PRIORITY 4 3 2 1 VISIT DATE: February 21, 2017 COMMENTS PARKING V How asphalt, painted parking lines LANDSCAPING V Hew grass, trees, bushes SIDEWALKS V New concrete PLAY GROUND V Three new playground areas, age appropriate POOF V New rubber membrane roof GUTTERS/DOWNSPOUT V New external metal storm drains WALLS V New brick masonry, standing metal seam New double pane double hung insulated windows DOORS V New metal with ADA accessible hardware SECURITY V Camera at every door FOUNDATIONS FLOORS V New s2" xs2" VCT throughout, carpet in the library WALLS V New glazed tile walnscot, paint above New 2' x 2' ACT DOORS V New metal doors throughout OTHER New mosaic tite WALLS V New glazed tile wainscot, paint above CEILINGS V New 2' x 2' ACT FUXTURES V New wall mounted PARTITIONS V New HDPE (High Density Polyethylene) FLOORS V New epoxy, some cracking that has been patched WALLS V New painted CMU CEILINGS V GREASE TRAP a grease traps: 1 in dish room, 1 at sink KITCHEN EQUIPMENT Excellent, in working condition SERVICE/DISTRIB. Switchgear and circuit breakers/ panel boards ELEC LIGHTING/POWER V Classrooms have occupancy sensors. Energy efficient lamps. When occupancy sensor breaks, controls are being replaced with switches Solar panels on roof; two arrays SUPPLY/DISTRIB. V UNIT SOURCES V Forced hot air through coiling registers/ Air conditioning. Heating and cooling is controlled by central. SPRINKLERS V Sprinkler system throughout FIRE DETECTION V ASBESTOS LEAD HANDICAP-ACCESSIBLE ADA accessible throughout, Evacuation chair located at top of stairs.





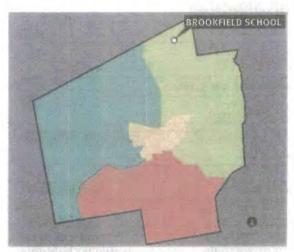




THIRD FLOOR PLAN

135 Jon Drive Brockton, MA 02302





LOCATION MAP



AERIAL PHOTO



SIGN ALONG NORTH ELEVATION

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Elementary K-5
SCHOOL ZONE	Northeast
YEAR(S) BUILT	1963, 1970
NUMBER OF CLASSROOMS	29

SITE & BUILDING AREA

SITE AREA	28.85 Acres
BUILDING AREA	68,261 GSF
MODULAR CLASSROOM AREA	2,250 GSF
TOTAL SCHOOL AREA	70,511 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade
KINDERGARTEN	66	5
GRADE 1	94	5
GRADE 2	111	5
GRADE 3	108	5
GRADE 4	127	6
GRADE 5	111	5
TOTAL	617	31*

^{*}includes 2 modular classroom

KEY PROGRAMS

GRADES K-5	Cape Verdean Sheltered English Immersion (SEI)
GRADES K-5	Special Education City Resource Room (CRR) (three classrooms)
	"Walk to School Wednesday"
	Massachusetts Program



38 minutes walking

BUILDING OVERVIEW

The Brookfield School is in the Northeast Zone neighborhood of Brockton. It has a K-5 elementary school age population. The building was constructed in 1963 and is very similar in square footage, floor plan configuration, building age, and design to the Hancock School (Northwest Zone) and the Ashfield School (Northeast Zone).

The structure is one story on a flat site with the main entry located on north elevation. The site is surrounded by trees at the end of a residential street.

The original north portion of the building was constructed in 1963 with a southern wing added in 1970. There have been recent updates to the building, including newer boilers, water heater, gym floor, and new library skylights.

The building currently has two modular classrooms that are reported to be at least 20 years old and are at the end of their useful life for both the interior and exterior.

The original building is observed to be in good to adequate condition for its age with the exception of some failing interior finishes and wear and tear on the interior. The building is in need of a considerable interior renovation, ADA upgrades, and a fire suppression system.

SITE INFORMATION	
TOPOGRAPHY	Flat
LOCATED IN A FLOOD ZONE	No
WETLANDS ON SITE	Yes
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	Main Entry faces North
NEIGHBORHOOD WALK SCORE	28 Car-Dependent
NEIGHBORHOOD TRANSIT SCORE	28 Some Transit
EST. COMMUTE TO DOWNTOWN	7 minutes by car 11 minutes by bicycle

BROCKTON

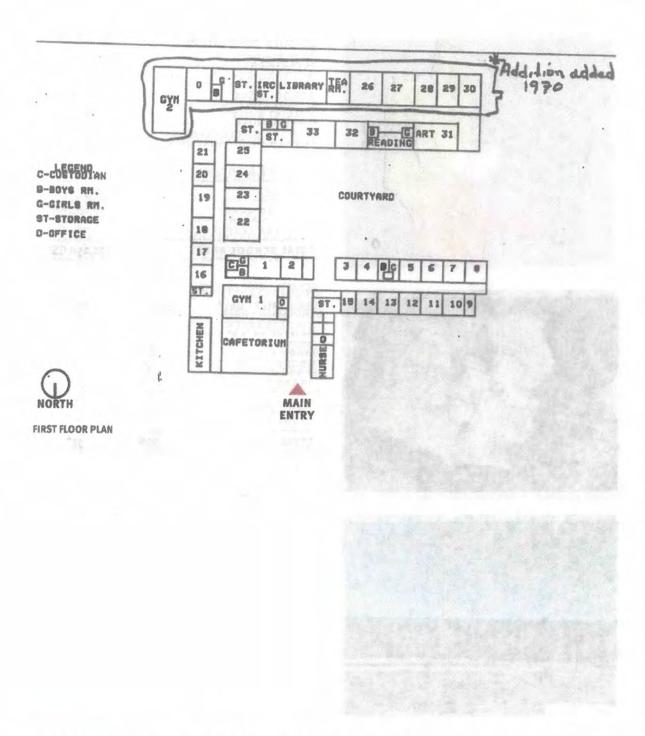


- The MSBA Space summary template guidelines indicate that Elementary school general classroom sizes (Grades 1-5) should be in a range of 900 to 1,000 square feet with a maximum of 23 students per classroom. The Brookfield School for School Year 2017/18 has an enrollment between 23 to 28 students per classroom for grades 1-5. This demonstrates that the number of students per classroom exceeds the recommended count and suggests that the school is operating above MSBA recommended capacity.
- Due to the condition and age of the Interior finishes and materials throughout, future upgrades to the facility should consider an interior renovation.
- Due to the condition and age of the modulars, a solution for a permanent structure should be reviewed.
- Interior 9" x 9" floor tiles located throughout the building are worn and chipped. The flooring should be tested for asbestos prior to any renovation or maintenance that would disturb or remove the material.

- The building currently does not have a sprinkler system or heat detection devices. Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet current codes.
- The bathroom plumbing fixtures are dated and are possibly original to the building. Future upgrades to the building should consider using low flow fixtures. The student toilet rooms do not offer accessible stalls or fixtures, and the quantity of bathrooms for the population should be evaluated per current plumbing code.
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation.

Brookfield School Facility Priority 3.2 PRIORITY 4 3 2 1 ADEQUATE JARGHAL COMMENTS VISIT DATE: February 21, 2017 PARKING V Asphalt, few pot holes, some filled LANDSCAPING V Courtyard: grass is cut/ maintained. In the courtyard there is rubber and grass. SITE SIDEWALKS PLAY GROUND ✓ Asphalt in the courtyard- cracking, poor condition. Age appropriate playground. ROOF V New rubber membrane, replaced last year (2016) GUTTERS/DOWNSPOUT WALLS V WINDOWS Pessibly replaced 7-8 years ago DOORS V Newer double pane, insulated hopper windows SECURITY V Exterior cameras FOUNDATIONS V OTHER FLOORS V √ 9" x 9" tiles, cracking, missing, chipping, old carpet in library. Some areas have newer 12" x 12" VCT. Hellways newly painted, CMU painted CEILINGS ✓ New 2' x 2' ACT in some corridors. Classrooms have older 9"x 9" tiles DOORS ✓ Older, original. Hardwere and clearances non-ADA accessible OTHER FLOORS ✓ Original 9" x 9" tiles, cracking/ crumbling/ missing Glazed CMU WALLS CEILINGS √ Older 2' x 4' ACT, sagging COILET FIXTURES Original percelain floor mounted tellets, well mounted sinks, floor urinals PARTITIONS V Newer metal partitions in some areas FLOORS ✓ Terra cotta tile, worn √ Older 9" x 9" tiles, cracking/ crumbling/ missing CEILINGS GTCHEM GREASE TRAP Serviced/ cleaned KITCHEN EQUIPMENT Newer, functional Use Styrofoam for lunches; Dish room has not been used for years SERVICE/DISTRIB. ✓ Switch gear with circuit breakers/ panel boards LIGHTING/POWER Carridor lighting has been replaced with LEDs. Others are surface mounted or recessed fluorescent. **Emergency** generator SUPPLY/DISTRIB. V Natural gas, hot water heat UNIT SOURCES V Newer bollers, hot air radiators at perimeter SPRINKLERS FIRE DETECTION V Fire Alarm System located at front lobby ASSESTOS V Assumed in 9" x 9" floor tiles, pipes in Bailer room LEAD HANDICAP-ACCESSIBLE ✓ New ADA accessible toilet rooms Lobby. Ganged student bathrooms not accessible (turning radius, door and fixture clearances/ thresholds, OTHER





55 Electric Avenue Brockton, MA 02302





LOCATION MAP

AERIAL PHOTO



NORTH ELEVATION

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Elementary K-5
SCHOOL ZONE	Northeast
YEAR(S) BUILT	1971, 2012
NUMBER OF CLASSROOMS	36*

SITE & BUILDING AREA

SITE AREA	16.33 Acres
BUILDING AREA	119,000 GSF
MODULAR CLASSROOM AREA	2,250 GSF
TOTAL SCHOOL AREA	121,250 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade
KINDERGARTEN	70	6
GRADE 1	96	5
GRADE 2	118	5
GRADE 3	109	5
GRADE 4	116	5
GRADE 5	99	5
TOTAL	608	31*

^{*}includes 2 modular classrooms

KEY PROGRAMS

GRADES 3-4	Special Education Emotionally
	Impaired (EI) (two classrooms)
GRADES 1-5	Special Education Life Skills
	Classroom (five classrooms)
GRADES K-5	Special Education Inclusion
	Classroom (seven classrooms)
	"Walk to School Wednesday"
	Massachusetts Program



BUILDING OVERVIEW

The Downey Elementary School is located in the Northeast Zone neighborhood, it has a K-5 elementary school population. The building has four open classrooms on the first floor and two open classrooms in the lower level/semi-basement which is exposed at grade on the east side. Additionally, there are two modular classrooms that are more than 20 years old.

The building was constructed in 1971 and is heated by electricity. The configuration of the building has a central spine containing the Administration, an outdoor courtyard, library with mezzanine, smaller gym, larger gym, cafetorium, and kitchen. Off of the central core, there are two classroom pods to the east and two classrooms pods plus the modular structure to the west. The lower level is accessed by a small elevator or internal stairs within the pods, which stack with the pods above on the first level.

The building is well situated on a sloped site, allowing direct egress at grade from the lower level. The sidewalk surrounding the building are cracked and uneven, and in need of extensive repair or replacement.

The overall structure is in poor condition with moderate to significant wear and tear on the interior. The building is in need of a considerable renovation, site improvements, ADA upgrades, additional classrooms, and a fire suppression system.

SITE INFORMATION	
TOPOGRAPHY	Sloped
LOCATED IN A FLOOD ZONE	No
WETLANDS ON SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	Main Entry faces North
NEIGHBORHOOD WALK SCORE	Car-Dependent
NEIGHBORHOOD TRANSIT SCORE	30 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	5 minutes by car 9 minutes by bicycle 30 minutes walking

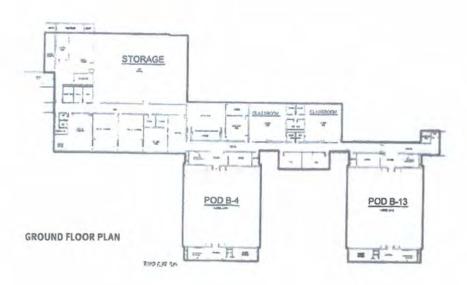


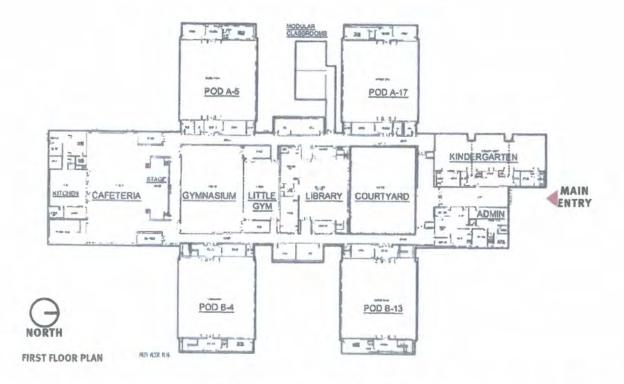
- The MSBA Space summary template guidelines indicate that Elementary school general class-room sizes (Grades 1–5) should be in a range of 900 to 1,000 square feet with a maximum of 23 students per classroom. The Downey Elementary School for School Year 2017/18 has an enrollment between 19 to 23 students per classroom for grades 1–5. This demonstrates that the number of students per classroom meets the MSBA recommended student count.
- The Downey School houses many special needs programs. The space considerations for these programs should be thoroughly evaluated.
- The open classroom configuration of the building has caused concern for staff in regards to egress safety due to limited lock down options as well as appropriate learning environment within the pod configuration. Classroom dividers are created with temporary partitions that do not go to the underside of the roof and therefore acoustics are difficult for teaching and learning.
- Due to the condition and age of the Interior finishes and materials throughout, future upgrades to the facility should consider an interior renovation.
- The building currently is not fully ADA compliant as there is no accessible means to access the library mezzanine. Future upgrades should consider installing accessible access to all populated areas of the building.

- Interior 9" x 9" floor tiles located throughout the building are worn and chipped. The flooring should be tested for asbestos prior to any renovation or maintenance that would disturb or remove the material.
- The building currently does not have a **sprinkler system** or heat detection devices. Future upgrades
 to this building should consider adding a fire
 suppression system and heat detection devices
 to meet current codes.
- The bathroom plumbing fixtures are dated and are possibly original to the building. Future upgrades to the building should consider using low flow fixtures. The student toilet rooms do not offer accessible stalls or fixtures, and the quantity of bathrooms for the population should be evaluated per current plumbing code.
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation.
- Stairways are currently being used for storage of classroom furniture under the landing. Storage in an exit enclosure, including stairwells, is not permitted per the current life safety code.
- There are unused and decommissioned drinking fountains throughout the school. The unused drinking fountains could be replaced with newer water stations or removed completely as long as the quantity within the building meets the current plumbing code requirements.

Downey School Facility Priority 2.0 PRIORITY 4 3 2 1 ADEQUATE VISIT DATE: February 23, 2017 ✓ Asphalt; potheles, poor drainage, no curbing LANDSCAPING √ Grass, mud, minimal trees and landscaping, site lighting, inner courtyard √ Asphalt; crumbling, non-ADA accessible slopes, tripping hazards, no curbing SIDEWALKS ROOF V Newly replaced in 2012, no issues reported GUTTERS/BOWNSPOUT √ Inside building, no Insues reported WALLS V WINDOWS V Recently replaced; double pane insulated, aluminum frame. Windows in the big gym show evidence of prior leaks. BOORS ✓ Recently replaced; motal doors with sidelights No lockdown options with Interior open classroom configuration and no classroom doors. FOUNDATIONS V OTHER Older 9" x 9" diles, cracking, missing, chipping. Carpet in classroom pods, old, ripping, torm, Newer 12" x 12" YCT in some areas, Library carpet FLOORS recently replaced. Painted CMU, painted brick CEILINGS V Original exposed concrete waffle slab with acoustical filler in some areas DOORS OTHER FLOORS ✓ Older ceramic mesalc, cracked ✓ Older glazed tile/ CMU, cracked WALLS CELINGS ✓ Older 2' x a' ACT, staining, sagging TOILET FIXTURES ✓ Wall mounted fixtures, possibly original TOILET PARTITIONS Floor mounted metal partitions in disrepair; rusting, dented, broken FLOORS ✓ Older tiles; worn WALLS V Glazed tile/ CMU CEILINGS V a'xa'ACT GREASE TRAP Recently serviced KITCHEN EQUIPMENT V OTHER SERVICE/DISTRIB. ✓ Electric distribution, expensive, reptacement parts for system reportedly no longer available LIGHTING/POWER ✓ Interior has fluorescent lamps. Exterior has LED lighting. SUPPLY/DISTRIB. ✓ Electric heat, No gas utility to the building. Oil used for Emergency Generator. UNIT SOURCES SPRINKLERS √ None, no sprinkler system PIRE DETECTION ✓ Old panel, heat/ smoke sensors in some areas. ASBESTOS √ Assumed in 9" x 9" asbestos tiles, pipes HANDICAP-ACCESSIBLE Stage not ADA accessible, Door landware not ADA accessible. Tollet rooms not accessible (turning radius, door and fixture clearances/ thresholds, hardware, fixtures, accessories). Mezzanine of Library not HC accessible. Elevator not large enough for a stretcher.







225 Coe Road Brockton, MA 02302





LOCATION MAP



AERIAL PHOTO



WEST ELEVATION

FACIL	ITIEC	INCO	22 BA A T	H CAR
LWPIP	111123	HILLA	LE UN 55 1	IUN

DEPARTMENT	School	
BUILDING USE	Middle 6-8	
SCHOOL ZONE	Northeast	
YEAR(S) BUILT	1965, 2009	
NUMBER OF CLASSROOMS	30*	

SITE & BUILDING AREA

SITE AREA	14.25 Acres
BUILDING AREA	63,100 GSF
MODULAR CLASSROOM AREA	3,875 GSF
TOTAL SCHOOL AREA	66,975 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per
GRADE 6	167	7
GRADE 7	163	7
GRADE 8	174	7
CITY RESOURCE ROOM (CRR)		2
TOTAL	504	23*

^{*}includes 4 modular classrooms

KEY PROGRAMS

	Haitian Sheltered English Immer- sion (SEI/TBE)
	Low-Incidence Sheltered English Immersion (SEI)
	Special Education City Resource Rooms (CRR)(two classrooms)
GRADE 6-8	Special Education Emotional Inclusion (EI) (one classroom)



Flat

No

Yes

No

13 minutes by bicycle

45 minutes walking

BUILDING OVERVIEW

The Ashfield Middle School is in the Northeast Zone neighborhood. It has a Grade 6–8 middle school population. The building was constructed in 1965 and is similar in floor plan configuration, building age, and design to the Brookfield School (Northeast Zone) and the Hancock School (Northwest Zone). The differences include that Ashfield School is a middle School, whereas Hancock School and Brookfield School are both elementary schools.

The structure is primarily a one-story building on a flat site surrounded by trees with the main entry located on the west elevation. There is a second floor that is located above the east wing that is only accessible by stairs at either end of the classroom bar.

In Fiscal Year 2014, the Brockton School District submitted a Statement of Interest (SOI) to the MSBA for Ashfield School facility improvements. It was successfully invited to the Accelerated Repair Program to provide updates to the building, including a new roof and boiler in 2016.

The building currently has a modular structure that is located in the middle of the U-shaped building. It is estimated to be more than 20 years old and contains four classrooms and two bathrooms that have reached the end of their useful life. The interior has evidence of ongoing leaking from the roof and the exterior siding is deteriorating and rotting, with reports of animals occupying the space below the modular.

The overall structure is in poor condition with moderate to significant wear and tear on the interior. The building is in need of a considerable renovation, site improvements, ADA upgrades, a permanent classroom addition(s) solution, and a fire suppression system.

TOPOGRAPHY	
LOCATED IN A	
FLOOD ZONE	
WETLANDS ON SITE	
HISTORIC	
DESIGNATION	

SITE INFORMATION

TO DOWNTOWN

BROCKTON

main Entry races west	ORIENTATION OF
	BUILDING
27	NEIGHBORHOOD
Car-Dependent	WALK SCORE
25	NEIGHBORHOOD
Some Transit	TRANSIT SCORE
8 minutes by car	EST. COMMUTE

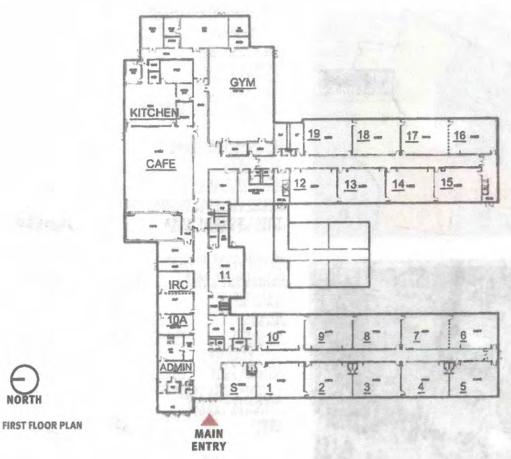


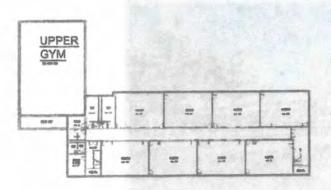
- The MSBA Space summary template guidelines indicate that Middle school general classroom sizes (Grades 6-8) should be in a range of 850 to 950 square feet with a maximum of 23 students per classroom. The Ashfield Middle School for School Year 2017/18 has an average enrollment of 23 students per classroom for 6th grade, 23 students for 7th grade, and 24 students for 8th grade. This demonstrates that a select number of classrooms exceeds the recommended count and suggests that the school is partially operating above full capacity per MSBA commendations.
- Due to the condition and age of the modular, a solution for a permanent structure should be reviewed.
- Due to the condition and age of the interior finishes and materials throughout, future upgrades to the facility should consider an interior renovation
- The building currently is not fully ADA compliant as there is no accessible means to access the second floor. The addition of an elevator would be required to meet ADA and MAAB compliance in this area.
- Interior 9" x 9" floor tiles located throughout the building are worn and chipped. The flooring should be tested for asbestos prior to any renovation or maintenance that would disturb or remove the material.

- The building currently does not have a **sprinkler system**, nor heat detection throughout. Consideration should be given to adding a fire suppression system. At a minimum, smoke/heat detectors should be installed in all areas.
- The handrails at the stairs do not comply with current code due to large gaps at the spindles.
- The bathroom plumbing fixtures are dated and are possibly original to the building. Future upgrades to the building should consider using low flow fixtures. The student toilet rooms do not offer accessible stalls or fixtures, and the quantity of bathrooms for the population should be evaluated per current plumbing code.
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation.

Ashfield Middle School Facility Priority 2.8 PRIORITY 4 3 2 1 WISIT DATE February 21, 2017 COMMENTS Asphalt, some potholes/ cracking LANDSCAPING √ Mud, no grass, poor drainage. There is a community playground on site, not used by the school ✓ Asphalt sidewalks, crumbling, no curbing SIDEWALKS OTHER ROOF V ✓ New 2016 rubber membrane for original building. Leaks observed in the modular. GUTTERS/DOWNSPOUT V New, replaced last year (2016) ✓ Original brick musonry at original building. Siding at modular in disrepair, old, damaged WINDOWS V ✓ Original double pane, newar insulated hopper windows at original building. Older windows at modular classrooms DOORS V ✓ Newer metal doors at original building, older in modular SECURITY Exterior cameras, lighting FOUNDATIONS OTHER FLOORS √ 9" x 9" tiles, cracking, chipping, missing. Base is pealing. WALLS V CEILINGS ✓ Older 2' x 4' ACT, sagging, stained . Some newer 2' x 2' ACT. noors Older, original. Hardware and clearances not accessible with ADA. OTHER Gym in good condition FLOORS Mesales, cracked, missing WALLS √ Titles and painted CMU. Holes from previous plumbing repairs. Metal floor mounted partitions, rusted. CEILINGS TOILET ✓ Some possibly original. Non-ADA accessible surface mounted sinks TOILET PARTITIONS V ✓ Mewer metal partitions in some areas. Some older/original metal, rusting FLOORS V Terra cotta tile Glazed CMU CEILINGS ✓ Older tiles, cracking/ crumbling/ missing GREASE TRAP Serviced/ cleaned KITCHEN EQUIPMENT New, fully functional Use Styrefoam for lunches; Dish room not used SERVICE/DISTRIB. V Switch geer with circuit breakers/ panel boards, Emergency generator. LIGHTING/POWER Some LEDs in hallway SUPPLY/DISTRIB. V Natural gas heating, 3 boilers, new in 2016 UNIT SOURCES V Window radiator unit heaters, hot water heat SPRINKLERS ✓ None, no sprinklers Heat/ smoke detectors inconsistently located throughout. Fire Alarm panel located at front lobby. ASBESTOS V Assumed in 9" x 9" floor tiles and pipes HANDICAP-ACCESSIBLE Bathrooms non-ADA accessible (turning radius, door and fixture clearances/ thresholds, hardware, fixtures, accessories). No ADA access to second floor



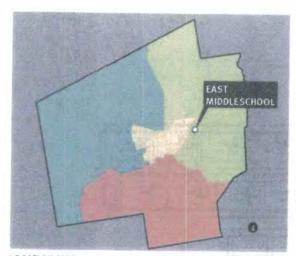




SECOND FLOOR PLAN

464 Centre Street Brockton, MA 02302





LOCATION MAP



AERIAL PHOTO



WEST ELEVATION

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Middle 6-8
SCHOOL ZONE	Northeast
YEAR(S) BUILT	1958, 2012
NUMBER OF CLASSROOMS	37

SITE & BUILDING AREA

TOTAL SCHOOL AREA	96,516 GSF
BUILDING AREA MODULAR CLASSROOM AREA	96,516 GSF
SITE AREA	6 Acres

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade
GRADE 6	146	6
GRADE 7	161	7
GRADE 8	179	7
CITY RESOURCE ROOMS (CRR)		2
AUTISM SPECTRUM DISORDER (ASD)		1
TOTAL	486	23

KEY PROGRAMS

	Cape Verdean Sheltered English
	Immersion (SEI/TBE)
	Special Education City Resource
	Rooms (CRR) (two classrooms)
	Special Education Autism
	Spectrum Disorder (ASD) (one classroom)
GRADES 6-8	Special Education Inclusion
	Strands (three classrooms)



BUILDING OVERVIEW

East Middle School is located in the Northeast Zone neighborhood. It has grade 6-8 middle school population.

The Auditorium space is utilized by the school and also the community, and is an important program element to the building and neighborhood. The room finishes and seating are original and would benefit from a full renovation to bring the room to today's standards.

The building was constructed in 1958 and is primarily a one-story building on a flat site, with the main entry located on the east elevation. There is a second floor that is located above the north-south classroom portion of the building that is only accessible by stairs at either end of the classroom bar.

East Middle School is in poor condition with moderate to significant wear and tear on the interior and exterior. The building is in need of a considerable renovation, accessibility upgrades, a renovated auditorium, and a working fire suppression system.

SITE INFORMATION	
TOPOGRAPHY	Flat
LOCATED IN A FLOOD ZONE	No
WETLANDS ON SITE	Yes
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	North-South orientation with an East Main Entry
NEIGHBORHOOD WALK SCORE	62 Somewhat Walkable
NEIGHBORHOOD TRANSIT SCORE	39 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	3 minutes by car 6 minutes by bicycle 19 minutes walking

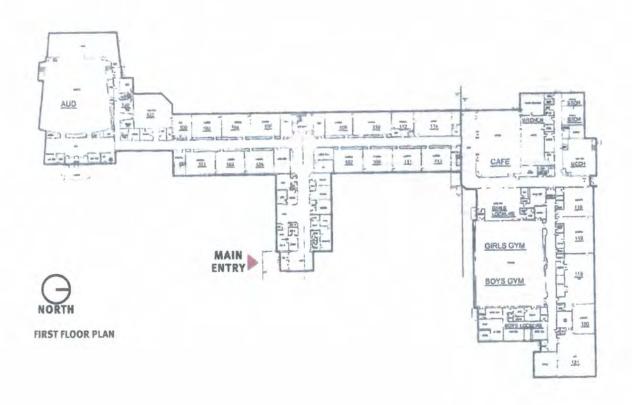


- The MSBA Space summary template guidelines indicate that Middle school general classroom sizes (Grades 6–8) should be in a range of 850 to 950 square feet with a maximum of 23 students per classroom. The East Middle School for School Year 2017/18 has an average enrollment of 24 students per classroom for 6th grade, 23 students for 7th grade, and 25 students for 8th grade. This demonstrates that the number of students per classroom exceeds the recommended count and suggests that the school is operating above MSBA recommended capacity.
- Due to the condition and age of the Auditorium interior finishes, future upgrades to the original seating and finishes should be considered.
- Due to the condition and age of the interior finishes and materials throughout, future upgrades to the facility should consider an interior renovation.
- The building currently is not fully ADA compliant as there is no accessible means to access the second floor. The addition of an elevator would be required to meet ADA and MAAB compliance in this area.
- Interior 9" x 9" floor tiles located throughout the building are worn and chipped. The flooring should be tested for asbestos prior to any renovation or maintenance that would disturb or remove the material.

- The building currently does not have a **sprinkler system**, or heat detection devices. Currently the
 building has the outdated 1957 fire alarm pull
 stations. Future upgrades to the building should
 consider adding a fire suppression system and
 heat detection devices to meet current codes.
- The bathroom plumbing fixtures are dated and are possibly original to the building. Future upgrades to the building should consider using low flow fixtures. The student toilet rooms do not offer accessible stalls or fixtures, and the quantity of bathrooms for the population should be evaluated per current plumbing code..
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation.
- The handrails at the stairs do not comply with current code due to large gaps at the spindles.
- There was comment from the staff that there is a lack of air circulation throughout the building. It was noted that the building overheats, and that rooms are uncomfortably hot.
- The there is a classroom that was formerly used for Home Economics programming. This classroom has several kitchen layouts which are no longer used. Removal of these stations and capping services can create more usable classroom space in the building.

East Middle School Facility Priority 3.0 PRIORITY 4 3 2 4 VISIT DATE: February 23, 2017 COMMENTS Asphalt, main parking lot in good condition, service parking lot cracked, potholes LANDSCAPING V Grass, no curbing SITE SIDEWALKS Asphatt, some crumbling, cracking PLAY GROUND Flelds currently flood ROOF V Replaced in 2012, funded by a "green grant" GUTTERS/DOWNSPOUT V WALLS Brick masonry, missing in sections from removed air in-take grills ✓ Older. Functional, not well insulated. Exterior flashing shows signs of deterioration. DOORS V Some have been replaced within 5 years SECURITY V Camerus and alarms. Reported concern due to plaxiglass openings at interior doors. FOUNDATIONS V Concrete crambling at bulkhead OTHER 9" x 9" floor tile through majority of building; cracking, missing, and floor recently replaced with 12" x 12" Tile. Carpet buckling and ripping. FLOORS Terrazo at entry in good condition. Gym floor replaced in 2012. WALLS Painted. Plaster needs to be patched in areas. CELINGS V ✓ Newer 2' x 2' ACT in some areas. Older 2' x 4' and 9" x 9" in some classrooms and other areas DOORS ✓ Wood with plaziglas openings. Door hardware non-ADA accessible OTHER FLOORS ✓ Mosaic tites, missing and cracked WALLS Glazed CMU CEILINGS YOULET FIXTURES ✓ Original floor mount tollets and urinals, non-ADA accessible counter mounted sinks PARTITIONS New painted CMU walks with metal doors FLOORS √ 9" x 9" tiles, worn, cracked WALLS V Glazed CMU CEILINGS Painted, skylights have been covered GREASE TRAP V KITCHEN EQUIPMENT V Reported that the appliances are scheduled to be replaced OTHER SERVICE/DISTRIB. Reportedly suggested that more amps are needed and that there is not enough outlet coverage in the classrooms and building LIGHTING/POWER OTHER ✓ No existing generator. Currently use battary backup power. SUPPLY/DISTRIB. √ Natural Gas, forced hot water. No A/C. Bollers replaced in 2012 UNIT SOURCES SPRINKLERS √ None, no sprinkler system √ No observed detectors. Older, original 1957 fire slarm pull station system in place Assumed in 9" x 9" floor tile throughout ASBESTOS √ HANDICAP-ACCESSIBLE Ganged student bathrooms not accessible (turning radius, door and fixture clearances/ thresholds, herdware, accessories). No elevator or access to and floor. Classrooms do not meet door clearances. Boor hardware not ADA accessible. OTHER







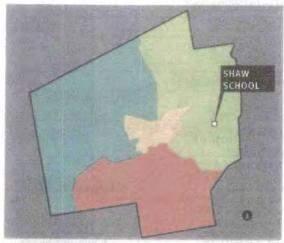
SECOND FLOOR PLAN

311/315 Quincy Street Brockton, MA 02302



18,900 SF *

N/A Unknown



LOCATION MAP



AERIAL PHOTO



EAST ENTRY

DEPARTMENT	School
BUILDING USE	Closed
SCHOOL ZONE	Northeast
YEAR(S) BUILT	1889
	1930 Addition
NUMBER OF CLASSROOMS	N/A
SITE & BUILDING AREA	
ASSESSOR PARCEL ID	143-099
	143-100
SITE AREA	1 Acre

* estimated from Assessor's database

TOTAL SCHOOL AREA

MODULAR CLASSROOM AREA

BUILDING AREA

FACILITIES INFORMATION

SCHOOL YEAR 2017/18		Classes per
ENROLLMENT DATA	Students	grade
TOTAL	N/A	N/A

KEY PROGRAMS

N/A



BUILDING OVERVIEW

The Shaw School is located in the Northeast Zone. It has been closed and vacant for some time. The original building was constructed in 1889 as noted on a date stone above the north entry while 1930 date stone is located above the south.

The building is a two-story structure on a sloped site with a floor plan that is symmetrical around the center circulation axis. Water and heat services inside the building have been shut off. The primary use for the building currently is for furniture storage for the schools department throughout the district. Toys and decorations remain in the attic from when the building was used for the Smart Start program. A calendar from the year 2007 was discovered in a closet that may identify the last time the building was occupied.

The overall condition of the building is unsatisfactory and unsafe. The building is in need of a considerable renovation, major repair to the exterior, site improvements, ADA upgrades, plumbing/bathroom reconstruction, MEP systems improvements, and a fire suppression system. There is no floor plan on file.

	SITE INFORMATION
Sloped	TOPOGRAPHY
No	LOCATED IN A FLOOD ZONE
No	WETLANDS ON SITE
Form B eligibility filed in	HISTORIC
September 2013	DESIGNATION
Entry on East	ORIENTATION OF BUILDING
61 Somewhat Walkable	NEIGHBORHOOD WALK SCORE
30 Some Transit	NEIGHBORHOOD TRANSIT SCORE
6 minutes by car 10 minutes by bicycle 36 minutes walking	EST. COMMUTE TO DOWNTOWN BROCKTON



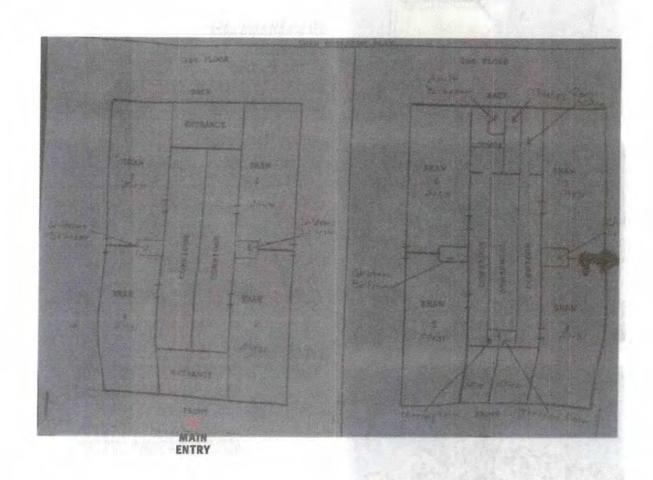
- The condition and age of the Interior finishes are in disrepair. Existing plaster walls are crumbling, paint is pealing throughout, and flooring is damaged.
- The building currently is not ADA compliant as there is no elevator or ramp access to the building.
- A historic Form B was filed on September 2013 with the Massachusetts Historical Commission.
 The building is not on the National Register of Historic Places.
- The building currently does not have a sprinkler system or heat detection devices. Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet current codes.
- The bathroom plumbing fixtures are dated and are possibly original to the building. Future upgrades to the building should consider using low flow fixtures. The toilet rooms do not offer accessible stalls or fixtures. Once programming for the building is determined, the quantity of bathrooms for the population should be evaluated per current plumbing code.

- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation.
- The handrails at the stairs do not comply with current code due to large gaps at the spindles.
- An evaluation of the storage inventory on site should take place.

	PRIORITY	4	3	1 2	1 2	3 20
-	PRIORITY	1	3	-	+	
	VISIT DATE:	G000	DEQUATE	ARGINAL	NOR	COMMENTS
T	April 18, 2017		A	M		
ŀ	PARKING	-	-	H	+	Asphalt; sink holes, pot holes, in disrepair
-	LANDSCAPING	-	-	-	1	Overgrown, not maintained
1	SIDEWALKS	H	H	-	V	Concrete; cracking, non-ADA accessible slopes and surfaces
+	OTHER	-	-	-	+	
1	ROOF		-	-	+	No noticeable leaks observed in attic
1	GUTTERS/DOWNSPOUT	L	-	-	+	Copper; places disconnected, lower portions missing in some areas
	WALLS	-	-	-	+	Brick masenry; spalling, crumbling, mortar tacking in some areas
TO THE WOOD	WINDOWS			-	1	Old, Inefficient, missing seals, some unable to close/ inoperable, broken glass.
1	DOORS	L	L	L	4	Old, inefficient
	SECURITY		L	1	1	Building is atarmed. There are no cameras.
	FOUNDATIONS			1	1	Granite foundation; some chipping and cracking
1	OTHER					
	FLOORS	L			1	Wood and Carpet. Wood floors could be restored.
4	WALLS				1	Painted lath and plaster; pealing, crambling
The state of the s	CEILINGS				1	Original tin ceiling; painted; pealing. Could be restored.
	DOORS					
	OTHER					
T	FLOORS					
	WALLS					
	CEILINGS					Tollet rooms decommissioned, water shut off.
JOHEET HOOMES	PIXTURES					
1	PARTITIONS					
T	FLOORS					
T	WALLS					
1	CEILINGS	Г			1	
- Internal	GREASE TRAP			T	T	No kitchen or calleteria
1	KITCHEN EQUIPMENT			T	T	
1	OTHER			1		
1	SERVICE/DISTRIB.		1	1	T	Circuit breakers
1	LIGHTING/POWER		-	T	1	Fluorescent lamps, not werking. Some original fixtures.
,	SUPPLY/DISTRIB.				1	Two empty oil tanks and one boiler in basement.
MAR	UNIT SOURCES			1	1	Hot water radiators throughout.
1	SPRINKLERS		T	T	1	None, no sprinklers
LINE	DETECTION		1	T	T	Smoke detectors observed in the basement.
1		POSSIBLE	0.	LAYBE	UNKNOWN	
T	ASBESTOS	-	×	2	13	Assumed at pipes, flooring
	LEAD	-	-	-	1	Unknown
3000	HANDICAP-ACCESSIBLE	⊢	1	1	+	Stairs at front entry, no ramp, front of site is steep, no interior elevator, buthrooms and clearances non- ADA accessible throughout
	OTHER	-	-	+	+	

311/315 Quincy Street Brockton, MA 02302





NORTH FIRST FLOOR PLAN

SECOND FLOOR PLAN

135 Belmont Street Brockton, MA 02301





LOCATION MAP



AERIAL PHOTO



SOUTHWEST CORNER

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Elementary K-5
SCHOOL ZONE	Citywide
YEAR(S) BUILT	2001
NUMBER OF CLASSROOMS	48

SITE & BUILDING AREA

TOTAL SCHOOL AREA	95,500 GSF
MODULAR CLASSROOM AREA	N/A
BUILDING AREA	95,500 GSF
SITE AREA	6.73 Acres

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade	
KINDERGARTEN	104	6	
GRADE 1	122	6	
GRADE 2	132	6	
GRADE 3	143	6	
GRADE 4	119	5	
GRADE 5	130	5	
TOTAL	750	34	

KEY PROGRAMS

GRADES K-2	Special Education Emotionally
	Impaired (EI) (three classrooms)

GRADES K-5 Special Education Inclusion
Classrooms (seven classrooms)
After-school program until 6pm



BUILDING OVERVIEW

The Amone School is a K-5 elementary school in the Brockton Citywide Zone neighborhood. Built in 2001, the building is one of the more recent ones built. The architecture, square footage, floor plan configuration. and design are very similar to the Plouffe Academy (completed in 1998), also in the Citywide Zone neighborhood, and the Angelo School (completed in 1999) in the Northwest Zone neighborhood.

The structure is three-stories with the main entry located on the first floor of the south elevation, along Belmont Street. On the first and second floor, the floor plan is configured with a double-loaded corridor loop, with support spaces, a bathroom core, and the gym located in the middle. The third floor plan has a double loaded corridor configuration with a central courtyard/ patio. The Cafetorium is located on the first floor and opens outside to the east.

Unlike Plouffe and Angelo, Arnone School has a 150seat theater that is used by the community for night meetings while the remainder of the building is locked and inaccessible to the public.

The building is in excellent condition, well maintained, with only normal scheduled maintenance required.

SITE INFORMATION	
TOPOGRAPHY	Flat
LOCATED IN A FLOOD ZONE	Yes
WETLANDS ON SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	North-South orientation with main Entry facing South
NEIGHBORHOOD WALK SCORE	81 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	46 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	1 minutes by car 2 minutes by bicycle 10 minutes walking

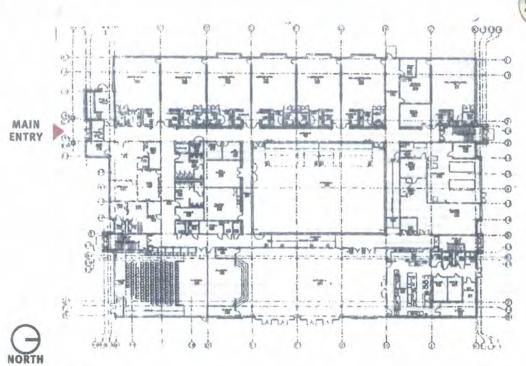


- The MSBA Space summary template guidelines indicate that Elementary school general classroom sizes (Grades 1-5) should be in a range of 900 to 1,000 square feet with a maximum of 23 students per classroom. The Arnone School for School Year 2017/18 has an enrollment between 20 to 28 students per classroom for grades 1-5. This demonstrates that the number of students per classroom exceeds the recommended count and suggests that the school is operating above MSBA recommended capacity.
- There are original drinking fountains throughout the school. With the addition of newer Elkay filtered water stations, the original drinking fountains could be removed as long as the quantity meets current plumbing code requirements.

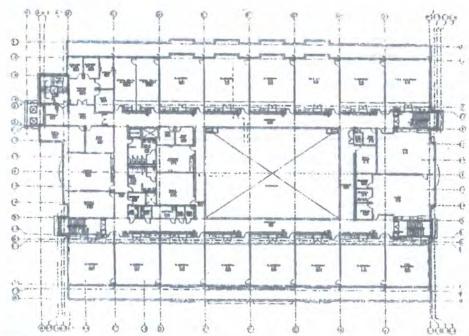
- The broad loom carpet in the Administration area is assumed to be original and showing signs of wear and tear. Consider replacing the carpet in these areas.
- The existing toilet partitions are currently metal which is observed to be rusting, or new CMU with temporary wood doors. Future upgrades should consider using vandal-resistant HDPE (high-Density Polyethylene) partitions.
- There are reported occasional leaks in the roof on the flat portion of the roof in the cafeteria.
 Consider investigating the location of the water penetration.
- The bathroom plumbing fixtures are newer and in excellent condition. Future upgrades should consider using water conservation fixture fittings.

	PRIORITY	L	. 1	-1	2	
-	Pidditt	ť	+	-		
	VISIT DATE: April 13, 2017	COOR	dana	ADEQUATE	MARGINAT.	E COMMENTS
1	PARKING	+		1		Newer asphalt, some potheles and cracking
м	LANDSCAPING	v	1		1	Grass, trees, flowers, planter boxes. Currently irrigate in the summer with sprinklers. Mortar failing at some brick site walls.
SITE	SIDEWALKS		,	1		Newer concreto, some cracking
1	PLAY GROUND	V	1	1		One newer age appropriate playground
1	ROOF	T	1	1	1	Newer metal standing seam roof, teaks observed along the flat portion in cafeteria ceiling
1	GUTTERS/DOWNSPOUT	V	1	1	1	Newer metal
1	WALLS		V	1	7	Rewer brick with morter missing et some locations
5	WINDOWS	V	1	1	1	Newer double pane, insulated, operable
CALEROUR	DOORS	V	1	1	1	Nower metal doors
1	SECURITY	-	+	1	+	Newer exterior cameras
1	FOUNDATIONS	1	1	1	1	Newer concrete and masonry
t	OTHER	1	t	+	1	
†	FLOORS	1	+	+	1	12"x xz" VCT throughout, rubber stair treads. Carpet in library and some classrooms; buckling, taped, and ripping
1	WALLS	Ŀ	+	+	+	Newer painted CMU
THE PROPERTY.	CEILINGS	-	+	+	+	Hower s' x o' ACT
1	DOORS	-	+	+	+	Mewer wood with metal frames and sidelights
1	OTHER	ŀ	+	+	+	institet meen sitet tiettet tiettee eine streetligte
+	FLOORS	-	1	1	+	Newer mosalc title
1	WALLS	-	1	+	+	Newer painted CMU
-	CEILINGS	H	1	+	+	Newer of a 4 ACT
	FOXTURES	-	1	4	+	Newer wall mounted sinks, tellets, and urinals. Some tollet rooms have counter mounted sinks.
1	PARTITIONS	-	F	V	1	
+	FLOORS	1	+	+	+	Unpellited wood doors, CMU partitions. Some have metal partitions and doors that are scheduled to be replaced with CMU and wood
H	WALLS	-	+	+	+	Newer painted
H	CELINGS		H	+	+	
H	GREASE TRAP	-	H	+	+	Mover washable a'x 4' ACT
-			-	-	-	Serviced
1	KITCHEN EQUIPMENT	•	F	1	+	Mewer appliances all in working order
+	OTHER	-	-	H	+	Dishwasher was recently removed/ dish room abandoned. Use Styrofoam trays.
1	SERVICE/DISTRIB.	-	-	+	+	Switchgear and circuit breaker panels, Emergency generator.
+	LIGHTING/POWER	-	-	H	+	Majority of switches are on occupancy sansors.
1		1	-	H	+	Two newer bollers. Natural gas fuel
+	UNIT SOURCES	V		1	+	Forced hot air, A/C
-	SPRINKLERS		4	1	+	Located throughout
_	DETECTION	-		-	100	Fire panel. Heat/ smoke detectors located throughout.
		OSSIB	NO	MAYBE	UNKNOWN	
T	ASBESTOS	~	1	-	2	None assumed
Г	LEAD		1			Mone assumed
	HANDICAP-ACCESSIBLE	1		-	1	Elevator and bathrooms appear ADA accessible
1	OTHER	+		-	+	

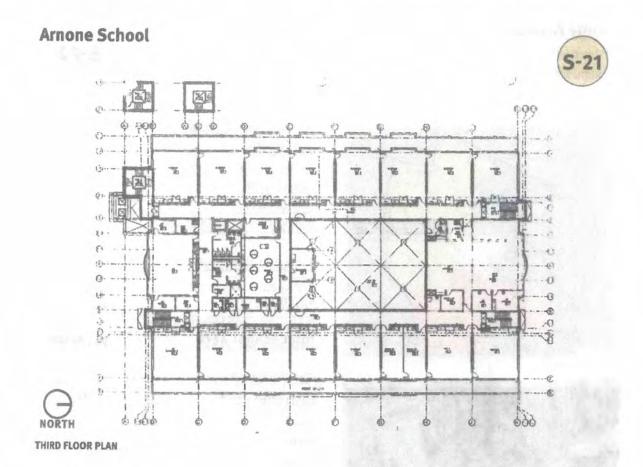




FIRST FLOOR PLAN

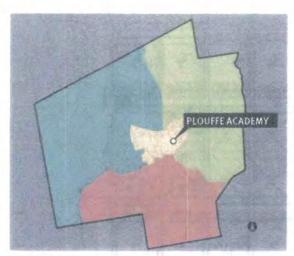


SECOND FLOOR PLAN



250 Crescent Street Brockton, MA 02302

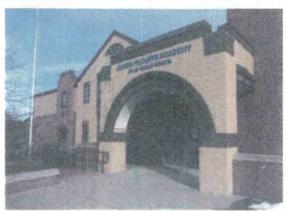




LOCATION MAP



AERIAL PHOTO



WEST ENTRY

FACILITIES INFORMATION

Control for the Control of the Contr
School
Middle 6-8
Citywide
1998
50

SITE & BUILDING AREA

SITE AREA	6.6 Acres
BUILDING AREA	95,500 GSF
MODULAR CLASSROOM AREA	N/A
TOTAL SCHOOL AREA	95,500 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade	
GRADE 6	236	9	
GRADE 7	247	10	
GRADE 8	229	9	
TOTAL	712	28	

KEY PROGRAMS

	Spanish Sheltered English Immer-
	sion (SEI/TBE)
-	Two-way Talented and Gifted
	Special Education Autism Spectrum
	Disorder (ASD) (one classroom)
	Special Education Life Skills (one
	classroom)
	Special Education SLD (three
	classrooms)



BUILDING OVERVIEW

The Plouffe Academy is in the Citywide Zone neighborhood. It has a grade 6-8 middle School population. The building is one of the newer schools in the district and was built in 1998. The architecture, square footage, floor plan configuration, building age, and design is very similar to the Arnone School, also in the Citywide Zone neighborhood, and the Angelo School in the Northwest Zone neighborhood.

The structure is three-stories, with the main entry located on the second floor of the west elevation. On levels one and two, the floor plan is configured with a double-loaded corridor loop, with support spaces, the bathroom core, and the gym located in the middle. The third floor plan has a double loaded corridor configuration with a central courtyard/patio. The Cafetorium is located on the first floor and opens outside towards the North.

Unlike Arnone School and Angelo School, Plouffe Academy is Middle School for grades 6-8, as opposed to an elementary School. Due to this older population, the toilet rooms located within 8 of the classrooms, which were intended for Kindergarten, are not used.

The building is in excellent condition, well maintained, with only normal scheduled maintenance required.

INFORMATION	
OGRAPHY	Sloped
ATED IN A DD ZONE	No
LANDS ON SITE	No
ORIC IGNATION	No
ORIENTATION OF	East- West orientation
DING	with Main Entry facing West
HBORHOOD K SCORE	76 Very Walkable
HBORHOOD ISIT SCORE	46 Some Transit
COMMUTE	1 minutes by car
OWNTOWN CKTON	2 minutes by bicycle 8 minutes walking

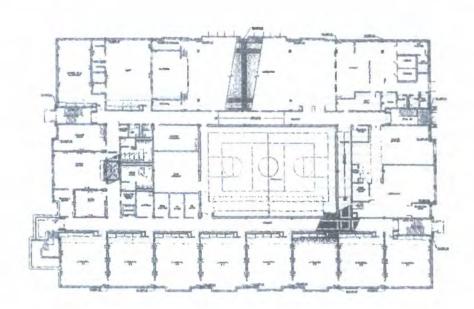


- The MSBA Space summary template guidelines indicate that Middle school general classroom sizes (Grades 6-8) should be in a range of 850 to 950 square feet with a maximum of 23 students per classroom. The Plouffe Academy for School Year 2017/18 has an average enrollment of 28 students per classroom for 6th grade, 24 students for 7th grade, and 25 students for 8th grade. This demonstrates that the number of students per classroom exceeds the recommended count and suggests that the school is operating above MSBA recommended capacity.
- There are original drinking fountains throughout the school. With the addition of newer Elkay filtered water stations, the original drinking fountains could be removed as long as the quantity meets current plumbing code requirements.
- The broad loom carpet in the Administration area is assumed to be original and showing signs of wear and tear. Consider replacing the carpet in these areas with carpet tile.

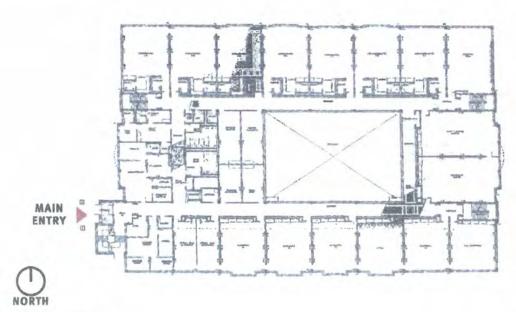
- which is observed to be rusting, or new CMU with temporary wood doors. Future upgrades should consider using vandal-resistant HDPE (high-Density Polyethylene) partitions.
- The mortar appears to be failing at a selection of the masonry brick site walls.
- At one stairway, there is an evacuation chair available in the area of refuge. A two-way communication system and additional door latches on the stairway doors would enhance the safety features of this system.
- There is evidence of a leak at the stair tower.
 Consider investigating the location of the water penetration.
- The bathroom plumbing fixtures are newer and in excellent condition.

Plouffe Academy Facility Priority 3.5 PRIORITY 4 3 2 1 VISIT DATE: February 23, 2017 Hewer asphalt, some potholes and cracking LANDSCAPING V Currently irrigate in the summer with sprinklers. Mortar failing at brick site walls. SITE SIDEWALKS V Concrete ROOF Newer metal standing seam roof. Leaks observed along the flat portion in cafeteria celling GUTTERS/DOWNSPOUT Newer metal WALLS Newer masonry brick WINDOWS V Newer double pane, insulated, operable DOORS V Hewer metal doors SECURITY V Newer exterior cameras Newer concrete and masonry OTHER FLOORS V Newer 12"x 12" VCT, rubber stair treads in good condition. Roll curpet in admin area is worn, recommend to replace. Newer painted CMU CEILINGS V Newer 2' x 4' ACT DOORS V Newsr wood with metal frames and sidelights FLOORS Newer mosaic tile WALLS Newer painted CMU CEILINGS Newer 2' x 4' ACT FIXTURES Newer wall mounted sinks, tollets, and urinals. Some tollet rooms have counter mounted sinks. PARTITIONS Metal partitions and doors. Urinals have painted CMU partitions. Newer epoxy WALLS V Newer painted CEILINGS V Newer washable a' x 4' ACT GREASE TRAP KITCHEN EQUIPMENT Newer appliances all in working order SERVICE/DISTRIB. Switchgaar and circuit breaker panels. Emergency generator LIGHTING/POWER V Majority of switches are on occupancy sensors. SUPPLY/DISTRIB. Two newer boilers. Natural gas fuel UNIT SOURCES V Forced hot air, A/C SPRINKLERS V Located throughout. FIRE DETECTION V Fire panel. Heat/smoke detectors located throughout. ASBESTOS None assumed LEAD None assumed HANDICAP-ACCESSIBLE V Elevator and bathrooms meet ADA standards OTHER





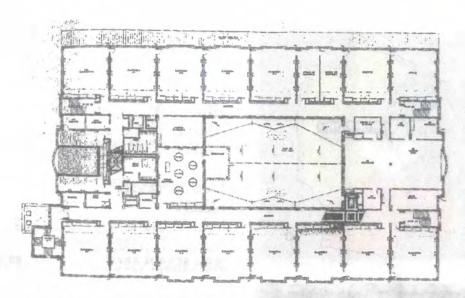
FIRST FLOOR PLAN



SECOND FLOOR PLAN

Plouffe Academy









THIRD FLOOR PLAN

Keith Center—Frederick Douglass Academy and Champion High School

175 Warren Avenue Brockton, MA 02301





LOCATION MAP



AERIAL PHOTO



EAST ELEVATION

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Alternative High
	School 6-12
SCHOOL ZONE	Citywide
YEAR(S) BUILT	1916, reno 1974
NUMBER OF CLASSROOMS	30

SITE & BUILDING AREA

SITE AREA	3.75 Acres
BUILDING AREA	88,864 GSF
MODULAR CLASSROOM AREA	N/A
TOTAL SCHOOL AREA	88,864 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade
CHAMPION	98	N/A
FREDERICK	54	N/A
DOUGLASS		
GATEWAY	3	N/A
TOTAL	155	

Keith Center-Frederick Douglass Academy and Champion High School



BUILDING OVERVIEW

Keith Center is located in the Citywide neighborhood and is an alternative high school servicing grades 6-12. The building was constructed in 1916 and was previously the Brockton High School. At the time of transfer, a portion of the building was demolished where the current parking lot is located. The demolished building outline remains in the parking lot and there is evidence of a connection with the prior building where a wall is filled with CMU.

9th-12th grade students that are enrolled at the Keith Center self select to attend as part of the Champion High School Program, The Frederick Douglass Academy is also located at the Keith Center for students in grades 6-12.

Staff notes that classroom enrollment numbers are small by design for a smaller teacher to student ratio.

There is no bus transportation to the site, unless there is an Individualized Education Plan for the student. Most of the student population either walks, arrives by car, or takes public bus/BAT.

In FY 2014, the Brockton School District submitted a Statement of Interest (SOI) for facility improvement of a new back-up boiler. It was not confirmed if the school was invited into the Accelerated Repair Program.

The overall structure is in poor condition with moderate to significant wear and tear on the interior. The building is in need of a considerable renovation, ADA upgrades, plumbing fixture quantity evaluation, and a fire suppression system.

SITE INFORMATION	
TOPOGRAPHY	Sloped
LOCATED IN A FLOOD ZONE	No
WETLANDS ON SITE	No
HISTORIC DESIGNATION	No; possibly eligible
ORIENTATION OF BUILDING	Main Entry faces East
NEIGHBORHOOD WALK SCORE	88 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	48 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	1 minutes by car 2 minutes by bicycle 7 minutes walking

Keith Center—Frederick Douglass Academy and Champion High School



SUMMARY OF FINDINGS

- Due to the condition and age of the interior finishes and materials throughout, future upgrades to the facility should consider an interior renovation.
- The building currently does not have a sprinkler system or heat detection devices. Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet current codes.
- There are unused and decommissioned drinking fountains throughout the school. The unused drinking fountains could be replaced with newer water stations or removed completely as long as the quantity within the building meets the current plumbing code requirements.
- Some of the bathroom plumbing fixtures are newer and in good condition. Future upgrades to the building should consider using low flow fixtures. Some of the student toilet rooms do not offer accessible stalls or fixtures. The quantity of bathrooms for the population should be evaluated per current plumbing code.

- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation.
- The lower sub-basement level where the gym is located is not accessible by the elevator. The installation of a lift would provide handicap access to all levels of the building.
- There is an elevated banked track that encircles the gym at one level above the gym floor. It was noted that the adjacent railing was not an adequate and safe height for the track to be used, therefore it is no longer utilized.

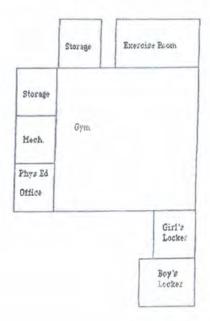
Keith Center—Frederick Douglass Academy and Champion High School Facility Priority 3.0

5-23

-	PRIORITY	1	4	3	2	1	5
	VISIT DATE: April 7, 2027	conn	annon a	ADEQUATE	MARGINAL	COMMENTS	
	PARICING	+	T	-	1	Asphalt; uneven paying at parking lot	-
SM.	LANDSCAPING		T	1	1	Minimal; Fence around grass picnic area	-
SITE	SIDEWALKS		1	1	1	Concrete; cracking in some areas	-
1	OTHER		T	1			-
T	ROOF	r	V	7	1	Few leaks in the roof. According to 2014 SOI, a portion of the roof was replaced in 2003	_
	GUTTERS/DOWNSPOUT	4	1	1	1	Internal, no reported Issues	_
1	WALLS	4	1	t	1	Masonry brick	_
HOR	WINDOWS	~	1	1	1	Double pane, Insulated, double hung operable	-
DCTERIOR	DOORS		V	1	+	Doors in good condition. Thresholds appear damaged and not flush with adjacent materials.	_
-	SECURITY	1	,	+	1	Cameras and alta Ughting	
1	FOUNDATIONS		+	t	+	The same and same against a	_
+	OTHER		+	t	+		
+	FLOORS	-	+	+	+	Older second through at the Samuel	_
1	WALLS	-	1	+	+	Older carpet throughout; toru in some areas, worn	
WTERIOR	CEILINGS	7	V	+	+	Older plaster, painted	
HATE		v	H	+	+	Older 2' x 4' ACT in some areas; sagging, staining	
1	DOORS	-	-	+	1	Older, paisted, solld wood with non-ADA accessible hardware or clearences	
+	OTHER	_	1	1	+		
2	FLOORS	_	1	1	+	Waver mosalc tile	
TUILER KOURES	WALLS		1	-	+	Painted plaster	
17	CEILINGS			L	1	2' x 4' ACT; sagging, missing, stained	
2	FIXTURES		1	L	1	Wall mounted sinks, tellets and urinata	
+	PARTITIONS		L	L	4	Matel floor mounted; rusting.	
-	FLOORS		1		1	Older painted concrete, s2" x s2" VCT	
1	WALLS		1		L	Painted	
-	CEILINGS		1	L	L	Older 2' x a' ACT (He; segging	
	GREASE TRAP					Unknown	
L	KITCHEN EQUIPMENT		1			Me Issues reported	
	OTKER						
L	SERVICE/DISTRIB.	1			T	Older switch gear panel, circuit breakers and panels	
-	LIGHTING/POWER V	1					
	SUPPLY/DISTRIB.	1				Gas heat, forced hot water at window units. Controlled by central.	-
	UNIT SOURCES V	1				Portable A/C units	
T	SPRINKLERS ✓	7			1	Sprinklers only at lower level kitchen and gym. He sprinklers at first, second or third floor. Hoses observed in corridor,	_
F	DETECTION	1				No heat or smoke detectors observed	_
	31815S04	0	OH.	MAYBE	ОМКИОМИ		
	ASBESTOS √	ыpП	1			Assumed at radiator pipes, in 9° x 9" Roor tiles	-
	LEAD V	1	1			Peasibly in older paint, however not confirmed	-
	HANDICAP-ACCESSIBLE V		1		-	building has elevater, although it does not service the lower level gym floer. Some ADA accessible door hardware.	-
-	OTHER	+	+	1		69 van. anne univ erressinta entre utilitatilit.	_

Keith Center—Frederick Douglass Academy and Champion High School

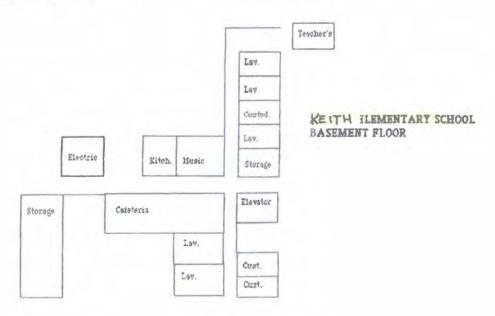




KEITH LEMENTARY SCHOOL SUB-BASEMENT FLOOR



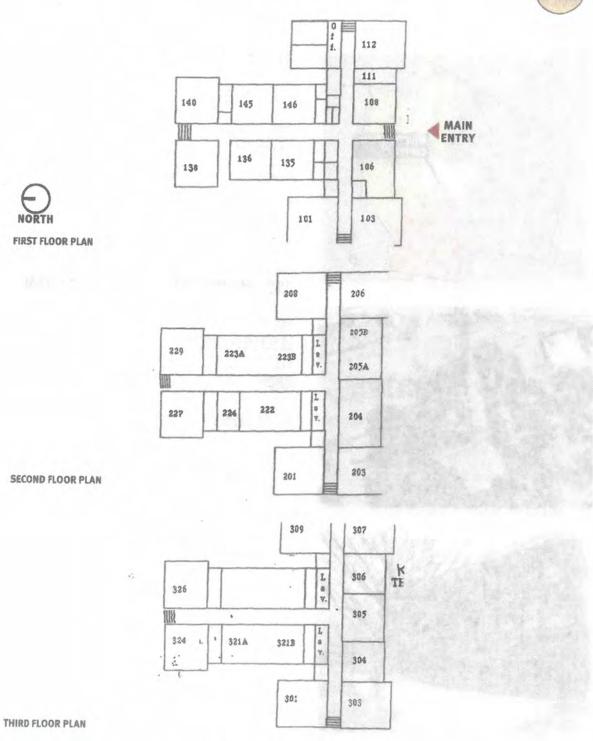
SUB-BASEMENT FLOOR PLAN



BASEMENT PLAN

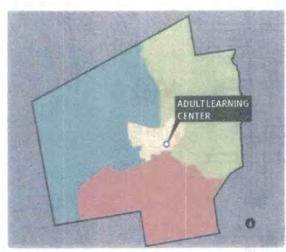
Keith Center—Frederick Douglass Academy and Champion High School





211 Crescent Street Brockton, MA 02302





LOCATION MAP



AERIAL PHOTO



EAST ELEVATION

FACILITIES INFORMATION

DEPARTMENT	School
BUILDING USE	Adult Learning and
	Pre-School
SCHOOL ZONE	Citywide
YEAR(S) BUILT	1916, reno 2009
NUMBER OF CLASSROOMS	15

SITE & BUILDING AREA

SITE AREA	2 Acres
BUILDING AREA	39,012 GSF
MODULAR CLASSROOM AREA	N/A
TOTAL SCHOOL AREA	39,012 GSF

SCHOOL YEAR 2017/18 ENROLLMENT DATA	Students	Classes per grade
PRE-SCHOOL	15	1
TOTAL	15	1

KEY PROGRAMS



BUILDING OVERVIEW

Adult Learning Center is located in the Citywide Zone neighborhood of Brockton and is a federally funded advocacy program for the public schools. The building services the adult population and also has one preschool classroom which is open to parents taking classes at the Adult Learning Center. The preschool program is year-round for children ages 2.9 to 5 years old. It is reported to be a successful program, and also ideally located in the center of Brockton along the bus line.

There have been several building improvements in the recent years, including adding an elevator and ADA accessible entry vestibule in 2009. Some interior finishes have been updated, while keeping the details of the original building.

The 1916 structure is three stories high with the first floor partially below grade. The building is rectilinear in shape with a central corridor. There is an auditorium space that is utilized by the community for gathering at tables and community activities.

The building is in moderate condition, well maintained, with the need to renovate the remaining original interior finishes. Consideration should be given to installing a fire suppression system.

SITE INFORMATION	
TOPOGRAPHY	Flat
LOCATED IN A FLOOD ZONE	No
WETLANDS ON SITE	No
HISTORIC DESIGNATION	No; possibly eligible
ORIENTATION OF BUILDING	North-South Orientation with Main Entry on West
NEIGHBORHOOD WALK SCORE	78 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	47 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	1 minutes by car 2 minutes by bicycle 7 minutes walking



SUMMARY OF FINDINGS

- While some areas have been renovated, the condition and age of the remaining interior finishes are older and worn. Future upgrades should consider removing older, worn, and original finishes and replace with new.
- The building currently does not have a sprinkler system or heat detection devices. Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet current codes.
- Lighting is currently operated by wall mounted switches. Occupancy sensors in classrooms, offices, bathrooms, and storage areas can help with energy efficiency and operation
- Some of the bathroom plumbing fixtures and bathrooms are newer and in good condition.
 Future upgrades to the building should consider using low flow fixtures.

- There are unused and decommissioned drinking fountains throughout the school. The unused drinking fountains could be replaced with newer water stations or removed completely as long as the quantity within the building meets the current plumbing code requirements.
- An evaluation of the storage inventory located on the lower level should take place.
- At one of the stairways, there is an evacuation chair available in the area of refuge. A two-way communication system and additional door latches on the stairway doors would enhance the safety features of this system.
- Due to the compact site, the site lacks storage for landscaping equipment.
- The building temperature is not consistent throughout and experiences solar heat gain on hot sunny days. Consideration should be given to installing window A/C units in the remainder of the classrooms and offices.

Adult Learning Center Facility Priority 2.7 PRIORITY 4 3 2 1 MARGINAL POOR COMMENTS VISIT DATE: February 23, 2017 Asphalt; some cracking, potholes Grass; minimal 3118 SIDEWALKS √ Concrete; holes, cracking, uneven OTHER Rubber membrane, new in 2009 GUTTERS/DOWNSPOUT Internal, no reported Issues WALLS Masonry brick; morter missing and efflorescence observed in some locations WINDOWS Newer double pane DOORS V SECURITY V Exterior cameras FOUNDATIONS OTHER FLOORS V √ Rolled carpet; buckled, ripping. 9" x 9" tiles; cracking, chipping. Newer carpet in some areas WALLS Painted plaster, painted brick masonry in basement. Hallways with well maintained original wood walnscoting. CELLINGS Painted tin DOORS Original wood OTHER FLOORS V Painted CMU WALLS V Nawar tile CEILINGS V Newpra'x a' ACT PIXTURES V Newer floor mounted fixtures PARTITIONS V Newer tollet partitions in ganged toilet rooms FLOORS WALLS CEILINGS There is no Klichen GREASE TRAP KITCHEN EQUIPMENT OTHER SERVICE/DISTRIB. Circuit breakers and panels LIGHTING/POWER V LED lighting at exterior. Pendant, surface mounted, and recessed fluorescent in interior. SUPPLY/DISTRIB. V How water steam, newer hot water tenk UNIT SOURCES / Hot water radiators at windows and A/C window units. Floor gritts are decommissioned ✓ Mone, no fire suppression system. DETECTION V Newer fire panel system and pulls ASBESTOS Assumed in 9" x 9" tile flooring, pipes LEAD HANDICAP-ACCESSIBLE V Newer hydraulic elevator for and floor access. Bathrooms assumed ADA accessible with accessories and clearances. OTHER

N.E.DOOR

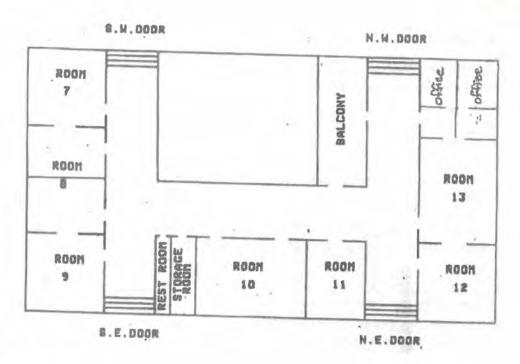
Adult Learning Center S.W.DOOR N.W.DOOR BOYS ROOK BASEHENT 15 FAN, SUPPLY, BOILER RODN E.S.L. ROOM 19 TEACHERS ROOM ROOM 18 GIRLS ROOM ROOM BASEMENT 16 S.E.DOOR N.E.DOOR MAIN ENTRY BASEMENT FLOOR PLAN S. M. DOOR N.H.DOOR SAC ' ROOM ROOM 1 . AUDITORIUM SPER. SPH ROOM ROOM 2 OFF READING ROOM 10 REDICAL DFFICE LIBRARY RODM ROOM 3

FIRST FLOOR PLAN

Note: Entry vestibule and elevator lobby not shown on floor plan

S.E.DOOR





NORTH

SECOND FLOOR PLAN

Section 5 NEXT STEPS

5.1 Conclusion

The first phase of this study was to gather data and methodically quantify the needs of the Brockton Public School district facilities. The information found in this Volume 1—Schools Facilities Assessment was designed to inform the recommendations going forward with sound information and a substantial database to make comprehensive decisions for the future of the City of Brockton.

The purpose of this Volume 1 was to determine common themes and patterns throughout the different school buildings, and determine if and how the existing facilities are meeting the current district needs. With this information collected and analyzed, the team is now able to anticipate future objectives, determine quantitative recommendations based on existing conditions, identify areas for change, and calculate a road map for the future. This report is Volume 2 — School Master Plan Recommendations.

Appendix E

Asbestos Hazard
Emergency Response Act
(AHERA) 3-Year ReInspection Report

BROCKTON PUBLIC SCHOOLS

2020
AHERA THREE-YEAR
RE-INSPECTION REPORT
FOR THE
HIGH SCHOOL
700 BELMONT STREET

UNIVERSAL ENVIRONMENTAL CONSULTANTS
12 Brewster Road
Framingham, MA 01702

CERTIFIED PERSONNEL INFORMATION

INSPECTOR INFORMATION

INSPECTOR NAME: Leonard J. Busa

CONSULTING FIRM: Universal Environmental Consultants

STATE OF ACCREDITATION: Massachusetts

ACCREDITATION NUMBER: AI-030673

I certify as an inspector that I have re-inspected the said building in accordance with AHERA regulations 40 CFR Part 763 Section 763.88.

INSPECTOR SIGNATURE:

DATE: July 30, 2020

MANAGEMENT PLANNER INFORMATION

MANAGEMENT PLANNER NAME: Leonard Busa

CONSULTING FIRM: Universal Environmental Consultants

STATE OF ACCREDITATION: Massachusetts

ACCREDITATION NUMBER: AP-030673

I certify as a Management Planner that I have reviewed this re-inspection report for the said building in accordance with AHERA regulations 40 CFR Part 763 Section 763.88.

MANAGEMENT PLANNER SIGNATURE:

DATE: August 5, 2020

DESIGNATED PERSON INFORMATION

Starfield

NAME: Mr. George Vallee

TITLE: <u>Building Maintenance Craftsman</u>
ADDRESS; <u>91 Foster Street, Brockton, MA 02301</u>

TRAINING FACILITY: IE

DATE OF TRAINING: August 26, 2013

SIGNATURE:

DESIGNATED PERSON (DP) ASSURANCES

In accordance with 40 CFR § 763.93(i) of the Environmental Protection Agency (EPA) Asbestos Containing Building Material (ACBM) in Schools regulation, the undersigned Local Education Agency (LEA) Designated Person (DP) hereby certifies that the following general responsibilities of the LEA under 40 CFR § 763.84 have been or will be met:

- Ensure that the activities of any person, who perform inspections, re- inspections, and periodic surveillance, develop and update management plans, and develop and implement response actions, including operations and maintenance, are carried out in accordance with Part 763, Subpart E.
- Ensure that all custodial and maintenance employees are properly trained as required by Part 763, Subpart E and other applicable Federal and/or State regulations (e.g., the Occupational Safety and Health Administration asbestos standard for construction, the EPA worker protection rule, or applicable State regulations).
- Ensure that workers and building occupants, or their legal guardians, are informed at least once
 each school year about inspections, response actions, and post-response action activities, including
 periodic re-inspection and surveillance activities that are planned or in progress.
- 4. Ensure that short-term workers (e.g., telephone repair workers, utility workers, or ex terminators) who may come in contact with asbestos in a school are provided information regarding the locations for ACBM and suspected ACBM assumed to be Asbestos Containing Materials (ACM).
- 5. Ensure that warning labels are posted in accordance with § 40 CFR 763.95.
- Ensure that management plans are available for inspection and notification of such availability has been provided as specified in the management plan under § 40 CFR 763.93(g).
- 7. Designate a person to ensure that requirements under § 763.84 are properly implemented and ensure that the designated person receives adequate training to perform duties assigned under § 763.84. Such training shall provide, as necessary, basic knowledge of: health effects of asbestos; detection, identification, and assessment of ACM; options for controlling ACBM; asbestos management programs; relevant Federal and State regulations concerning asbestos, including those in Part 763, Subpart E and those of the Occupational Safety and Health Administration and the U.S. Environmental Protection Agency.
- Consider whether any conflict of interest may arise from the inter-relationship among accredited
 personnel and whether that should influence the selection of accredited personnel to perform
 activities under Part 763, Subpart E.

1.0 INTRODUCTION:

On October 22, 1986, President Reagan signed into law an amendment to the Toxic Substance Control Act requiring schools to determine the presence of asbestos containing building materials in all school buildings. That amendment, called the Asbestos Hazard Emergency Response Act (AHERA) required that all school buildings be visually inspected by accredited inspectors and that bulk samples of suspected materials are taken where the material was not assumed to be asbestos. It further required that management plans be created for each individual building and that the maintenance and custodial personnel receive training. The plan must be implemented, and the training must be completed by July 9, 1989. This document is the Asbestos Management Plan, which provides the means and the methods to effectively deal with asbestos containing building materials.

The AHERA regulation also requires that each school building be re-inspected every three years encompassing the following actions:

- Visually re-inspect, and reassess, under 40 CFR Part 763 Section 763.88, the condition of all friable known or assumed ACBM.
- Visually inspect material that was previously considered non-friable ACBM and touch the material to determine whether it has become friable since the last inspection or re-inspection.
- Identify any homogeneous areas with material that has become friable since the last inspection or reinspection.
- For each homogeneous area of newly friable material that is already assumed to be ACBM, bulk samples may be collected and submitted for analysis in accordance with 40 CFR Part 763 Section 763.86 and 40 CFR Part 763 Section 763.87.
- Assess, under 40 CFR Part 763 Section 763.88, the condition of the newly friable material in areas where samples are collected and newly friable materials in areas that are assumed to be ACBM.
- Reassess, under 40 CFR Part 763 Section 763.88, the condition of friable known or assumed ACBM previously identified.

All findings in this re-inspection report must be included in the original AHERA Management Plan.

2.0 SUMMARY:

A. Inspection:

All known or assumed to be ACBM homogeneous areas were taken from the existing Management Plans and previous re-inspection reports or obtained during the inspection. Each of the ACBM homogeneous¹ areas found in the existing Management Plans were reviewed and reassessed by the accredited inspector licensed in the State of Massachusetts. The reassessment was conducted by physically examining the ACBM or suspect materials to determine friability and level of damage. These assessments can be found in the Inspection Spread Sheets, which also includes ACBM, which found to be physically damaged that might requires corrective actions.

B. Inspection Spread Sheets of Asbestos Containing Materials:

The assessment chart contains homogeneous areas', type of material, location of material, classification of ACBM, friability and AHERA Assessment as follows:

AHERA ASSESSMENT CATEGORIES

CATEGORY 1	Damaged or significantly damaged thermal system insulation ACM
CATEGORY 2	Damaged friable surfacing ACM
CATEGORY 3	Significantly damaged friable surfacing ACM
CATEGORY 4	Damaged or significantly damaged friable miscellaneous ACM
CATEGORY 5	ACBM with potential for damage
CATEGORY 6	ACBM with potential for significant damage
CATEGORY 7	Any remaining friable ACBM or friable suspected ACBM

C. LEA Responsibilities:

The following requirements must be implemented as part of the EPA AHERA regulations.

- The LEA must designate a person who will be responsible of all AHERA requirements. The DP
 must have the required training (8 hours) that has to be performed at an EPA approved training
 provider.
- All custodians must have required training (2 hours).
- Surveillance inspections of all Schools must be performed every six months by either a licensed asbestos inspector or the DP.
- All Schools must be inspected every three years and the Management Plans updated by a licensed asbestos inspector.
- Parents and teachers must be notified on a yearly basis of the presence of the AHERA Management Plans.
- Three-year inspections of all Schools must be performed by a licensed asbestos inspector.

Homogeneous Area: Classification type for materials of similar appearance and texture. That is, materials throughout the facility that appear to be the same are grouped as one homogeneous area.

3.0 GLOSSARY OF TERMS

ABIH American Board of Industrial Hygiene

Abatement Any work done to minimize asbestos hazards including removal,

encapsulation, and enclosure

Acoustical Insulation Insulation used for the control of sound

Acoustical Tile A finishing material in a building usually found in the ceiling or walls for

the purpose of noise control.

AIHA Accredited Laboratory A certification given by the AIHA to an analytical laboratory that has

successfully participated in the "Proficiency Analytical Testing" program

for quality control as established by the National Institute for

Occupational Safety and Health

Airborne Asbestos Analysis Determination of the amount of asbestos fibers suspended in a given

amount of air

Air Monitoring The process of measuring the airborne fiber concentration of a specific

quantity of air over a given amount of time

Air Plenum Any space used to convey air in a building or structure, the space above

a suspended ceiling is often used as an air plenum.

Air Sample Sample of air taken for the purpose of determining a quantity of

material found in the air.

Ambient Air The surrounding air or atmosphere in a given area under normal

conditions.

Approved Landfill A site for the disposal of asbestos containing and other hazardous

materials that are being removed

Asbestos A generic name given to a number of naturally occurring hydrated

mineral silicates that possess a unique crystalline structure, are incombustible in air, and are separable into fibers. Asbestos includes the Asbestiform varieties of Chrysotile (serpentine); Crocidolite (riebeckite); Amosite (cummingtonite-grunerite); Anthophyllite; and

Actinolite.

Asbestos Abatement Procedures to control fiber release from asbestos—containing

materials in buildings.

Asbestos Exposure Assessment

System A decision tool which can be used to determine the extent of the

asbestos hazard that exists in a building, and which can also be used to

develop corrective actions.

<u>Asbestos Fibers</u> Fibers greater than 5 microns long and a length to width ratio of at

least 3:1, generated from an asbestos containing material.

Asbestos Standard Refer to the OSHA requirements in the general industry standards

regarding asbestos exposure (29 CFR 1910.1001), and EPA National Emission Standard for Hazardous Air Pollutants (NESHAP) (40 CFR 61, subpart 14) or Asbestos Abatement Projects (40 CFR Part 763)

applicable for public employees

Asbestosis A non-malignant, progressive, irreversible lung disease caused by the

inhalation of asbestos dust and characterized by diffuse fibrosis. This

disease usually occurs after high level exposures.

Atmosphere Supplying

Respiratory protection devices which exclude workplace air altogether

and provide clean air from some independent source.

Bid A statement of the price at which a contractor will complete a given

project

<u>Bulk Sample</u> Physical sample of the material (i.e., piece of covering or ceiling

material). This is in contrast to an air sample where the air itself is sampled for fibers. Bulk samples are taken to determine if a material

contains asbestos

Cancer A cellular tumor which normally leads to premature death of its host

unless controlled.

Ceiling Concentration The maximum allowable level of toxic material that can be present at

any given point in time

CFM Cubic feet per minute

<u>Clean Area</u> The first stage of the decontamination enclosure system in which

workers prepared to enter the work area.

Contract Specifications A set of guidelines that a contractor must follow when conducting an

asbestos abatement job.

DEP Department of Environmental Protection

Dirty Area Any area in which the concentration of airborne asbestos fibers

exceeds 0.01-f/cc, or where there is visible asbestos residue.

DLS Department of Labor Standards

Electron Microscopy A method of asbestos sample analysis which utilizes an electron beam

to differentiate between fibers.

EPA Environmental Protection Agency (Federal Agency)

F/CC Fibers per cubic centimeters of air (a cubic centimeter is about the size

of a sugar cube).

Friable Asbestos Any materials that contain more than 1% asbestos by weight and can

be crumbled, pulverized, or reduced to powder by hand pressure (i.e.,

asbestos pipe coverings, boiler casings, I-beam spray-on).

Glove bag Plastic bag-type enclosure placed around asbestos-containing pipe

lagging so that it may be removed without generating airborne fibers

into the atmosphere.

HEPA High Efficiency Particulate Air (Filter)

MSDS Material Safety Data Sheet

Negative Pressure An atmosphere created in a work area enclosure such that airborne

fibers will tend to be drawn through the filtration system rather than leak out into the surrounding areas. The air pressure inside the work

area is less than that outside the work area.

Non-friable Asbestos Materials which contain mostly binder and do not generate dust under

normal conditions. Note: non friable materials can become friable if

cut, ground, sanded, etc. (i.e. floor tiles).

Operations & Maintenance

Plan Specific procedures and practices developed for the interim control of

asbestos containing materials in buildings until it is removed.

OSHA The Occupational Safety and Health Administration which was created

by the Occupational Safety and Health Act of 1970; serves as the enforcement agency for safety and health in the workplace

environment.

Transmission Electron

Microscopy (TEM)

A method of microscopic analysis which utilizes an electron beam that

is focused onto a thin sample. As the beam penetrates (transmits) through the sample, the difference in densities produces an image on a fluorescent screen from which samples can be identified and counted.

SOURCE:

Asbestos Policy & Procedure Manual, "Guidelines for Management and Maintenance Personnel" Massachusetts Division of Occupational Hygiene Asbestos Program

4.0 RESOURCES REQUIRED FOR THE LEA

The following are estimated costs required to carry out re-inspections, operation and maintenance, periodic surveillance and training and all related costs. It is recommended that additional funds be allocated to annually remove friable asbestos and asbestos that might become friable.

The annual estimated that shall be allocated by the LEA is \$4,500.00.

5.0 RESOURCES REQUIRED TO-COMPLETE RESPONSE ACTIONS:

The following are estimated costs to properly remove and dispose of all ACBM, to properly remove or repair and dispose of damaged ACBM in the building in accordance with federal and state regulations. All abatement activities will be performed by Massachusetts licensed asbestos abatement contractors under the supervision of Massachusetts licensed asbestos project monitor. All asbestos abatement activities must be designed by a Massachusetts licensed asbestos designer. The estimated costs do not include replacement.

An EPA NESHAP regulation inspection must be performed should renovations or demolitions takes place. The listed costs do not apply since additional ACBM might be found on the exterior of the building and in concealed locations.

Various activities might be performed by in house trained personnel. Refer to the O&M Plan.

The estimated cost to remove and dispose of all accessible ACBM in the building (excluding ACBM fireproofing) is \$1,200,000.00. The estimated cost for design, construction monitoring and air sampling services is \$175,000.00.

The estimated cost to remove and dispose of ACBM fireproofing in the building is \$900,000.00. The estimated cost for design, construction monitoring and air sampling is \$115,000.00.

The estimated cost to remove/or repair and dispose of damaged ACBM in the building is \$16,500.00. The estimated cost for design, construction monitoring and air sampling is \$6,500.00

6.0 OBSERVATIONS AND RECOMMENDATIONS:

A Massachusetts licensed asbestos inspector was on site to perform the AHERA Third Year Re-Inspection. Please refer to this page in conjunction with the spreadsheets located in section two of this report for information regarding the location, condition, and assessments for ACBM located throughout the building. Refer to O&M Program for preventive measures.

- Grey with white/red 12"x 12" vinyl floor tile was found to contain asbestos. The ACBM was found to
 be significantly damaged at sub-basement mechanical room. The damaged ACBM should be either
 repaired or removed. Refer to O&M plan and notes for recommended procedures.
- Hard joint insulation was found to contain asbestos. The ACBM was found to be damaged at the
 various locations. Refer to spread sheets for locations and quantities. The damaged ACBM should be
 either repaired or removed. Refer to O&M plan and notes for recommended procedures.

- Tank insulation was found to contain asbestos. The ACBM was found to be damaged at penthouses.
 The damaged ACBM should be either repaired or removed. Refer to O&M plan for recommended procedures. ACM debris was found on floor. Limit access.
- Smooth ceiling plaster type II at auditorium was assumed to contain asbestos. The plaster should not be disturbed. The plaster should be sampled. Refer to O&M plan for recommended procedures.
- Fireproofing on top of ceiling tiles was found to contain asbestos. The ACBM is friable. The ceiling tiles should not be disturbed as debris might be found on top. Remove when practical. Refer to O&M plan and notes for recommended procedures.
- All remaining ACBM was found to be in good condition.
- Refer to the original management plan and previous inspection reports for suspect materials previously sampled.

7.0 DATES FOR RECOMMENDED RESPONSE ACTIONS:

Most ACBM in the building were found to be in good condition. Continue O&M activities and ensure that no ACBM is being disturbed. Remove ACBM as needed. The damaged ACBM should be repaired or removed starting August 24, 2020 and completed by December 31, 2020.

8.0 MATERIALS FOUND NOT TO CONTAIN ASBESTOS

The following suspect materials were found not to contain asbestos.

Red 12" x 12" Vinyl Floor Tiles. Green 12" x 12" Vinyl Floor Tiles. White 12" x 12" Vinyl Floor Tile. Yellow 12" x 12" Vinyl Floor Tile. Dark blue 12" x 12" Vinyl Floor Tile. Black 12" x 12" Vinyl Floor Tile. White type II 12" x 12" Vinyl Floor Tile. Grey/grey 12" x 12" Vinyl Floor Tile. Dark red 12" x 12" Vinyl Floor Tile. Grey 12" x 12" Vinyl Floor Tile. Pressed wood 9" x 9" vinyl floor tile. 2' x 4' Suspended acoustical ceiling tile. Lab tables. Smooth wall plaster. Spray plaster. Smooth ceiling plaster.

Rough ceiling plaster.

Record Keeping Review

	LEA (Yes/No)	UEC (Yes/No)	Comments
Designated Person Statement: Is the report signed and also includes the LEA Designated Person information and training documentations.	Yes	Yes	
Training Documentation: Have all custodial and maintenance personnel received two-hour awareness training.		No	LEA was informed that training is required.
Annual Notifications: Has the LEA posted or provided the annual notifications. If so, how.		No	LEA was informed that Notifications is required. Copy is attached. Placing in the school's website is the best option.
Periodic Surveillance: Are dated copies in the plan for each 6-month surveillance inspection.	Yes	Yes	
Outside Contractors: Does the LEA notify outside vendors that asbestos is present? Method used.		No	LEA Shall use form found in the O&M Plan for Notifications.
Response Action Records: For any asbestos abatement in the last 3 years, are response action records included in the plan (Refer to the checklist or record).		No	LEA shall keep all logs within the AHERA Plan.
Bulk Sample Reports: Are laboratory reports included for any suspect ACM that is not assumed ACM? Does the chain of custody list type and location of the suspect material sampled?	Yes	Yes	
Management Plan/Third Year Re- Inspection Report: Is a copy located in each school office and the LEA office.	-	No	LEA shall place one copy at the office of the principal.
Warning Signs: Are warning signs posted in routine maintenance and storage areas where ACM is present.	-	No	LEA was informed that labels are required.
Architect Statement: Is the architect statement present for any new construction, renovation, or addition.	N/A	N/A	

Comments:

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LEA DESIGNATED PERSON RESPONSIBILITY

The LEA shall be responsible for the following:

- Arranging and coordinating training for all faculty and staff with annual updates for new personnel.
- 2. Arranging for abatement procedures called for in the abatement recommended actions.
- 3. Complying with all state, OSHA, or EPA rules or regulations regarding asbestos abatement activities.
- 4. Routine maintenance activities by in-house personnel.
- Coordinating and overseeing work done by outside contractors if the possibility exists that ACBM can be disturbed by this work.
- Establishment of a respiratory protection program for "Asbestos Maintenance" in accordance with OSHA recommendations.
- Procurement and maintenance of specialized equipment and supplies needed for implementation of this plan.
- 8. Monitoring of all asbestos containing materials in the building.
- Ensure that all asbestos waste generated at the school is packaged, transported, and disposed of in accordance with EPA requirements and that the necessary chain of custody documentation is maintained.
- 10. Warnings, notifications, and record keeping as outlined in U.S. EPA Regulations 40 CFR Part 763.
- Maintenance of all medical records required by OSHA for any school employees involved in in-house repair or removal of ACBM.
- 12. Updating existing management program every six months.
- 13. Labeling Asbestos Containing Building Materials.

A. RESOURCES NEEDED:

EQUIPMENT:

- HEPA vacuum
- Half-face respirator
- Emergency repair tool kit
- Disposable type suits
- 6-mil polyethylene sheeting
- Asbestos labeled bags

SUPPORT PERSONNEL:

- Licensed Consultant
- Trained Maintenance Personnel

B. NOTIFICATION:

The LEA is responsible for informing all building occupants annually of the asbestos control program at the school. Notification serves two purposes: It alerts affected parties to a potential hazard in the building; and it provides basic information on avoiding the hazard. Building occupants, employees, and others who are aware of the presence of ACBM are less likely to disturb the material and cause fiber release. It is recommended to post in the school's web site.

C. PERIODIC SURVEILLANCE:

At least once every six months, the LEA or his/her designee will conduct periodic surveillance in each building that contains asbestos-containing thermal system insulation. Each person performing periodic surveillance shall:

1. Visually inspect all areas that have been identified as ACBM

- 2. Record the data of the surveillance, his or her name, and any changes in the condition of ACBM
- Submit to the Asbestos Control Manager a copy of such a record or report for inclusion into the management plan or permanent asbestos file

D. RE-INSPECTION:

- 1. Re-inspection of friable and non-friable ACBM every three years
- 2. Inspection by an accredited inspector
- 3. Re-inspection shall include:
 - A. Visual re-inspection of all friable ACBM and newly friable ACBM
 - B. Re-assessment of all friable ACBM
 - C. Recheck all previously non-friable ACBM to determine if they have become friable
 - D. Identify newly friable materials
 - E. Collect and submit samples of newly friable ACBM if previously assumed to be ACBM
 - F. Assess under 763.88, newly friable ACBM
 - G. Reassess condition of previously identified friable ACBM
 - H. Record and submit:
 - 1. Re-inspection report
 - 2. Inventory of homogeneous areas. Exact sample site locations
 - 3. Description of manner used to determine sample site locations

E. RECORDKEEPING:

The O&M plan contains the specifications and forms for keeping records regarding any repair or removal work involving ACBM. The record keeping procedure assures that:

- 1. Major repair work carried out by outside contractor is documented
- 2. Minor repair work by qualified in-house worker is documented
- 3. Monitoring of remaining asbestos is recorded
- 4. Personnel records for training and medical monitoring are kept

In general, this record keeping system must track two types of data: data on the physical condition of the ACBM's and actions taken on those ACBM's; the data associated with the personnel involved with the asbestos management program.

Tracking of the ACBM's maybe thought of as the tracking of physical inventory. The condition of the material recorded at intervals (record of the inspection and surveillance), that recording of substantive changes in material status (removal, enclosure or encapsulation), various required reports to governing bodies (notices of abatement and disposal actions to the EPA) and the recording of a new audited inventory in the context of the 3-year re-inspection.

Personnel tracking require: identity; training; medical monitoring; and exposure of the individual to be recorded on a form (which is to be on file for a period of at least 30 years). The following record formats and descriptions are intended as generalized basic examples of the type of records required for daily use.

LIST OF REQUIRED RECORDKEEPING (763.94)

- 1. Records location
 - A. Removal records retention
 - B. Records as part of the management plan

- 2. For each preventive measure:
 - A. Detailed written description of measure or action including,
 - 1. Location of measure or action
 - 2. Methods used
 - 3. Reasons for selecting the measure of action
 - 4. Name and addresses of all contractors involved
 - B. Identification of person taking clearance air samples
 - 1. Locations where samples were collected
 - 2. Date of collection
 - 3. Name and address of analysis lab
 - 4. Date of analysis
 - 5. Method of analysis
 - 6. Name and signature of person performing the analysis
 - 7. Statement that lab meets 763 .90(1) (2) (ii)
- 3. For each person required to be trained under 763.92(a) (1) and (2):
 - A. Name and job title.
 - B. Date training completed
 - C. Location of training
 - D. Hours of training
- 4. For each periodic surveillance under 763 .91 (c):
 - A. Name of person performing surveillance
 - B. Date of surveillance
 - C. Any changes in the conditions of materials
- 5. For each cleaning under 763.91(d):
 - A. Name of each person performing cleaning
 - B. State and completion dates
 - C. Locations
 - D. Description of activity
 - E. Method of used
- 6. For each time an O&M activity is performed under 763.91(d):
 - A. Name of each person performing activity
 - B. State and completion dates
 - C. Locations
 - D. Description of activity
 - E. Measure used
 - F. Locations of storage/disposal site
- 7. For each time that a major asbestos activity under 763.9 1(a) is performed:
 - A. Name, signature, state of accreditation, number of persons performing activities.
 - B. Start and completion dates,
 - C. Locations and description of activity.
 - D. Methods used.
 - E. Location of storage disposal site.
 - F. Results of any air sampling analysis performed.
- 8. For each fiber release episode under 763.91(f):
 - A. Date and location of the episode.
 - B. Method of repair,
 - C. Preventive measures taken.
 - D. Name of each person performing work,
 - E. Location of storage/disposal site.

THIRD YEAR RE-INSPECTION SPREADSHEETS

The regulations require that this report provide a considerable quantity of specific data related to asbestos containing materials within buildings. The information contained in these spreadsheets provides a condensed, easy to use summary of much of that data. It indicates whether or not the various building materials contain asbestos. If they do, the spreadsheets indicate where the asbestos is located, what kind of asbestos it is, and most importantly, what actions are recommended to be taken. The measures include both scheduled action by asbestos abatement contractors as well as day to day activities by the building's custodial and maintenance personnel.

You should find these spreadsheets easy to use and very helpful. To assist you in its use, the following pages provide column by column explanations of the spreadsheets.

HOMOGENEOUS AREA:

This column defines the various homogeneous areas throughout the building. It is important that you understand the concept of a homogeneous area. It is really very simple. By definition a homogeneous area is one in which the materials, are evenly mixed and similar in appearance and texture throughout. All that means is that the materials appear to be the same. Therefore, during the survey, all the materials throughout the school that appeared to be the same were grouped into homogeneous areas. For example, a given building may have had a white, speckled 2' x 2' suspended ceiling in several of the classrooms. Therefore, one homogeneous area was described as 2' x 2' suspended ceiling and its area was comprised of every school classroom in which that suspended ceiling was present. Another example is hard joints on pipe insulation. Generally, hard, joints on pipe insulation are similar in texture and appearance. Therefore, all joints on a particular type of pipe were considered one homogeneous area.

As you can see a homogeneous area is just the means by which similar materials are grouped. The importance of the homogeneous area is that it provides a method to determine whether or not a material contains asbestos without having to sample every building material in every room. When homogeneous areas have been defined, representative samples of that material are taken and tested to determine whether or not they contain asbestos. Based on those test results, it can logically be presumed whether or not all the material in a given homogeneous area does or does not contain asbestos.

Turning to the spreadsheet you will see that in the first column each homogeneous area is assigned a number starting with 1. The number of homogeneous areas in each building will vary depending on how many types of building materials there are.

DESCRIPTION:

This column provides a brief description of what each homogeneous area is and lists all the areas within the building in which that material is present. For example, a description of one homogeneous area may be "Joint Insulation". Then under that description, will be a listing of all the rooms in the school in which that joint insulation is present.

SAMPLE NUMBER:

This column is for the sample number. The number is comprised of three numbers divided by dashes. The first number identifies the date the sample was taken. The second number identifies the each individual sample number taken in the specific building. For each homogeneous area, the sample numbers are listed only in the rooms where actual samples were taken. For all the other rooms within a homogeneous area where there is no sample number listed, there was no sample taken. However, because the materials are in the same homogeneous area, it is assumed that the materials are similar.

ASBESTOS TYPE:

If there is asbestos present, this column defines the percentage of asbestos and the type asbestos. These are defined by a number and a four letter abbreviation. The number is the percentage of asbestos and the four letter abbreviation represents the type of asbestos. In the lower left hand corner of each spreadsheet there is a legend

which explains what each abbreviation stands for. For example, CHRY stands for Chrysotile. If no asbestos was found in the sample, "0%" or "ND" is listed in the column. Please note that only the specific samples taken indicate the type and percentage of asbestos. For all other areas within a homogeneous area where no specific sample was taken, the material is either assumed positive or negative based on the results of the actual samples.

MATERIAL:

The next three columns describe the material by the following criteria:

Type:

This column identifies the type of material as "S" for Surfacing, "T" for Thermal or "M" for Miscellaneous. Surfacing materials include such items as acoustical spray, wall and ceiling plaster, and spray on fireproofing. Thermal materials include such items as hard joints, boiler insulation, and duct insulation. Miscellaneous materials include such items as suspended acoustical tile and vinyl floor tile.

Location:

This column places the location of the sample into two broad categories. Either "AC" for above ceiling or "BC" for below the ceiling;

Quantity:

This column represents the quantity of material present. In the case of pipe insulation the quantity is linear feet. In case of hard joints the quantity is for each joint.

FRIABILITY:

If a material contains asbestos, this column indicates whether the material is friable or non-friable. A friable material is one that contains 1% or more of asbestos by weight and can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable materials are all other types of asbestos containing materials.

It is important to remember that the danger of asbestos is when the fibers become airborne. Therefore, the friable asbestos is potentially more dangerous than the non-friable asbestos. In this column each material containing asbestos is defined by "F" for friable or "NF" for non-friable.

AHERA ASSESSMENT CATEGORIES:

This column indicates the assessments made in accordance with EPA guidelines.

RECOMMENDATIONS:

This column indicates the recommended action and dates to complete the work (if needed).

AHERA ASSESSMENT CATEGORIES

CATEGORY 1	Damaged or significantly damaged thermal system insulation ACM
CATEGORY 2	Damaged friable surfacing ACM
CATEGORY 3	Significantly damaged friable surfacing ACM
CATEGORY 4	Damaged or significantly damaged friable miscellaneous ACM
CATEGORY 5	ACBM with potential for damage
CATEGORY 6	ACBM with potential for significant damage
CATEGORY 7	Any remaining friable ACBM or friable suspected ACBM

6-MONTH SURVEILLANCE

INFORMATION

NAME:
CONSULTING FIRM/LEA:
ACCREDITATION NUMBER (If Applicable):
I certify that I have performed a surveillance inspection of the said building in accordance with AHERA regulations 40 CFR Part 763.
SIGNATURE:
DATE:
COMMENTS:

12-MONTH SURVEILLANCE

INFORMATION

NAME:
CONSULTING FIRM/LEA:
ACCREDITATION NUMBER (If Applicable):
I certify that I have performed a surveillance inspection of the said building in accordance with AHERA regulations 40 CFR Part 763.
SIGNATURE:
DATE:
COMMENTS:

18-MONTH SURVEILLANCE

INFORMATION

NAME:
CONSULTING FIRM/LEA:
ACCREDITATION NUMBER (If Applicable):
I certify that I have performed a surveillance inspection of the said building in accordance with AHERA regulations 40 CFR Part 763.
SIGNATURE:
DATE:
COMMENTS:

24-MONTH SURVEILLANCE

INFORMATION

NAME:
CONSULTING FIRM/LEA:
ACCREDITATION NUMBER (If Applicable):
I certify that I have performed a surveillance inspection of the said building in accordance with AHERA regulations 40 CFR Part 763.
SIGNATURE:
DATE:
COMMENTS:

30-MONTH SURVEILLANCE

INFORMATION

NAME:
CONSULTING FIRM/LEA:
ACCREDITATION NUMBER (If Applicable):
I certify that I have performed a surveillance inspection of the said building in accordance with AHERA regulations 40 CFR Part 763.
SIGNATURE:
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YELLOW CAFETERIA YELLOW TEACHER'S DINING DARK BLUE 12" X 12" VINYL FLOOR TILE		PREVIOUSLY TESTED NEGATIVE	2 2	zz	3,700 SF					
BLUE CAFETERIA BLUE TEACHER'S DANNG CLASSROOM 3A-227		PREVIOUSLY TESTED NEGATIVE	2 2 2	zzz	3,700 SF 300 SF 1,200 SF					
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12	GREY 12" X 12" VINYL FLOOR TILE TYPE I										
	MAIN CORRIDOR BY 3A-236 MAIN CORRIDOR BY 3A-231		PREVIOUSLY TESTED NEGATIVE	2 2	N TOTAL	4,000 SF					
12	PRESSED WOOD 9" X 9" VINYL FLOOR TILE										
	E-149		PREVIOUSLY TESTED NEGATIVE	2.3	z z	700 SF					
	GREY W/ WHITE-RED 12" X 12" VINYL FLOOR TILE										
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45 0	SUB-BASEMENT MECHANICAL ROOM		POSITIVE	2	. >		ė u	0 4	08/24/2020-12/31/2020	z >	SIGNIFICANT DAMAGE / SMALL BUDGET REPAIR / SEE NOTE 1
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2 0	MAIN CORRIDORS NEAR B CORE			2	z		NF	2		N	GOOD CONDITION
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0 05	B-112			N 2	zz	900 SF	¥ ¥	v. v.		z	GOOD CONDITION
60	SUB-BASEMENT FILE STORAGE ROOM			2	z		* *	n .n		2 2	GOOD CONDITION
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HOM.	DESCRIPTION	SAMPLE NO.	% ASBESTOS & TYPE	TYPE	DAM G	RIAL	FRIABILITY	AHERA ASSESSMENT 40 CFR 763.89	ACTION START/END DATES	CLEANING	RECOMMENDATIONS REFER TO REPORT FOR DATES AND COST ESTIMATES
5	GREY W/ WHITE-RED 12" X 12" VINYL FLOOR TILE CONTINUED										
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b d	B-1-9		PREVIOUSLY	2 2	2 2	900 SF	2 9			z	GOOD CONDITION
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1-8	B-134			W	z	- S 006	NF	2		z	GOOD CONDITION
8	B 136			×	z		1/2	ıe		N	GOOD CONDITION
B	8-137			W	z		N.	20		Z	GOOD CONDITION
8	8-138			2	z		NE	2		N	GOOD CONDITION
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9.1	B-142			3	z		NE	in		Z	GOOD CONDITION
05	GUIDANCE			N :	z		N.	-0		z	GOOD CONDITION
70	D-SUPPLY ROOM			×	z		NF	S		Z	GOOD CONDITION
8	F BUILDING HALLS NEAR BOYSIGIRLS LOCKERS			¥	z		MF	9		2	GOOD CONDITION
SE SE	SECOND FLOOR RED MAIN CORRIDORS			2	z		¥.	S.		2	GOOD CONDITION
N. C.	R-220			×	z		NF	S		z	GOOD CONDITION
19	SECUND FLOXAR YELLOW MAIN CORREDORS			W	z		NF	S.		z	GOOD CONDITION
X-7	4-205			×	z		NF	in .		z	GOOD CONDITION
7	027-1			¥ :	z		4	6		z	GOOD CONDITION
177-1	477			×	z		NE.	5		z	GOOD CONDITION
767-1	245			ε:	z :		ż	so.		z	GOOD CONDITION
B-801	201			¥ :	2 :		ż	vi i		z	GOOD CONDITION
207-0	200			2	2 :		ż.	0		z	GOOD CONDITION
B-203	203			8	2 :		ż	s.		z	GOOD CONDITION
20				8	ž.		ż	ď		z	GOOD CONDITION
8-202	500			2	z		¥	ss.		z	GOOD CONDITION
8-206	900			×	z		ž	is.		z	GOOD CONDITION
B-207	100			N	z		NE	S		z	GOOD CONDITION
B-303	600			W	z		NF	us:		z	GOOD CONDITION
B-221	12			M	z		N.	10		×	GOOD CONDITION
B-214	34			N	z		¥	5		z	GOOD CONDITION
B-216	96			N	N		NF	45		z	GOOD CONDITION
B-227	27			N	z	900 SF	NF	ws.		z	GOOD CONDITION
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AREA	DESCRIPTION	SAMPLE NO.	& TYPE	TYPE	DAM	QUANTITY	FRIABILITY	40 CFR 763,88	START/END DATES	NEEDED	REFER TO REPORT FOR DATES AND COST ESTIMATES
5	GREY W/ WHITE-RED 12" X 12" VINYL FLOOR TILE CONTINUED										
40	B-228		PREVIOUSLY	2	2	35 900	2	e		2	MOTIVATION OF ALL PROPERTY.
41	B-229		TESTED	2	2	900 SF	× ×	a de		2	GOOD CONDITION
uO	B-230		POSITIVE	W	2	900 SF	NF	4		2	GOOD CONDITION
90	SECOND FLOOR B CORE PREP ROOMS & CLOSETS			×	2		NF	5		z	GOOD CONDITION
	Y-232			×	z		ž	5		z	GOOD CONDITION
42 6	B-236			2	2		NF	5		2	GOOD CONDITION
40 0	6-237			5	×		N.	5		z	GOOD CONDITION
2 0	R-232 SECOND ET DOJE EN DE MANN COMBINADO			s :	z		½ !	\$		Z	GOOD CONDITION
×	A-220			2 2	2 2	-8 00/c	2 5	an u		2 2	NOULD COORD CONDITION
×	A-221			3	. 2		1	n 140		2 2	SOOD CONDITION
US.	SECOND FLOOR GREEN MAIN CORRIDORS			2	z		NF			2	GOOD CONDITION
DE.	RED, YELLOW, BLUE, GREEN STAIRWELLS			M	z	2,000 SF	NF	10		Z	GOOD CONDITION
E I	F-306			×	z	4S 009	NF.	151		N	GOOD CONDITION
L L	F-309			2	z		NF	10		z	GOOD CONDITION
L F	THEN I OUR PLANTAGE AND			×	z		4	10		z	GOOD CONDITION
E	THIRD IS ONE YELLOW MAIN CONTRIBUTED			× :	2 2		b	ю.		z	GOOD CONDITION
F	THIRD FLOOR GREEN MAIN CORRIDOR			W 2	z 2	2,700 25	2 2	o 4		z	GOOD CONDITION
æ	R-320			2			¥ ¥	n vi		z 2	SOOD CONDITION
2	R-319			2	2		NF	1.45		. 2	NOLLIGADO COOS
Œ	R-331			W	z		曼	- 10		z	GOOD CONDITION
20	B-347			×	z	900 SF	N.	10		z	GOOD CONDITION
> :	4.319			N	z		NF	10		z	GOOD CONDITION
> 2	7350			W	z		ž	in		z	GOOD CONDITION
>	1-52.2			×	2		¥	10		Z	GOOD CONDITION
- 1	THIRD FLOOR R CORE MAIN CORRIDORS			2 2	z 2	3000 5	¥ .	40 4		z	GOOD CONDITION
05	SECOND FLOOR B CORE MAIN CORRIDORS			2	. 2		E W	n so		2 2	SOCO CONDITION
ø)	8-331			M	Z		NF	i in		2	GOOD CONDITION
100	B-336			W	Z		N.	10		2	GOOD CONDITION
m	B-329			¥	N	900 SF	量	10		z	GOOD CONDITION
œ.	B-339			W	N	900 SF	NF	45		Z	GOOD CONDITION
m	340			×	z	900 SF	NF			N	GOOD CONDITION
(9)	6-319			z	z	900 SF	NF	5		z	GOOD CONDITION
0 1	6-320			2	2	900 SF	NF	9		2	GOOD CONDITION
ú	317			2	2	300 SF	NE	10		z	GOOD CONDITION
-											
8.9	ASSESTIBLYPE CHRY Obysole	QUANTITY IF Susse foot		MOTATIONE	1	TYPEO	TYPE OF MATERIAL		8	10	Domaged or significantly damaged thermal system insulation ACM.
2 3 4 5	MICS Amotis AGTI Adjoolis ARTI Amotipulas CERC Condesion	UF Linear Fael DA Each TO Total		The Management of the Control of the	agen	S Solicin	for a		2.6.6.0		Demagget inbelse surfaceng Acids Demagget inbelse surfaceng Acids Demagget or application of a surfaceng Acids. Demagged or application of a surfaceng Acids or a surfaceng Ac
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AREA	DESCRIPTION	SAMPLE NO.	& TYPE	TYPE	DAM	QUANTITY	FRIABILITY	46 CFR 763.88	START/END DATES	WEEDED	REFER TO REPORT FOR DATES AND COST ESTIMATES
5	GREY W/ WHITE-RED 12" X 12" VINYL FLOOR TILE CONTINUED										
ш	E-113		PREVIOUSLY	>	2	775 SF	38	S		z	GOOD COMBITION
ш	E-157		TESTED	×	z		*	9		Z	GOOD CONDITION
41 1	E-131		POSITIVE	2	2		N.	10		2	SOOD CONDITION
ar i	6-132			×	z		N.	20		2	GOOD CONDITION
at t	E-135			× :	2 :		ž !	0		2	GOOD CONDITION
H. L	E-136			2	z		¥ !	20		2	GOOD CONDITION
N T	120			N	z		Ne.	20		N	GOOD CONDITION
m i	E-125			2	z		N.	e)		N	GOOD CONDITION
W I	E-126			2	z		¥.	9		N	GOOD CONDITION
ш	E-145			3	z		N.	2		×	GOOD CONDITION
	FIRST FLOOR E MAIN CORRIDORS			ş	z		¥	2		z	GOOD CONDITION
10	E-213			×	z		NE			z	GCOD CONDITION
Ú I	E-215			×	2		NF	uis i		z	GOOD CONDITION
Ú	E-ZO			×	z		N.	G		z	GOOD CONDITION
ii i	E-223			2	z		NE	40		z	GOOD CONDITION
4	E-225			2	z		NE	47		z	GOOD CONDITION
4	6-21			Σ	z		N.	9		2	GOOD CONDITION
úi i	E-242			2	2		NF	12		2	GOOD CONDITION
ú	E-259			N	z		NE	47		Z	GOOD CONDITION
CO .	SECOND FLOOR E CLOSETS			2	z	100 SF	¥	£Q.		2	GOOD CONDITION
	2' X 4' SUSPENDED ACOUSTICAL CEILING TILE										
3	VEL OW CARLTON		Discussion	,	4						
	B 210		FREVIOUSL	2 :	2 3	3 000°C					
1	5.51	_	MEGATIVE	2 2	2 2						
1	4.308		EUNINE	2 2		10 DOG					
2 2	RED TEACHER'S DIMING			2 2	zz						
il	E-266 CHORAL ROOM			2	2						
5	CLASSROCMS, HALLS AND OFFICES			2	z	270,000 SF					
APA ARR	AMBIGNOS TIPE. GROW Corpused ACT Corpused ACT Medice freedom ACT MEDIC	GLAMITY SF Squero Fast LF Linear Feet EA Each TO Youk		MOTATIONS IK No. T Yes: MATHEM INDOCESSION	4000	TYPE OF A jr. Macella 5. Surfacin T. Thermal	TYPE OF MATERIAL M. Miscellanesee S. Sarksing T. Peserul		28626E		Dansgad or significantly dismaged thermal system insulation ACM. Dansgad of significantly dismaged ACM. Spellingsty dansgad fitting ACM. Dansgad of significantly dansgad fitting at CAM. ACM with potential for dansgad fitting in the collamous ACM. ACM with potential for dansgad fittings.
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W.	A DESCRIPTION	SAMPLE NO.		TYPE	DAM	QUANTITY	FRIABILITY	40 CFR 763.88	START/END DATES	NEEDED	REFER TO REPORT FOR DATES AND COST ESTIMATES
40	2' X 4' SUSPENDED ACOUSTICAL CEILING TILE TYPE II										
	FINE ARTS INTONEN		PREVIOUSLY TESTED MEGATIVE	2	z	1,000 SF					
(0)	LAB TABLE										
	B-136 B-137		PREVIOUSLY TESTED NEGATIVE	מ מ	2 2	70 70 72 77					
17	HARD FITTINGS OFF FIBERGLASS INSULATION										
	SUB BASEMENT MECHANICAL ROOM		PREVIOUSLY	-	z		¥	ю		z	GOOD CONDITION
	SUB BASEMENT MECHANICAL ROOM DEMTAL ISE DI HELODICEM		TESTED	H)	× :		LE	-	08/24/2020-12/31/2020	>	SIGNIFICANT DAMAGE / SMALL BUDGET REPAIR / SEE NOTE 2
	PENTHOUSE BLUEGREEN		POSITIVE		2 >	350 EA	N u	w ·	Commence Southerness	z :	GOOD CONDITION
	PENTHOUSE BLUE/GREEN			- 1-	>		L		08242020-12/31/2020		SIGNIFICANT DAMAGE / SMALL BUDGET REPAIR / SEE NOTE 2 SIGNIFICANT DAMAGE / SMALL BUDGET REPAIR / SEE NOTE 2
	PENTHOUSE REDMELLOW			-	2	400 EA	NF	S		N	GOOD CONDITION
	PENTHOUSE REDIVELLOW			-	*		L	1	08/24/2020-12/31/2020	>	SIGNIFICANT DAMAGE / SMALL BUDGET REPAIR / SEE NOTE 2
	PENTHOUSE REDWELLOW			- 1			LL.	-	08/24/2020-12/31/2020	>	SIGNIFICANT DAMAGE / SMALL BUDGET REPAIR / SEE NOTE 2
	DENITIOUSE FINE AKTS			- ,	z		生	en :	The state of the s	N	GOOD CONDITION
	PENTHOUSE FINE ARTS			- +		Z 2	£ 0		08/24/20/20-12/31/20/20	> >	SIGNIFICANT DAMAGE / SMALL BUDGET REPAIR / SEE NOTE 2
	CATWALK IN AUDITORIUM			- (-	- z		N.	- 4	0302115721-1771215750	× 2	SIGNIFICANT DAMAGE / SMALL BUDGET REPAIR / SEE NOTE 2
	CATWALK IN AUDITORIUM			-	>		14		OGDOLESCE DESCRICTOR	. >	SIGNIFICANT DAMAGE / SMALL RIDGET REDAIR / SEE NOTE 9
	D SERVICE WING			-	z		N.	- 47	OUR TEORY ISSUES	- 2	GOOD CONDITION
	STAGE			+	2		NF	.5		2	NOLIDINO GOOD
	REAR GYM STAIRWELLS			-	z		NF	10		2	GOOD CONDITION
	GYM STORAGE ROOMS			+	z	15 EA	¥.	8		2	GOOD CONDITION
	GYM			+	z	50 EA	NF	100		Z	GOOD CONDITION
	E-151			+	z	20 EA	NF	10.		2	GOOD CONDITION
	E-118			P	2	6 EA	NF	9		2	GOOD CONDITION
	HIDDEN ABOVE CEILINGS AND IN WALLS			F	z	UNKNOWN EA	Ā	42		z	воор сомоттом
	Assisting tryit Drift Carpaia AMS Areaia	GUANTITY SF Spane Foot LF Usuar Foot		NOTATIONS N Nb	10	TYPE OF BATES M Mecalinosus R Contract	TYPE OF MATERIAL. M. Microllongus D. Confession		€81		Demograd or significantly damaged thermal system insulation ACM. Demograd fisher surfacing ACM.
	ACTI Activative	EA Each		MATERIAL MODITAGE	-	T Thermal	£ 1		2		Significantly damaged friable surfacing ACM.

(1) Danaged or significantly dennaged fleemed system insulation ACM.

(3) Supraised bekeen suches, or service of the State of the State of Supraised fleether such and such as the State of Supraised fleether measurement. ACM.

(5) ACSM with potential for externation.

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RED TEACHERS DINING AUDITORIUM AUDITORIUM AUDITORIUM AUDITORIUM AUDITORIUM AUDITORIUM STARWELL NEAR B-301 STARWELL NEAR B-301 STARWELL NEAR B-301 SE-267 GREEN TEACHERS DINING E-257 GREEN TEACHERS DINING GREEN TEACHERS DINING GREEN TEACHERS DINING F-257 GREEN TEACHERS F-257 GREEN TE	HOM. AREA 18		SAMPLE NO.	% ASBESTOS & TYPE	TYPE	DAM	MATERIAL QUANTITY	FRIABILITY	AHERA ASSESSMENT 40 CFR 763.88	ACTION STARTIEND DATES	CLEANING	
CEMENTITIOUS SPRAY PLASTER WANN CORRECTOR MANN CORRECTOR BY		RED TRACHERS DINING AUDTORUM AUDTORUM OVER STAGE (CATWALK) PLANET ARUM STARWELL NEAR B-301 YELLOW TEACHERS DINING E-367 GREEN TEACHERS DINING		PREVIOUSLY TESTED NEGATIVE		z z z z z z z z						
MAIN CORRECOR NEAR 2A-136 SECOND FLOOR MAIN CORRECORE SECOND FLOOR MAIN CORRECORE SECOND FLOOR MAIN CORRECORE TO SAN SEET FLOOR MAIN CORRECORE TO SAN SERVENT FRIST FLOOR MAIN CORRECT TO SAN SERVENT FRIST FRIST FRIST FLOOR MAIN CORRECT TO SAN SERVENT FRIST	9					TOTAL	20,000 SF					
SMOOTH CEILING PLASTER TYPE; E-FINE ARTS LOBEY ROUGH CEILING PLASTER ALDITORIUM BALCONY LETT ALDITORIUM BALCONY LETT ALDITORIUM BALCONY LETT ALDITORIUM BALCONY RIGHT ALDITORIUM BALCONY RIGHT S N TESTED S N ALDITORIUM BALCONY RIGHT S N ALDITORIUM BALCONY RIGHT S N REGATIVE S		MANIN CORRIDOR NEAR 2A-136 SECOND FLOOR MANN CORRIDOR E SECOND-FLOOR MANN CORRIDOR E GREEN CAFETERIA FIRST FLOOR MANN CORRIDOR BY RED CAFETERIA FIRST FLOOR MANN CORRIDOR BY B-138 FIRST FLOOR MANN CORRIDOR BY B-138		PREVIOUSLY TESTED NEGATIVE	*************	z z z z z z z						
FFINE ARTS LOBEY TESTED NEGATIVE ROUGH CEILING PLASTER ALDITORIUM LOWER REAR ALDITORIUM BALCONY LET ALDITORIUM BALCONY LET ALDITORIUM BALCONY LET ALDITORIUM BALCONY RIGHT S N	50					TOTAL	180,000 SF					
AUDITORIUM LOWER REAR AUDITORIUM BALCONY LEFT AUDITORIUM BALCONY LEFT ALDITORIUM BALCONY LEFT ALDITORIUM BALCONY RIGHT S S		E-FINE ARTS LOBBY		PREVIOUSLY TESTED NEGATIVE	10	×	1,000 SF					
	X.	ROUGH CEILING PLASTER AUDITORIUM LOWER REAR AUDITORIUM BALCONY LEFT AUDITORIUM BALCONY LEFT ALDITORIUM BALCONY RIGHT		PREVIOUSLY TESTED NEGATIVE	60 40 10 to	Z Z Z Z						

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	CLEANING REFER TO REPORT FOR DATES AND COST ESTIMATES			H GOOD CONDITION	REFER TO DAM PLAN FOR RECOMMENDED PROCEDURES REFER TO DAM PLAN FOR RECOMMENDED PROCEDURES	H VERY DUSTY / GOOD CONDITION	N GOOD CONDITION	Dammaped or significantly damaged thermal system traulation ACIA. Dammaped (tribbs surfacing ACIA from ACIA (4) Seafficing the family damaged frathe surfacing ACIA. Damaged of seafinificantly damaged frathe misconlineous ACIA.
RESPONSE	START/END DATES							
2020	AHERA ASSESSMENT 40 CFR 763.80			(AB)	30 00 00 00 00 00 00 00 00 00 00 00 00 0	•	10.40	
	FRIABILITY			ž	****	生	装货	TYPE OF MATERIAL. M. Marphenone. S. Softward. T. Thermal.
	QUANTITY		10,250 SF	8,000 SF	30,000 SF	1 EA		Three or a Marchan
Table 1	DAM (N N TOTAL	2	2222	Z	2 2	A TRONG
-	% ASBESTOS & TYPE		PREVIOUSLY S TESTED S NEGATIVE	ASSUMED S POSITIVE	PREVIOUSLY S TESTED S POSITIVE S	ASSUMED M	ASSUMED M POSITIVE M	HOTANDINE N. Alex Y. Yes.
-	SAMPLE NO.		TES	ASS	PRI 2517	ASS POG	A P P Q	QUANTITY SF Square Feet LF Linear Feet EA Each
	DESCRIPTION	ROUGH CEILING PLASTER CONTINUED	ALIDITORIUM BALCONY RIGHT FINE ARTS LOBBY	SMOOTH CEILING PLASTER TYPE II Auditorium	SOFT GREY FIREPROOFING E-151 (LOFT) MAIN CORRIDOR BY B-229 ABOVE ALL CELLINGS AT B BJILDING ABORE ALL CELLINGS AT B BJILDING	AUDITORIUM STAGE FIRE CURTAIN STAGE	TRANSITE WALL PANELS E-242	AMBESTOG TYPE. CHIN Computal ACTI MACK Secreta ACTI Madestelle ACTI Macketelle ACTI Macketelle
	AREA	24		22	23344	24	25	* 0 5 % 5

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HOM	QUANTITY FRABILITY	40 CFR 763.86 START/END DATES	DATES NEEDED	REFER TO REPORT FOR DATES AND COST ESTIMATES
### CORRIGATED PIPE INSULATION E-246 E-246 E-246 E-246 E-246 E-246 E-256 E-246 M E-256				
E-246 AND STORAGE E-246 E-246 E-250 E-250 E-250 MM E-311 CORRIGATED PIPE INSULATION E-105 CORRIGATED PIPE INSULATION E-105 T FOSSTWE T FOSSTW				
E-250 M E-266 E-311 CORRIGATED PIPE INSULATION E-105 OFFICE AT E-151 F-169 T T F-169 T T F-169	¥ ±	er er	zz	GOOD CONDITION
E-311 M E-302 E-311 CORRIGATED PIPE INSULATION E-105 OFFICE ATE-151 F-105 F-105 T F-105 T F-105 T F-105 T T T T T T T T T T T T T T T T T T	4	9	Z	GOCD CONDITION
E-311 CORRIGATED PIPE INSULATION E-105 OFFICE AT E-151 F-169 T T T T T T T T T	A ME	क व	Z 2	GOOD CONDITION
CORRIGATED PIPE INSULATION 6-105 OFFICE AT E-151 F-159 T T T T T T T T T T T T	Ż	. 41	Z	GOOD CONDITION
CORRIGATED PIPE INSULATION ASSUMED OFFICE AT E-151 E-169 T	2,200 SF			
ASSIMED T POSITIVE T				
F F	2 2		2.2	GOOD CONDITION
	2 2 2	1 to 10	zz	MOLLOWO CONDITION GOOD CONDITION GOOD CONDITION
TOTAL	\$1 09			
TANK INSULATION (MUDDED ENDS)				
ASSUMED T		5 08/24/2020-12/31/2020		GOOD CONDITION SIGNIFICANT DAMAGE / BUDGET REPAIR / SEE NOTE 2
PENTHOUSE REDIYELLOW (TWO TANKS) T PENTHOUSE REDIYELLOW (TWO TANKS) T P	200 SF NF 13 SF F	5 06/24/2020-12/31/2020	N V 020201	GOOD CONDITION SIGNIFICANT DAMAGE / BUDGET REPAIR / SEE NOTE 2
DEBRIS ON FLOOR				
PENTHOUSE BLUEGREEN ASSUMED T Y DENTHOUSE BROWNING T Y	100 SF F	08/24/2020-12/31/2020		VERY MINOR / BUDGET REPAIR.
1	5 85		11/2020	VERY MINOR / BUDGET REPAIR VERY MINOR / BUDGET REPAIR
F		1 08/24/2026-12/31/2026		YERY MINOR / BUDGET REPAIR
ASSETTION TO COLLABORY (CT.) AND	TYPE CF BAKTERAL. M. Maniferonal S. Serbishing T. Themad		(1) Damagad or significantly (2) Standard Managad Miss (3) Standard Managad Miss (4) Damagad Standard Managad Miss (5) ACIM with observation of ACIM with observation of ACIM with observation of ACIM with prenamital for a	Dumapped or signaticanily demapped thermal eyeltem invalation ACIA. Supulazionily demapped statement and the statement of th

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ALL MAIN CORRIDORS, ALL STARWELLS, ALL CLASSROOMS, ALL OFFICES, ALL CAFETERIAS, ALL LIBRARIES, ALL HALLWAYS, GYMANSILIM, RECEINING, MICHEN INTERIOR DOORS WIWINDOW CAULKING ALL MAIN CORRIDORS, ALL STARWELLS, ALL MALLWAYS SINKS WI BLACK DAMPROOFING SINKS WI BLACK DAMPROOFING SINKS WI BLACK DAMPROOFING BULLONGS B, NURSING, CLLINARY ARTS, FOOD LABS, OFFICE, ARRAS AT ALL CAFETERIA, MAN OFFICE, RINRSE, FINANCEBANKING, PHOTOGRAPHY, BULLDURGS, SORD, 200		ASSUMED M N 2,500 TO NF 5 N
R DOORS WAWINDOW CAULKING RDOORS WAWINDOW CAULKING RDOORS, ALL STARWELLS, ALL RSING, CULINARY ARTS, FOOD LABS, AT ALL CAFETERIAS, MAN OFFICE, GEBANKING, PHOTOGRAPHY, ASAA, ALL CAFETERIAS, TRACHERS	N 2,500 TO NF	
18. ALI STARWELLS, ALL BLACK DAMPROOFING G, CULINARY ARTS, FOOD LABS, LL OAFETERIAS, MAN OFFICE, ANUNG, PHOTOGRAPHY, ALL CAFETERIA TEACHERS		
I BLACK DAMPROOFING G, CULINARY ARTS, FOOD LABS, LL OAFETERIAS, MAIN OFFICE, ANTING, PHOTOGRAPHY, ALL CAFETERIA TEACHERS	M N 325 TO NF 5	N 325 TO NF
G, CULINARY ARTS,FOOD LABS, LL CAFETERIAS, MAN OFFICE, MANKS, PHOTOGRAPHY, ALL CAFETERIA TEACHER'S		
	24 AV 0.0 T 000 AV	A 07 D04
KED 12" X 12" VINYL	25 1777	1770 05.1
		3,700 SF NF 5
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N No
V Yes.
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TYPE OF MATERIAL.
M Miscribosous
S Surfacing
T Thermal

(1) Denna (2) Denna (3) Spnilh (4) Denna (5) ACBM (5) ACBM

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BUILDING: HIGH SCHOOL

HOM. AREA	DESCRIPTION	SAMPLE NO.	% ASBESTOS & TYPE	TYPE	MATERIAL DAM C	RIAL	FRIABILITY	AHERA ASSESSMENT 40 CFR 783.88	ACTION STARTIEND DATES	CLEANING	RECOMMENDATIONS REFER TO REPORT FOR DATES AND COST ESTIMATES
25	WHITE 12" X 12" VINYL FLOOR TILE MASTIC										
	GREEN CAFETERIA RED CAFETERIA		ASSUMED	3 3	2 2	1,800 SF 1,800 SF	A P	vi 45		2 2	GCOD CONDITION GCOD CONDITION
	YELLOW 12" X 12" VINYL FLOOR TILE MASTIC										
	YELLOW CAFETERIA YELLOW TEACHER'S DINING		ASSUMED POSITIVE	S 3	zz	3,700 SF 300 SF	N N	9 6		2 2	MOTITOROG GOOD MOTITOROG GOOD
	DARK BLUE 12" X 12" VINYL FLOOR TILE MASTIC										
- m - m - 0	BLUE CAFETERA BLUE TEACHER'S DRING CLASSROOM 3A-227		ASSUMED	2 2 2	zzz	3,700 SF 300 SF 1,200 SF	N N N	***		222	GOOD CONDITION GOOD CONDITION GOOD CONDITION
	BLACK 12" X 12" VINYL FLOOR TILE MASTIC										
A L	FINE ARTS CAFETERIA FINE ARTS CAFETERIA		ASSUMED	2	z	72 ST	¥	16		Z	ноприного соор
	WHITE 12" X 12" VINYL FLOOR TILE MASTIC										
LL LL	FINE ARTS CAFETERIA FINE ARTS CAFETERIA	-	ASSUMED	3	z	275 SF	¥	an .		Z	MOLITICIACO CIDOS
2052563	Assessmon river American Carponia Autor American Autor American Anth Adentyles Anthros Confessor	QUANTITY 3F Square field 1F Usery feet 1D Spiss 1D Spiss		NOTATIONS 24 Au 7 Yes solutions match	1	TWE OF MATERIAL, M. Miscell sectors S. Disclaring T. Thermal	AVTERAL. George				Demograd or spicificacity demograd thermal inystem insulation ACM. Demograde habble surfacion, Q.C.M. Significantly the surfacion of ACM. Significantly the remograde habble surfacion ACM. ACM with proteinal for surfacion of demograde habble misodeleseous ACM. ACM with proteinal for surfacion fermal environment of the

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HOM. AREA	DESCRIPTION	SAMPLE NO.	% ASBESTOS & TYPE	TYPE	MATERIAL DAM G	AL QUANTITY	FRIABILITY	AHERA ASSESSMENT 40 CFR 763.88	ACTION STARTIEND DATES	CLEANING	RECOMMENDATIONS REFER TO REPORT FOR DATES AND COST ESTIMATES
65	GREY W/ GREY-BLACK 12" X 12" VINYL FLOOR TILE MASTIC										
w m	E-155		ASSUMED	2 2	z z	375 SF 375 SF	A A	va va		2 2	GOOD CONDITION GOOD CONDITION
40	DARK RED 12" X 12" VINYL FLOOR TILE MASTIC										
65	SECOND FLOOR MAIN CORRIDOR-E		ASSUMED	2	z	1,800 SF	-K	10		z	NOTIFICACIO COOS
	GREY 12" X 12" VINYL FLOOR TILE TYPE II MASTIC										
ш	E-211		ASSUMED POSITIVE	3	z	628 SF	NF	10		2	ношиомог дось
	GREY 12" X 12" VINYL FLOOR TILE TYPE I MASTIC										
2 2	MAIN CORRUDOR BY 3A-206 MAIN CORRUDOR BY 3A-231		ASSUMED	2 2	zz		¥ 4	sa sa		zz	NOTTION CONDITION
					TOTAL	4,000 SF					
	PRESSED WOOD 9" X 9" VINYL FLOOR TILE MASTIC				-						
ui u	E-151		ASSUMED	2	2	700 SF	N.	S		z	GOOD CONDITION
Ú.	Ga-		POSITIVE	2	z	700 SF	¥	es.		z	GOOD CONDITION
2.23	ABBESTOS THFE CHITC Corporate Land Academic Acad	CUMMITY FF Square Feet	**	NOTATIONS N No	-	TYPE OF	TYPE OF MATERIAL. M Materiaseous.		28		mension from a system insulation ACM.
5 5 8 2 3	ACT Adequate ACT Adequate MRRI Adequate COTO Concedeb WAPS MA Ansysoff Youlding Day	UF Junean Fred EA Each TO Totals		Vins Millerus marces	1	S Sychol T Thems			6666		Sqnificantify damaged fitishe surfacing ACM Damaged or sphillicantify fundaged fitishe surfacing ACM ACSM with podential for damage. ACSM with podential for stanger.

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AREA DESCRIPTION SAMPLE NO. A TYPE 44 GREY W/ WHITE-RED 12" X 12" VINYL CUSTOCKAYS OFFICE SIEGANSWENT MECHANICAL ROOM SECOND FLOOR TILE MASTIC CUSTOCKAYS OFFICE SIEGANSWENT MECHANICAL ROOM SECOND FLOOR TILLOW LOCKERS E-151 OFFICE ACMINISTRATION RED SCIENCE-ENGLISH YELLOW SCIENCE-ENGLISH YELLOW SCIENCE-ENGLISH SIELES	PE TYPE	DAM	QUANTITY	FRIABILITY		HOLLOW	CELEBRA	RECOMMENDATIONS
HTE-RED 12" X 12" VINYL SOR TILE MASTIC HANGAL ROOM ON LOCKERS HA GLISH SLISH S					40 CFR 763.88	STARTIEND DATES	NEEDED	REFER TO REPORT FOR DATES AND COST ESTIMATES
DOR TILE MASTIC HAMICAL ROOM OW LOCKERS H GLISH S								
HANICAL ROOM COW LOCKERS H SLISH S								
ANNOA ROOM OW LOCKERS H GLISH S	M	Z	300 SF	¥	so.		Z	NOLIGINOS GOOS
SECOND FLOOR YELLOW LOCKERS ELIS OFFICE ADMINISTRATION RED SCIENCE-ENGLISH YELLOW SCIENCE-ENGLISH RED SCIENCE-ENGLISH RED SCIENCE-ENGLISH RED SCHOOL STREES	×	2	1,000 SF	NF	.5		z	GOOD CONDITION
E-151 OFFICE ADMINISTRATION RED SCRANCE ENQLISH YELLOW SCHEWCE ENQLISH AREA D SPED OFFICES RUB'S SCHEWS AND H	N	×	2.000 SF	N.	.5		z	GOOD CONDITION
ADMINISTRATION RED SCENDE-ENGLISH YELLOW SCIENCE-ENGLISH AREA O SPED OFFICES RUIS SCIENCE-ANATH	M	z	35 SF	NF	in		z	GOOD CONDITION
RED SCENEERALISH PRED SCENEERALISH AREA O SPED OFFICES BLUE SCENEERATH	M	z	38 000't	NF	wh		2	GOOD CONDITION
YELLOW SCHEWGE-ENGLISH AREA D'SPED OFFICES BLUE SCHEWGE-AATH	2	z	4,600 SF	NF	457		z	GOOD CONDITION
AREA D SPED OFFICES BILLE SCIENCE-MATH	5	z	4,600 SF	NF.	.0		Z	GOOD CONDITION
BELUE SCIENCE-MATH	2	2		MF	45		2	GOOD CONDITION
The same of the sa	2	2		NF	47		N	GOOD CONDITION
GREEN ENGLISH	S	z		LN.	2		N	GOOD CONDITION
8-101	W	z		N.	5		z	GOOD CONDITION
8-102	S	z		NE	5		z	GOOD CONDITION
8-103	×	z		NE			z	GOOD CONDITION
D-104	×	z		NE	2		z	GOOD CONDITION
8-103	2	z		NF	5		z	GOOD CONDITION
8-100	2	z		N.	5		z	GOOD CONDITION
MAIN CURRIDORS NEAR B CORE	8	z		NF	9		Z	GOOD CONDITION
PREP ROOMS AND CLASSE IS NEAR BICORE	S	z		NF	5		2	GOOD CONDITION
0.1.0	¥ :	z :		Z.	vs.		z	GOOD CONDITION
SHE BASEMENT CHE STORAGE DOCKE	¥ :	2 :	DOS 25	-	es i		2	GOOD CONDITION
B-114	¥ :	2 7		-	0		2	GOOD CONDITION
8.127	8 2	2 3		- N			2	GOOD CONDITION
E-128	2	2 2		2	0. 4		z	GOOD CONDITION
8-121	8 2	2 2	75 ON 80	2 4	0		z :	GOOD CONDITION
8-123	E :	2 3		2 9	0		N.	GOOD CONDITION
200	W 2	2 2		2	0		Z	GOOD CONDITION
671-0	2 :	2 :		W.	40		2	GOOD CONDITION
051-20	2	2		ME	40		2	GOOD CONDITION
201-10	2	z		NF	47		Z	GOOD CONDITION
\$7.00 P	2	Z		NF.	9		Z	GOOD CONDITION
96139	Z	z		NE	u)		N	GOOD CONDITION
2-13/	2	z		NF	W7		2	GOOD CONDITION
97129	N	Z		NE	92		2	GOOD CONDITION
6-136	W	z		N.	97		N	GOOD CONDITION
	×	z		N.	80		Z	GOOD CONDITION
8-142	2	z		NF	9		z	GOOD CONDITION
GUIDANCE	2	z		NF	en:		z	GOOD CONDITION
D-SUPPLY ROUM	×	z	30 SF	NF	so.		z	GOOD CONDITION

QUANTITY
SF Space Feet
IF Uses Feet
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TO Feet ASSESTOS TYPE CHRY Chypiolia AMDS Ansole ACTI Activose AVIN Austrophysiss CHOC Oncidose

ARTATIONS TYPE OF BATCHOLD.
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3		_	W. ACRECTOR		MATERIAL	RAL		AHERA ASSESSMENT	ACTION	CLEANING	RECOMMENDATIONS
AREA	A DESCRIPTION	SAMPLE NO.	& TYPE	TYPE	DAM	QUANTITY	FRIABILITY	46 CFR 763.88	START/END DATES	NEEDED	REFER TO REPORT FOR DATES AND COST ESTIMATES
4	GREY WI WHITE-RED 12" X 12" VINYL FLOOR TILE MASTIC CONTINUED										
	F BUILDING HALLS NEAR BOYSIGIRLS LOCKERS		ASSUMED	2	2	750 SF	J.	•		Z	WOILIGWOOD GOODS
	SECOND FLOOR RED MAIN CORRIDORS		POSITIVE	2	z		¥	0		z	GOOD CONDITION
	R-220			2	z	900 SF	NF	.6		z	GOOD CONDITION
	SECOND FLOOR YELLOW MAIN CORRIDORS			2	×	5,700 SF	NF	2		N	GOOD CONDITION
	V-205			W	z	900 SF	N.	is.		Z	GOCD CONDITION
	Y-220			×	z	900 SF	NF	5		Z	GOOD CONDITION
	Y-221			W	Z	900 SF	×	10		2	GOOD CONDITION
	Y-242			W	×	900 SF	N	15		z	GOOD CONDITION
	B-201			W	z	900 SF	2	15		N	GOOD CONDITION
	B-202			×	z	900 SF	2	\$		2	GOOD CONDITION
	8-203			W	×	900 SF	NF.	5		N	GOOD CONDITION
	B-204			×	z		N	ın		2	GOOD CONDITION
	B-205			×	2	900 SF	4	vr.		z	GOOD CONDITION
	B-206			W	N	900 SF	¥	\$		2	GOOD CONDITION
	B-207			M	2	900 SF	NF.	sc.		z	GOOD CONDITION
	B-209			N	Z	900 SF	NF	40		2	GOOD CONDITION
	8-221			×	z		NF	97		z	GOOD CONDITION
	B-214			S	z	900 SF	NF	\$		Z	GOOD CONDITION
	B-216			×	2	900 SF	4	9		2	GOOD CONDITION
	B-227			M	z	300 SF	N.	in		N	GOOD CONDITION
	B-228			×	N	900 SF	4	100		z	GOOD CONDITION
	B-229			M	Z	900 SF	NF	40		z	GOOD CONDITION
	B-230			M	z	300 SF	NF	N.		2	GOOD CONDITION
	SECOND FLOOR B CORE PREP ROOMS & CLOSETS			2	z	1,200 SF	N.	40		2	GOOD CONDITION
	Y-232			2	z	45 006 45 006	¥	57		2	GOOD CONDITION
	B-236			2	2	300 SF	4	9		2	GOOD CONDITION
	8-237			2	2	900 SF	¥	.5		N	GOOD CONDITION
	R-232			2	z	900 SF	N.	20		2	GOOD CONDITION
	SECOND FLOOR BLUE MAIN CORRIDORS			M	z		¥	5		2	GOOD CONDITION
	A-220			W	N	900 SF	NE	5		2	GOOD CONDITION
	A-221			W	z	300 SF	4	92		z	GOOD CONDITION
	SECOND FLOOR GREEN MAIN CORRIDORS			W	z	5,700 SF	1/2	vo.		2	GOOD CONDITION
	RED, YELLOW, BLUE, GREEN STAIRWELLS			M	z	2,000 SF	N.	S		N	GOOD CONDITION
	F-305			2	z	800 SF	N.	5		2	GOOD CONDITION
	F-309			W	2	800 SF	N.	90		N	GOOD CONDITION
	F-STAIRWELLS			×	z	400 SF	N.	40		2	GOOD CONDITION
	THIRD FLOOR RED MAIN CORRIDOR			×	z		NE	9		z	GOOD CONDITION
					H						
	ASRESTOS TOTE	опантт		WOTATIONS	1	TWEOFIN	ATERIAL		10	- 1	Tamanan or ein nifficants, stanabased theornal content fore listing ATM
	CHRY Derpates ACTA Actuals ACTA Actuals ACTA Managerian	SF Separat Feet Ur Linear Feet EA Each TO Total		Y Yes Ausgest encommon	- massa	M Macelaneus T Sattoing T Thereol	1		<u> </u>		Commigned to September of September of September of September Octors September of
	UNDER NEW Analyze-Street								9		significant damage.

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TYPE DAM OLAWITY PAGENTY PAGENTAN OLAWITY	HOM			* ASBESTOS		MATERIAL	RIAL		AHERA ASSESSMENT	ACTION	CLEANING	DEPONMENDATIONS
STATE STAT	SEA.		SAMPLE NO.	_		DAM	QUANTITY	FRIABILITY	40 CFR 763.88	START/END DATES	NEEDED	REFER TO REPORT FOR DATES AND COST ESTIMATES
PLOOR GEEN WAN CORRIDOR PLOOR GEEN WAN CORRID	4	GREY W/ WHITE-RED 12" X 12" VINYL FLOOR TILE MASTIC CONTINUED										
POSONE GEREN WAN CORRECTOR NEAR NO. 100 OF THE		THIRD FLOOR YELLOW MAIN CORRIDOR		ACCIMEN	2	2		2				
HOOM & CORE WAS CORRECORE HOT CORE EARLY CORRECTORE HOT CORRECTORE HO		THIRD FLOOR GREEN MAIN CORRIDOR		POSITIVE	2	2		L L	o iz		2 3	GOOD CONDITION
FIGURE CORE MAN CORRIDORS FIGURE WAS CORRID		R-320			2	. 2		2				GOOD CONDITION
HOTORE GOVER LAWN CORRENORS HOTORE E LAWN COR		8.319				. 2					z	GOOD CONDITION
HOUSE BOOK WAY CORRIDORS HE HE HE SOO ST THE SOO ST TH		R331			. 2	2		2	n 4		z :	GOOD CONDITION
FLOORE GOVER LAWN CORRESCORES AND TOORE LAWN CORRESCORES		8.47			2	. 2		2			z	GOOD CONDITION
HE N 900 ST THE ST 900 ST THE		V-319			2 2	2 2		2			Z	GOOD CONDITION
FLOORE WAN CURRICURS WE NO SO ST THE ST TO SO		V-320			2 1			4	0 1		z	GOOD CONDITION
FIGURE CORE WAN CORRECORS W N N 900 SF AF 5 5 N N N N 1715 SF AF 5 5 N N N N 1715 SF AF 5 5 N N N N 1715 SF AF 5 5 N N N N N 1715 SF AF 5 5 N N N N N 1715 SF AF 5 5 N N N N N 1715 SF AF 5 5 N N N N N 1715 SF AF 5 5 N N N N N 1715 SF AF 5 5 N N N N N 1715 SF AF 5 5 N N N N N 1715 SF AF 5 5 N N N N N 1715 SF AF 5 5 N N N N N 1715 SF AF 5 5 N N N N N 1715 SF AF 5 5 N N N N N 1715 SF AF 5 5 N N N N N 1715 SF AF 5 5 N N N N N 1715 SF AF 5 5 N N N N N 1715 SF AF 5 5 N N N N N N 1715 SF AF 5 5 N N N N N N 1715 SF AF 5 5 N N N N N N 1715 SF AF 5 5 N N N N N N 1715 SF AF 5 5 N N N N N N N 1715 SF AF 5 5 N N N N N N N 1715 SF AF 5 5 N N N N N N N N N N N N N N N N N		605A			2 3	2 3		2	90 1		z	GOOD CONDITION
HOORE CORE WAN CORREIONS HE N 2300 ST NF 55		V-331			¥ :	2 :		± !	un I		N	GOOD CONDITION
## N 2,300 SF NF 5 5 NF		Total			N :	× :		ż	10		Z	GOOD CONDITION
HOOKE WAN CORRIDORS HOOKE WAN		CHIRD FLOOR B CORE MAIN CORRIDORS			2	2		NE	5		Z	GOOD CONDITION
TOORE WAN CORRIORS No. 65		SECOND FLOOR B CONE MAIN CONTRIDUCTO			N	z		ME	ę		2	GOOD CONDITION
FIGURE MANA CORRIDORS FIGURE 6 MANA CORRESTORS FIGURE 6 MANA CORRIDORS FIGURE 6 MANA CORRIDOR		Best			×	z		N.	NT NT		Z	GOOD CONDITION
HOORE WANGORPHORS HOORE WANGORP		6-330			2	z		NE	5		2	GCOD CONDITION
FLOORE WAN CORREIDORS FLOORE WAN FLOORE W		8-329			2	z		NF	VS.		Z	GOOD CONDITION
FLOORE WANG CORRESPONS FLOORE		B-338			z	z		NF	2		N	GOOD CONDITION
FLOCKE WANG CORRIDORS FLOCKE WANG CORRIDORS FLOCK E		B-340			2 :	z		MF.	9		N	GOOD CONDITION
FLOOR E MAN CORPIDORS		5000			2	z		W.	2		N	GOOD CONDITION
FLOCK E WAN CORRIDORS FLOCK E WAN FLOCK E WAN CORRIDORS FLOCK E WA		C-370			2 :	z		NF	9		N	GOOD CONDITION
FLOORE MAIN CORRIDORS FLOOR E MAIN CORRIGORS FLOOR E		E-113		-	2 :	2 2		N.	5		2	GOOD CONDITION
FLOOR E MAN CORPIDORS REAL NOTE IN THE STATE ST		E-152		-	2 :	2 2		- N	9		z	GOOD CONDITION
FLOCRE LAWN CORRIDORS FLOCRE LAWN CORRIGORS FLOCRE LAWN CORRIDORS FLOCRE LAWN CORRIGORS FLOCRE LAWN CORRIGORS		E-131			2 :	2 :		ż	9		×	GOOD CONDITION
FLOCRE MAN CORREDORS		E-133			× :	2 2		± !	2		z	GOOD CONDITION
FLOORE EMANU CORREIDORS FLOORE EMANU CORREIDORS FLOOR E MANU CORREIDO		E-135				2 :		ž.	9		z	GOOD CONDITION
FLOORE MAIN CORPIDORS M. N. N. 775 ST, NT 55 M. N. N. 775 ST, NT 55 M. N. N. 775 ST, NT 55 M. N. N. 1775 ST, NT 55 M. N. N. N. 1775 ST, NT 55 M. N. N. N. 1775 ST, NT 55 M. N. N. N. N. 1775 ST, NT 55 M. N. N. N. N. 1775 ST, NT 55 M. N. N. N. N. N. 1775 ST, NT 55 M. N.		E-130			¥ :	2 :		N.	45		Z	GOOD CONDITION
FLOCRE MANN CORRIDORS		E 130			8 :	2		2	o		Z	GOOD CONDITION
FLOORE MAIN CORRIDORS M. N. A. 775 SF. NF. 5 5 NF. 775 SF. NF. 5 5 NF. 775 SF. NF. 5 5 NF. 5 5 NF. 775 SF. NF. 5 5 NF. 5 5 NF. 775 SF. NF. 5 5 NF. 775 SF. NF. 5 5 NF. 775 SF. NF. NF. 775 SF. NF. 775 SF. NF. 775 SF. NF. 775 SF. NF. NF. 775 SF. NF. NF. NF. NF. 775 SF. NF. NF. NF. NF. NF. NF. NF. NF. NF. N		671-3			Z :	2		NE	9		Z	GOOD CONDITION
FLOCRE MAIN CORREDORS		671-3			2	z		- Se	9		z	GOOD CONDITION
FLOOR E MAIN CORPRIDORS M. N. N. 175 SP. NF. 55 M. N. N. 1900 SF. NF		671-2			2	z		NE	\$		z	GOOD CONDITION
M N N 9000 SF NF 55 N N N N S 900 SF NF 55 N N N N S 900 SF NF 55 N N N N N N N N N N N N N N N N		College of the state of the sta			2	z		NF	92		z	GOOD CONDITION
2		FIRST FLOOR E MAIN CONRIDORS			2	z	4,000 SF	N.	2		z	GOOD CONDITION
2		E-273			2	2		N.	9		z	GOOD CONDITION
2		E-213			×	z		N.	S		z	GOOD CONDITION
N		E-220			×	z		¥	9		z	GOOD CONDITION
		E-223			W	z		NF	9		N	GOOD CONDITION
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MOTATIONS IN No. Y Visc MARRIER RECORDERS QUANTITY SF Square field U. Dieser Feel EA Each TO Total

ASSESTOS TVYE CPRY Chrysolde AAICS Aresile ACT Actinolle ARTH Avdircphylile CRCC Crossolle

TYPE OF MATERIAL
M Miscolomous
S Seriading
T Themail

(1) Dumingtod or significantly damaged fearmal system insulation ACM, ACD amaged tables surfacing ACM, (3) Significantly damaged feable surfacing ACM, Commander damaged feable surfacing ACM, (4) Dumingdor expansificantly fearnaged feable miscollaneous ACM, (5) ACSM, with potential for damaged, feable miscollaneous ACM, ACSM, with potential for damage.

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	REFER TO REPORT FOR DATES AND COST ESTIMATES	GOOD COMBITION GOOD CONDITION GOOD CONDITION GOOD CONDITION GOOD CONDITION	¥
	REFER TO REPORT FOR I	0000 0000 0000	Deminsted or significantly deringed Premist system finishes n. ACM. Deminsted feliale surfacing ACM, Significantly dampaged Action (ACM) and a surfacing ACM, ACDM, with contenting the surfacing deringed feliale miscellaneous ACM, ACDM, with notional for selectional deminster.
SPECIAL	CLEANING	z z z z z	
RESPONSE	ACTION STARTIEND DATES		E8898
2020	AHERA ASSESSMENT 40 CFR 763.88	: 	
	FRIABILITY	2 2 2 2 2	TYPE OF MATCHAL. M. Mischensors S. Surfacing
	QUANTITY	98 98 98 98 98 98 98 98 98 98 98 98 98 9	TYPE U ME S Syde
	MATERIAL DAM C	2 2 2 2 2	25 calconspine
+	% ASBESTOS A TYPE TYPE	POSITIVE M M M M M M M M M M M M M M M M M M M	NOTATIONS. N No. Y Yes. Alterna Walentime
	SAMPLE NO.	A.535	Quarmy Se Separative IF Leng-Feet EA Each 10 Just
	DESCRIPTION	GREY WI WHITE-RED 12" X 12" VINYL FLOOR TILE MASTIC CONTINUED E-235 E-242 E-259 SECOND FLOOR E GLOSETS	Assestos Tive ORV Organis ARO, Areasis ACI Acessis ACI Acessis ACI Acessis ACI Acessis COC Coccision
	HOM.	3 0 0 0	406450

DURING A FRIABLE / O PROPEL C R LOOSE, C S TAPE TO 3 A GUAL FIE A GUAL FIE T COMPOUNT R RIAL THAT
MASSES PARAMETER CONTRACTOR TO PROPRIE A PRESENCE CONTRACTOR TO MASSES AND PROCESSARY NECESSARY

OPERATIONS AND MAINTENANCE PLAN HIGH SCHOOL

INTRODUCTION:

This operations and maintenance plan detail each type of repair, removal, or maintenance activity that is likely to be necessary to keep asbestos containing building materials in good condition.

All Personnel MUST have a minimum of 16-hours training to perform any repair or removal.

The following Asbestos Containing Building Material (ACBM) that is either, previously found, found, or assumed to contain asbestos:

- Various Types of 9" x 9" Vinyl Floor Tile (Previously Found)
- Various Types of 9" x 9" Vinyl Floor Tile Mastic (Assumed/Previously Found)
- Various Types of 12" x 12" Vinyl Floor Tile Mastic (Assumed)
- · Hard Joint Insulation (Previously Found)
- Smooth Ceiling Plaster (Assumed)
- Fireproofing (Previously Found)
- Stage Curtain (Assumed)
- Transite Panels (Assumed)
- Tank Insulation (Assumed)
- Pipe Insulation (Assumed)
- Caulking on Interior Windows (Assumed)
- Sink Damproofing (Assumed)

OBJECTIVE:

The three main objectives of an Operations and Maintenance (O&M) program are:

- 1. To clean up existing contamination
- 2. To minimize future fiber release by controlling access to asbestos containing building material (ACBM)
- 3. To maintain ACBM until it is eventually removed.

Since by law all but small quantities of ACBM must be removed from buildings before demolition, this O&M program is not a permanent solution. It is implemented as part of an overall asbestos management plan that has as its goal the elimination of asbestos exposure within the facility. The O&M program likewise is not a means by which full scale asbestos abatement is accomplished. Rather, intentional disruption of ACBM should be limited to repair or removal of small areas of significantly damaged ACBM, or small areas where removal is necessary to facilitate maintenance/renovation activities.

As long as ACBM remains in the building, the O&M plan must remain in effect. Unless the program is implemented properly, exposure of maintenance workers and building occupants may not decrease. ACBM may be disturbed by improper cleaning or repair methods. The O&M program should be established as soon as the presence of ACBM is confirmed or assumed to be present. It must address friable material as well as material about to become friable, such as transite board to be cut or drilled. The O&M includes a general set of procedures that apply to periodic inspection, building renovation, maintenance, cleaning, and work done to maintain the material in good condition.

Though an O&M program may initially seem the most cost-effective solution to an asbestos problem, there are many additional costs that must be taken into consideration. Money that could have been spent on removal must be spent on worker training, respirators, and health monitoring. These costs continue until the ACBM is removed. Asbestos removal is required during renovation or demolition.

Operation and Maintenance plans vary with the type of material present in the building. All maintenance activities are regulated under the EPA CFR 763.121 "Worker Protection Act", OSHA 29 CFR

I926.E Asbestos Construction Standard, or Section 19 or the Occupational Health and Safety Act. Worker protection and safety requirements are of major importance if workers are exposed to the material in any way. Workers must be fit tested and respiratory equipment maintained. Medical examinations are also required in order to work with asbestos. These projects involve only areas that include less than three square or linear feet. Any larger project MUST be performed by a licensed contractor. Be certain that the LEA is aware of all activities involving ACBM. All outside contractors must also be notified of the location of asbestos containing material. Building occupants and the parents of children must also be notified in writing. The following types of activities can be performed by in-house trained personnel:

- Normal maintenance HEPA vacuuming and wet wiping
- Repair or removal of pipe insulation.
- Removal of damaged vinyl asbestos tiles.
- · Repair or removal of small quantities of ACBM on beams or above ceiling.
- Replacement of gasket or valve.
- Installation or removal of small section of drywall.
- Installation of electrical conduits through or near ACBM.
- Removal of small quantities of ACBM for maintenance activities.
- · Removal of material that can be contained in one glove bag.
- Minor repairs to asbestos containing wallboard.
- Small repairs that can be performed in a mini enclosure, including enclosure, encapsulation, and removal.

These activities must be used for maintenance or emergency repair, NOT just for removal. The following sections will explain how to perform each asbestos related activity. A sample form for documenting O&M activities is also included at the end of this section.

ORGANIZATIONAL STRUCTURE

The LEA Designated Person (DP) is responsible for the total implementation of this program and keeping the school board informed of all pertinent asbestos related activities. The DP is the main contact for any information on the asbestos control program. The responsibilities of the DP are included in this report.

NOTIFICATION OF OCCUPANTS

The DP is responsible for informing all building occupants, employees, parents, contractors, annually of the asbestos control program. Notification serves two purposes: it alerts affected parties to a potential hazard in the buildings, and it provides basic information on avoiding the hazard. Building occupants, employees, and others who are aware of the presence of ACBM are less likely to disturb the material and cause fiber release. All new employees and building occupants during their initial orientation shall be informed of the asbestos control program and locations of ACBM at this school.

LABELING

Labeling in areas where ACBM is located is required in the case of thermal system insulation in mechanical rooms. Labeling is not intended as general information. It serves as a final line of defense to prevent unprotected individuals from disturbing ACBM or entering areas where repair or renovation activities involving ACBM are underway. Warning signs used in conjunction with small renovation or repair that involves the disruption of ACBM should be posted at the entrances and around the perimeter of the project and in accordance with OSHA Asbestos Standard for the Construction Industry (29 CFR 1926.1101). Warning labels must be put on all asbestos containing thermal system insulation in mechanical rooms that say the following:

CAUTION
ASBESTOS HAZARDOUS
DO NOT DISTURB WITHOUT PROPER
TRAINING AND EQUIPMENT

All labels shall be prominently displayed in readily visible locations and shall remain posted until the ACBM that is labeled is removed.

TRAINING

Training of service (custodial and maintenance) workers is one of the most important aspects of an effective O&M plan. Training serves to establish proper awareness and understanding of work practices that are vital to the success of the program. All service workers should receive at least two hours of general awareness training. This training session should include, at a minimum, all the information outlined in the notification section. Service personnel who conduct any activities that will result in the disturbance of ACBM must receive 14 hours of additional training which should include cleaning techniques, appropriate practices for handling ACBM, the proper use of personal protective equipment, and hands on training. The training program should be conducted by the DP or a person trained in asbestos control.

RESPIRATORY PROTECTION

Any employer who requires or permits employees to wear a respirator must have a written respiratory protection program. This is required by OSHA in both of their asbestos standards (29 CFR 1910.1001 and 1926.1101) and respiratory regulations (29 CFR 1910.134). The written respiratory program establishes standard operating procedures for the use and maintenance of respiratory equipment. The OSHA regulations outline exactly what must be included in a written program. Minimum respiratory protection requirements include the use of a half-face HEPA filter negative pressure respirator. A higher degree of protection can be achieved using a full-face mask or a power-assisted air purifying respirator (PAPR). It is preferable to use the highest level of protection possible when dealing with asbestos. Every worker who uses a respirator must have a medical exam and be fit tested. Never attempt to disturb asbestos without using properly fitted protective equipment. Personal exposure monitoring is required for workers to ensure that air levels are within the legal limits.

MEDICAL SURVEILLANCE

Employers are required to institute a medical surveillance program for all employees who are assigned to wear a negative-pressure respirator. All examinations and procedures must be performed by or under the supervision of a licensed physician at no cost to the employee. The purpose of the medical surveillance program is to establish an employee's fitness to wear a respirator, and to detect any changes in the gastrointestinal and cardiopulmonary systems as a result of working in asbestos contaminated areas. The OSHA regulation outlines what is required in the medical surveillance program.

PREVENTIVE MEASURES

The purpose of this is to eliminate the possibility of any disturbance and/or fiber release due to unknown activities. At a minimum the following should be implemented:

- 1. Do not dry clean or sweep.
- Do not cut, penetrate, sand, drill, break, nail into the ACBM.
- 3. Do not hang plants, pictures, wires from the ACBM.
- 4. Do not place items against the ACBM.
- Do not replace light fixtures where ACBM, such as plaster, fireproofing and tiles is found.
- 6. Should ACBM becomes damaged, seal, isolate the area and notify the consultant.

DESIGN AND AIR CLEARANCE REQUIREMENTS:

The work (greater than 3 LF or 3 SF) must be designed a Massachusetts licensed asbestos abatement designer and clearance air sampling is performed by a Massachusetts licensed project monitor. The purpose of the design is to include but not limited to the following:

- Scope of work.
- Location of work.
- Method to be utilized.
- Type of clearance air sampling.

Scheduling and other related information.

CLEANING PROCEDURES

The cleaning activities described in this section are necessary for many different types of ACBM. This section is referenced in the spread sheets for homogenous areas of friable asbestos containing surfacing material, friable thermal system insulation and friable miscellaneous materials. The following friable ACBM were found during the inspection:

- Greg/white red 12" x 12" vinyl floor tile at sub-basement mechanical room.
- Hard joint insulation at various locations. Refer to spread sheets.
- Fireproofing above ceiling at various locations. Refer to spread sheets.
- Tank insulation at penthouse.
- Debris on floor at penthouse.

1. Initial Cleaning

Unless the building has been cleaned within the previous 6 months, all areas of a school building where friable ACBM, damaged or significantly damaged thermal system insulation ACM, or friable suspected ACBM assumed to be ACM are present shall be cleaned at least once after the completion of the inspection required by Sec. 763.85(a) and before the initiation of any response action, other than O&M activities or repair, according to the following procedures:

- a. Do not dry clean or sweep.
- b. HEPA-vacuum or steam-clean all carpets.
- c. HEPA-vacuum or wet-clean all other floors and all other horizontal surfaces.
- d. Dispose of all debris, filters, mop-heads, and cloths in sealed, leak-tight containers.

2. Periodic Cleaning

Custodial staff should perform a thorough cleaning a minimum of once every three months where friable ACBM might be found. HEPA vacuum or steam clean all carpets, wet mop all other floors, and wipe all other horizontal surfaces with damp cloths. Dispose of debris, filters, mop heads, and cloths in sealed plastic bags according to EPA regulations. Report the presence of debris observed near ACBM to the DP immediately. If debris accumulates, cleaning should be performed more often, and repair or removal should be completed to eliminate the hazard.

3. Emergency Procedures

If an emergency occurs, immediately notify the LEA, and restrict access to the area. Common emergencies include pipe leaks, boiler breakdowns, and water damage. Keep the phone number of a reliable local contractor for problems that may be larger than the in-house staff can handle. If you are not certain of the size or the extent of the damage, have a contractor and consultant look at it immediately.

4. Specialized Cleaning Procedures

Special cleaning practices should be followed in buildings with ACBM. Cleaning up existing asbestos contamination within a building is one of the primary objectives of the O&M program. Things not to do when cleaning asbestos containing materials:

- a. Do not sand backing material.
- b. Do not dust with a wire brush.
- c. Do not dry sweep floors.
- d. Do not use an ordinary vacuum to clean up asbestos debris.
- c. Do not use any method that might disturb the ACBM.

The following precautions should always be used when cleaning ACBM:

- All dusting and mopping of the ACBM must be conducted using "wet" cleaning techniques (mops or cloths dampened with water or dust suppressant) or with special vacuum cleaner's equipment with High Efficiency Particulate Air (HEPA) filters.
- Spray (mist) bottled of water or dust suppressant should be available and used to keep the mops and cloths damp.
- Cleaning materials (mop heads, cloths, etc.) should be washed after each cleaning, changed at regular intervals, and discarded as asbestos waste
- The materials should be placed in 6 mil plastic bags, the bags sealed and labeled:

"DANGER CONTAINS ASBESTOS FIBERS AVOID CREATING DUST CANCER AND LUNG DISEASE HAZARD,"

And the bags deposited in an approved landfill. A disposal company could then transport the waste to an approved landfill periodically.

For each time that cleaning under Sec. 763.91(c) is performed, the local education agency shall record the name of each person performing the cleaning, the date of such cleaning, the locations cleaned, and the methods used to perform such cleaning.

MAINTENANCE OF VINYL FLOORING (VAT)

Proper upkeep, disturbance, and removal of vinyl asbestos flooring are explained in this section. This section is referenced in the spread sheets for all homogenous areas of asbestos containing vinyl asbestos flooring. Although the main emphasis of this section is for vinyl asbestos flooring, the practices described in subsection three and four for drilling and removing vinyl asbestos flooring are recommended procedures for all vinyl flooring. It must be remembered that even for vinyl flooring which lab analysis has determined to be asbestos free, the mastic used on it and on all vinyl base boards could contain asbestos and should never be made friable by sanding. Any vinyl flooring not identified by this inspection which may be revealed upon removal of carpeting should be considered to contain asbestos until lab analysis proves otherwise.

1. Care of Vinyl Floor Tile (VAT)

Do not sand, abrade, wire brush or the use of any method that might release fibers of vinyl asbestos tiles (VAT). VAT are unlikely to release any fibers unless cut or sanded. Use HEPA attachments described in the section on cutting non friable materials. The adhesive that is used to stick floor tiles to the floor is likely to have asbestos in it also. Do not sand or wire brush the adhesive. The best way to deal with VAT is to use regular detergent and floor wax. Keep a heavy layer of wax on the surface and that will act as an encapsulant. Use all procedures outlined in the sections for respiratory protection, protective clothing, and work area preparation. Remember that the adhesive probably has more asbestos than the tile itself. Dispose contaminated material and replace the tile with non-asbestos tile. Since the sharp tile edges could cut through a bag, wrap the tile in plastic and put them in a box. Wrap the box and put it in a bag or drum.

2. Stripping/Waxing VAT

- Wet methods must always be used when stripping, waxing, or buffing asbestos containing vinyl flooring.
- b. Never dry buff the asbestos-containing vinyl flooring.
- c. Always have a HEPA vacuum and respirators available if needed.
- If a HEPA vacuum is required, all filters, cleaning clothes, and debris should be disposed of as asbestos waste.
- e. It is strongly recommended that at a minimum of 2 coats of wax be applied to areas where the tiles are chipped/cracked.

3. Drilling of VAT

If it is necessary to drill into asbestos containing vinyl flooring (making the ACBM friable) the following precautions must be followed.

- Worker or workers should wear NIOSH/MSHS approved respirators equipped with HEPA filter cartridges.
- b. Wet wipe the area to be drilled.
- Use a HEPA vacuum adjacent to the drilling operation to pick up fibers and debris as the drilling occurs.
- d. Dispose of any debris as asbestos waste as outlined in the previous section.
- e. Clean up area as outlined above.

4. Removing or Repairing VAT

- a. To remove small sections of floor tiles, dry ice or heat from a portable heater can be applied to the tops of the tiles, and then the tiles can be pried up.
- b. Use a 'wet' or solvent method to remove and clean the adhesive.

- c. Do not sand the adhesive from the base flooring.
- d. A HEPA vacuum or wet wiping should be used to clean up as outlined above.
- e. All tiles, cloths, and debris must be disposed of as asbestos waste.

MAINTENANCE FOR THERMAL INSULATION

Maintenance activities affecting asbestos containing thermal system insulation generally involve plumbing-type repairs. Frequently the ACBM must be removed to provide access to the valve, flange, or related system part needing maintenance. The extent of special work practices is tailor to reflect the likelihood that the ACBM will be disturbed and that asbestos fibers will be released. Four categories of potential disturbance are defined: (1) contact with ACBM is very unlikely, (2) accidental disturbance of ACBM is possible, (3) disturbance of ACBM is intended or likely - small disturbances (under three (3) feet of thermal system insulation), and (4) disturbance of ACBM is intended or likely large disturbances (greater than three (3) feet of thermal system insulation).

1. Contact with ACBM Unlikely

Repairs which can be performed without contacting or disturbing the ACBM require only normal care, good workmanship, and respirators. A HEPA vacuum should be available for use if required.

2. Accidental Disturbance of ACBM Possible

Maintenance tasks that involve no direct contact with ACBM may cause accidental disturbance. Vibrations created by maintenance activities in one part of a piping network will be transmitted to other parts. Vibrations could then cause fibers to be released from insulation which is exposed or not in good condition. If in doubt about the possibility of fiber release, thoroughly inspect the asbestos—containing material before undertaking the maintenance or repair work. Then, either correct the problem before starting, or assume that the maintenance work may cause accidental disturbance and fiber release. In this case, the following procedures should be used:

- Approval should be obtained from the DP before beginning work. The DP or supervisor should make an initial visit to the work site.
- b. The work should be scheduled after normal working hours, if possible, or access to the work area should be controlled: doors should be locked from the inside and signs posted to prevent unauthorized persons from entering the work area (e.g., MAINTENANCE WORK IN PROGRESS, DO NOT ENTER"). Note emergency exits must remain in operation.
- c. The air-handling system should be shut off or temporarily modified to prevent the distribution of any released fibers to areas outside the work site.
- d. A 6-mil polyethylene plastic drop cloth should be placed beneath the location of the maintenance work, extending at least 10 feet beyond all sides of the work site.
- e. Plastic sheets (6-mil polyethylene) should be cut and taped around any asbestos containing insulation which might be accidentally disturbed. The plastic should be misted with amended water before sealing with tape. Workers should wear full respiratory protection and protective clothing.
- f. After the maintenance work is completed, all tools, ladders, and other equipment should be HEPA-vacuumed or wiped with a damp cloth. Special care should be taken when removing the plastic from the insulation to minimize disturbance of ACBM dust or debris that may have fallen from the insulation.
- g. If any debris is apparent on the drop cloth, floor, or elsewhere, it should be HEPA-vacuumed.
- h. The plastic drop cloth should be wiped with a dampen cloth, carefully folded, and discarded as asbestos waste.
- All clothes, vacuum bags/filters, and other disposable materials should be discarded in sealed and labeled plastic bags as asbestos waste.
- j. Workers should HEPA-vacuum respirators and protective clothing at the work site. The clothing should then be discarded as asbestos waste. If the ACBM was disturbed during the course of the work, the workers should leave their respirators on, proceed to a shower room, shower with respirators on, and clean their respirators while in the shower.

3. Small Disturbance of ACBM Intended

Where less than 3 feet of asbestos containing thermal system insulation must be removed to maintain or repair the thermal system, the following procedures should be used:

- Approval should be obtained from the DP before beginning work. The DP or supervisor should make an initial visit to the work site.
- b. The work should be scheduled after normal working hours, if possible, or access to the work area should be controlled: doors should be locked from the inside and signs posted to prevent unauthorized persons from entering the work area (e.g. "MAINTENANCE WORK IN PROGRESS, DO NOT ENTER"). Note, emergency exists must remain in operation.
- c. The air-handling system should be shut off or temporarily modified to prevent the distribution of any released fibers to areas outside the work site.
- d. Maintenance workers should wear at least air-purifying respirators with HEPA filters and protective clothing (suit, hood, and boots) in case of a fiber release accident.
- e. The asbestos containing thermal system insulation should be removed as necessary for the repairs, and the repairs made using standard glove bag techniques where possible (refer to the EPA publication: "Asbestos-in-Building Technical Bulletin: Abatement of Asbestos containing Pipe Insulation," 1986-2 and the OSHA Construction Industry Rule). Glove bags are fastened around the part to be repaired, the insulation is removed with knives and saws to make the part accessible, and the repairs are made using tools contained in the glove bag tool pouch.
- f. At the conclusion of the work, Maintenance workers should clean their clothing using a HEPA vacuum and wet wiping.
- g. All glove bags and any other used materials (including disposable clothing) should be discarded as asbestos waste, if the ACBM was disturbed during the course of the work; the workers should leave their respirators on, proceed to a shower room, shower with respirators on, and clean their respirators while in the shower.
- Non asbestos insulating material can be installed as necessary to replace insulation which was removed.

4. Large Disturbance of ACBM Intended

When more than 3 feet of asbestos containing thermal system insulation must be removed to maintain or repair the thermal system, this is considered to be a large-scale disturbance of ACBM, and glove bags are not feasible. With this situation an outside contractor should be hired for the removal project before the maintenance work begins.

If maintenance personnel are to conduct the asbestos removal, they must be thoroughly trained in removal techniques as required by OSHA. If the maintenance activities are likely to cause disturbance of ACBM on pipes, boilers, or ducts at sites other than just those undergoing repair (due to vibration, etc.), then the entire room or area must be isolated and large-scale asbestos removal procedures employed. These include construction of containment barriers and ventilation system: use of protective clothing, and "type C" respirators by workers; proper disposal of asbestos debris; and proper cleanup of the work site followed by clearance air monitoring.

MAINTENANCE OF CEILING PLASTER

This section of the O&M plan provides the information necessary for disturbing or removing ACBM ceiling plaster. Always refer to this section before disturbing or removing ceiling plaster. Remember, only areas of less than three square feet may be removed and only for necessary repair or maintenance activities.

When removing a small section of the plaster, try not to do it while the building is occupied. Use all precautions, including personal protection and mini-enclosures or sealing the area with plastic. Remove the plaster and perform whatever repair you need to do. As soon as you remove the plaster, HEPA vacuum any debris and wet wipe it. Apply a patch material at locations of disturbance to seal any opening. Dispose of the plastic as contaminated material and perform a final wet-wipe and HEPA vacuum of the area.

It is recommended that a licensed asbestos abatement contractor perform any work to minimize significant disturbance of the ceiling plaster and the debris that might be found on top. Refer to Cleaning Procedures.

Follow procedures listed in the Massachusetts Regulations 6.13 "Work Practices Involving Non-Friable Asbestos).

CEILING TILE REMOVAL AND REPLACEMENT DUE TO ACBM FIREPROOFING ON TOP

This section of the O&M plan provides the information necessary for removing and replacing asbestos contaminated ceiling tiles due to the presence of ACBM fireproofing on beams. Always refer to this section before removing and replacing a ceiling tile which might be contaminated. Remember, only areas of less than three square feet may be removed and only for necessary repair or maintenance activities.

Two types of problems exist when dealing with ceiling tiles. First, if the tile contains asbestos, follow all proper work procedures such as protective equipment and mini enclosures. Be sure and check this report to determine if the ceiling tiles that require replacement contain asbestos, remove the tile carefully without breaking it and wrap it in plastic. Put it in a box or drum and dispose of properly. Always replace with no asbestos tiles.

A second problem with ceiling tiles is the presence of deteriorated piping or fireproofing above the ceiling. The asbestos either deteriorates, falls over the top of the tile or a removed section has been left open. Any debris that falls when a ceiling tile is removed should be treated as asbestos containing material. Know that type of ACBM above the ceiling tiles.

When removing a tile, try not to do it while the building is occupied. Use all precautions, including personal protection and mini-enclosures or sealing the area with plastic. Remove the tile and perform whatever repair you need to do. As soon as you remove the tile, HEPA vacuum any debris of the title and wet wipe it. Also clean the associated grid if any debris is present. Carefully replace the tile and clean up any other debris that may have become dislodged. Dispose of the plastic as contaminated material and perform a final wet-wipe and HEPA vacuum of the area.

It is however, recommended that a licensed asbestos abatement contractor perform the work to minimize significant disturbance of the fireproofing and the contaminated ceiling tiles. It is also recommended that once every six months a licensed asbestos contractor vacuum the ceiling tiles and remove any visible ACBM.

MAINTENANCE OF NON-ACM CEILING TILES WITH ACBM DEBRIS ON TOP

This section of the O&M plan provides the information necessary for managing, removing, and replacing ACBM contaminated ceiling tiles. Always refer to this section before removing and replacing a ceiling tile. Remember, only areas of less than three square feet may be removed and only for necessary repair or maintenance activities.

Do not cut, penetrate, hang anything, or disturb the tiles as debris will be generated.

It is, recommended that a licensed asbestos abatement contractor perform the work to minimize significant disturbance of the contaminated ceiling tiles.

MAINTENANCE OF SINKS

Do not scrape the ACBM. For removal retain the services of a licensed contractor. The ACBM would still have to be disposed properly. Follow procedures listed in the Massachusetts Regulations 6.13 "Work Practices Involving Non-Friable Asbestos).

MAINTENANCE OF TRANSITE PANELS

Do not cut or drill into the ACBM. For removal retain the services of a licensed contractor. The ACBM would still have to be disposed properly. Follow procedures listed in the Massachusetts Regulations 6.13 "Work Practices Involving Non-Friable Asbestos).

MAINTENANCE OF FIRE CURTAIN

Do not cut the ACBM. For removal retain the services of a licensed contractor. The ACBM would still have to be disposed properly. Follow procedures listed in the Massachusetts Regulations 6.13 "Work Practices Involving Non-Friable Asbestos).

MAINTENANCE OF FLEXIBLE CONNECTOR

Do not cut the ACBM. For removal retain the services of a licensed contractor. The ACBM would still have to be disposed properly. Follow procedures listed in the Massachusetts Regulations 6.13 "Work Practices Involving Non-Friable Asbestos).

MAINTENANCE OF CAULKING

Do not cut the ACBM. For removal retain the services of a licensed contractor. The ACBM would still have to be disposed properly. Follow procedures listed in the Massachusetts Regulations 6.13 "Work Practices Involving Non-Friable Asbestos).

PROCEDURES FOR FIBER RELEASE EPISODES

As long as ACBM remains in the building, a fiber release episode could occur. A fiber release episode is when the ACBM becomes damaged in such a way as to release asbestos fibers to the atmosphere. Knowing the procedures necessary to control a fiber release episode is essential in any building which contains ACBM. Reference to this section is recommended for all homogenous areas of asbestos containing friable surfacing material and thermal system insulation including pipe, joint, tank, duct, and boiler insulation, that are listed on the sp read sheets of section four. Building custodial and maintenance staff should refer to this section to prevent a fiber release episode and to be thoroughly prepared for procedures should one occur. Custodial and maintenance workers should report to the DP the presence of debris on the floor, water, or physical damage to the ACBM, or any other evidence of possible fiber release. Fiber release episodes can also occur during maintenance or renovation projects. The DP should assign a suitably trained in—house team to clean up debris and make repairs as soon as possible. For fiber release episodes of asbestos containing thermal system insulation the following procedures should be used.

- 1. Workers should wear at minimum air purifying respirators with HEPA filters.
- Debris should be thoroughly saturated with water or amended water using a mister with a very fine spray. The debris should then be placed in a labeled 6-mil plastic bag for disposal and the floor should be cleaned with dampen cloths or a mop, or the debris can be collected with, a HEPA vacuum cleaner.
- Read the HEPA vacuum manual to thoroughly understand its operation before using it. Ask the
 sales representative for a detailed demonstration of how to use the HEPA vacuum. Always empty
 the vacuum under controlled conditions, remove the filter after dampening it and treat all waste as
 contaminated material. Misuse of a HEPA vacuum can cause a major contamination problem.
- 4. All debris and materials used in the cleanup should be discarded as asbestos waste.
- Workers should vacuum their disposable suits, if used, before leaving the work site and discard them as asbestos waste.
- The damaged ACBM should be repaired with asbestos-free spackling, plaster, cement, insulation, re-wettable fiberglass or sealed with latex paint or an encapsulant.
- 7. Each fiber release episode should be documented, and a report should be filed in this management plan or in the permanent asbestos file.

GLOVEBAG REMOVAL PROCEDURES FOR REPAIR OR MAINTENANCE

This section explains the proper procedures for glove bag removal of ACBM. All homogenous areas of asbestos containing pipe and joint insulation recorded of the spread sheets reference this section of the O&M plan. Custodial and maintenance personnel should review this section if glove bagging is necessary to access an area where repair of maintenance is required. Remember, glove bag removal involves only areas less than 3 square or linear feet and can be done only for maintenance purposes not for the sake of removal alone.

The work area must be secured according to the section on work area preparation. All persons not involved in the procedure must leave the site and warning signs must be posted. Try to perform the work when the building is unoccupied. Building occupants are very curious as to whether this type of operation could be harmful. The work area floor must be covered with plastic in~ case of breakage. Be generous with the plastic it is a lot less expensive to be cautious with protection than to clean up a contaminated area. The glove bag must fully cover the three feet or less to be removed, since the bag cannot be moved once it is in place. All tools such as wire cutters, bone saw, nylon brush and knife are to be placed in the pouch that is inside the bag. The tools are reached by using the gloves.

Inspect the work area and determine the location boundaries of the work to be accomplished. Be sure it is not over three feet! Cut the sides of the glove bag down far enough to place it over the pipe. Support the bottom of the glove bag to prevent the weight of the debris and water from causing the bag to leak or break. Always be as cautious as possible when dealing with asbestos.

Attach the top seam of the glove bag by taping with heavy duct tape. Use several different pieces overlapping each other instead of one long piece. Staple the tape at intervals of two or three inches. Fold the taped flap over on itself and tape again. Tape the bottom seam of the bag also. These precautions can prevent a costly and dangerous fiber release.

Tape the openings on each side of the glove bag where the pipes protrude. Put several layers of duct tape to ensure that there is no fiber release. The glove bag must then be smoke tested to ensure that there are no leaks. An aspirator bulb filled with smoke is inserted into an opening precut by the manufacturer. The same opening will be used to insert a sprayer wand used to wet the material. If there is not opening on the glove bag, cut a small hole through a duct tape patch and insert the smoke tube. The duct tape patch ensures that the bag will not rip along that opening. Patch any area that leaks with duct tape. Upon insuring that the bag is air-tight, insert the spray wand and HEPA vacuum hose into either hole made by the manufacturer or self placed patched hole. Duct tape the equipment into the holes securely. The holes should be in the upper 1/3 of the bag so it is easy to wet, the material. Use the best quality glove bags possible which will have, reinforced entry holes for the smoke tube, spray wand, and HEPA-VAC hose. Some bags even have zippers, which eliminates the cutting section. Fold the taped flap over it itself and tape again. Tape the bottom seam of the bag also.

Completely wet the section of pipe to be removed, however, do not fill the glove bag with water. The solution used to wet the material must be "amended water'. The solution can be obtained through asbestos supply companies (or soap can be used). The amended water ensures that the material is wetted as evenly as possible. Using a razor, knife, or bone saw, cut through to the pipe on both sides and remove the material as smoothly as possible. Use a retractable blade and always retract it when not in use being careful not to cut the bag open by mistake. A second person must keep the material wet using the wand. Soak the bare pipe and hand clean is using the rags and nylon brush that are in the pouch contained within the bag. Threaded areas of pipes and joint areas require particular attention to clean.

Wash down the interior of the glove bag and pipe section one final time to ensure that all debris is at the bottom of the bag. Place all tools into the hand part of one of the gloves. Pull the glove inside out, seal it with duct tape and cut between the sealed areas. Re-tape the glove and place it in a bucket of water. Later, the glove may be untied, and the tools cleaned. Activate the HEPA vacuum and collapse the bag as much as possible. Do not collapse too much or the bag will be damaged. The HEPA vacuum should continue to run during the entire process of removing the glove bag.

Twist the glove bag closed and tape it shut. A disposal bag should be placed over the glove bag while it is still on the pipe. Carefully cut the glove bag from the pipe and place in the disposal bag. Dispose of properly as asbestos containing waste.

The ends of the pipe must be covered with re-wettable fiberglass. Cut a large enough piece to cover the area and dip it in a bucket of clean water. Wrap it around the end of the pipe and smooth until all openings are covered. Spray the bare pipe with encapsulant to lock down any remaining fibers. The pipe may be painted with heat resistant latex paint if desired.

REMOVAL OF ACBM

- All removal or repair projects should be correctly and safely set up. These are minimum work
 practices required by state and federal law. Work may not be performed if the area exceeds three
 square or linear feet. You must have a contractor do the work if it exceeds these size limits. Refer
 back to this section whenever you plan to disturb asbestos containing material. The initial set up of
 any job that disturbs asbestos is as important as the actual removal itself. The following steps must
 be followed to ensure a safe project.
 - Restrict entry by physical isolation or scheduling to ensure unauthorized persons do not enter the area.
 - b. Post warning signs at all entrances to the site to prevent unauthorized entry.
 - c. Shut of f air handling equipment or modify all air conditioning, heating, ventilation systems, etc. Restrict air movement (fans, windows).
 - d. Remove moveable objects and cover remaining items with plastic. Duct tape 6-mill plastic over any remaining surfaces and duct tape to provide an air-tight seal. Decontaminate any objects that have debris by wet-wiping and HEPA vacuuming.
 - e. Isolate the work area by sealing and taping vents, windows, air conditioners, ducts, drains, grills, windows, and doors etc. with plastic. If the building is occupied, the entrances to the work area must be sealed and caulked with plywood, gypsum board or a solid material. Plastic does not qualify as a critical barrier. Glove bag operations are exempt from this requirement. Ceramic tiles on floors, walls or ceiling that are impervious (no cracks, holes, fissures) need not be covered. If there is uncertainty regarding permeability, put up plastic.
 - f. Cover walls and ceilings with plastic sheeting with seams and joints sealed with duct tape to make an impervious barrier to the floor, ceiling, wall etc. Two layers of plastic are required for the floor and walls with an overlap of 12" on the wall. The wall covering must overlap the floor.
 - g. Ground fault circuit interrupters must always be used when working in a WET environment.
 - h. Clean fixtures and equipment in the work area using proper cleaning methods.
 - Properly dispose of all ACBM in properly labeled, leak proof containers.
- 2. Asbestos projects that involve less than 25 square or linear feet require the use of a change room that is used as the sole entrance and exit to the facility. Before leaving the removal area to enter the change room HEPA vacuum and wet wipe the protective clothing. All other equipment must be decontaminated by wet-wiping and HEPA vacuuming or by wrapping the material in two layers of 6 mil plastic or put in a drum with a locking lid. Glove bag operations are exempt from this requirement. Use of a changing room is applicable to removal of surface material where a glove bag cannot be used.
- Read the HEPA vacuum manual to thoroughly understand its operation before using it. Ask the
 sales representative for a detailed demonstration of how to use the HEPA vacuum. Always empty
 the vacuum under controlled conditions, remove the filter after dampening it and treat all waste as
 contaminated material. Misuse of a HEPA vacuum can cause a major contamination problem.
- 4. Any material that is enclosed must be clearly identified in the building records. The enclosure must be airtight wooden structures must be made with tongue and groove construction and caulked. Gypsum board seams must be taped. Drills and other tools should have a HEPA attachment and all electrical conduits, telephone lines, etc. must be moved so there is not reason to re-enter the area. If this cannot be accomplished, the area should not be contained. Any wrapped material such as a boiler or pipe must be labeled as asbestos. Suspended ceilings can not quality as enclosure since it is not airtight.
- Liquid Encapsulant must be applied with an airless sprayer and are not to be used on severely damaged or deteriorating surfaces.
- 6. Asbestos must be wet when it is disturbed in any way. The material must be wet enough to keep the dust down, but not wet enough to cause the water to leak out of the project area. A surfactant must be used, as this increases the ability of the water to penetrate the fibers. During the project, dispose of asbestos as it accumulates in double 6-mil labeled bags or drums with locking lids. Do not remove the material and leave it on the floor. When working at heights do not throw debris to the ground, have another individual put the debris in the disposal container.

DISPOSAL OF ASBESTOS WASTE

Proper disposal of asbestos containing material is an important procedure for the well being of the environment. This section of the O&M plan is referenced for all asbestos containing material that was sampled and all material assumed to be ACBM that is recorded on the spread sheets. Always refer to this section when disposing of asbestos waste. All asbestos containing materials, waste, bags, and equipment (such as mop heads or air filters) must be disposed of in a labeled 6-mu polyethylene bag. The bag must be placed in a sealed impermeable container such as a drum. Water used for cleaning must be either filtered or placed in an impermeable container. A single drum may be used until it is full. The drum must be disposed of at a licensed landfill and a disposal receipt with the location obtained to prove that the waste was disposed of it legally. An interim storage area must be secured and locked with only trained personnel having access to it.

Transportation must be done in closed trucks (not rented) and the truck wet cleaned after each use. The easiest way to dispose of small amounts of asbestos is to accumulate it and have a licensed contractor remove it. Find a local company willing to provide this service to you.

In a secured and isolated storage is limited to 30-days. Contract the DEP for any questions.

OUTSIDE SERVICE CONTRACTORS

If any outside contractor is employed to do work where the ACBM may be disturbed (such as periodic cleaning, major renovation, or pipe repairs), contracts with such companies should include provisions to ensure that the workers can and will follow appropriate work practices. The contractor should provide proof that his workers have been properly notified about ACBM in the building where the work is to take place (see contractor acknowledgement form at the end of this section). For a major renovation or removal, the contractor should also provide copies of the respiratory protection, medical surveillance, and worker training documentation submitted to OSHA. Also, the contractor should provide historical air monitoring data with emphasis on projects similar to those likely to be encountered in the building for examples of previous projects.

PERIODIC SURVEILLANCE OF ACBM

At least once every six (6) months, the DP or his designee will conduct periodic surveillance in each building that contains asbestos. Each person performing periodic surveillance shall:

- 1. Visually inspect all areas that have been identified as asbestos containing.
- 2. Record the data of the surveillance, any changes in the conditions of the ACBM, and the name of the individual conducting the surveillance.
- Submit to the DP a copy of such a record or report for inclusion into the management plan or permanent asbestos file.

The DP is responsible for compliance to this section. An example of the periodic surveillance form to be used is shown at the end of this section.

EQUIPMENT NEEDED

Every school should have on-site at least one HEPA vacuum cleaner to be used when needed. Also at least one half-mask air-purifying respirator for each worker who may be required to wear one will be needed. An asbestos emergency repair kit which contains the equipment and tools necessary for repair of damage asbestos containing insulation and asbestos disposal bags is also recommended. Disposable suits may also be needed for maintenance workers.

A written respirator program as well as a written medical monitoring plan must be kept, and all work must comply with the written programs.

RECORDKEEPING

All written records discussed in this Operations and Maintenance program should be maintained as part of this management plan.

PERIODIC SURVEILLANCE REPORT RETURN COMPLETED FORM TO ASSESTOS PROGRAM MGR.

Building Sturmber	Number and Name				8	ROOM Number and Warns	a end	e factive description of the factive description	
Building Leestion					THE	PHOTOTO NOER	STATUS OF HOTOGRAPH NOTOGRAPH NOTOGRAPH NOTIFY IT.	是是多年8	ACEM HAS CHANGED. AREA AND RECORD BER IN THE SPACE E ASSESTOS PROGRAM THE CHANGE.
SAMPLE AREA/LOT	LOT OR	SALENT	LASE	LAST MAT. COMD.	S	CHANNOE	9-	MEN SANCTON	
LIENT ID	DESCRIPTION	The state of the s	1	9	2	1829	MS	MARKER	HOTES.
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	<i>y</i>								
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Signeture of Pomen Completing Report RETERS TO MATERIAL TYPE AND DAMAGE T - MATERIAL TYPE AS: S - SEGUEDAL TYPE AS:	CATEROGRES	Title of Person Case, Sec Statement. No NO. Sec Statement. No NO. Sec Statement.	TOTAL CONTROL RESERVED BY BEST OF THE SAME	Philling Repart Contention MASE			122	PERTINE BAIM NE POTENTAL BA	Potential Bamage Cateboness - 35 Potental Bamage - Potential Bamage

OPERATIONS AND MAINTENANCE ACTIVITIES

DOOM NUMBER (-).	
QUANTITY OF ACBM REMOVED OR REPAIRED:	
ACTIVITY START DATE:	ACTIVITY END DATE:
DESCRIPTION OF METHOD(S) USED DURING O&M A	CTIVITY:
ERSONNEL PERFORMING ACTIVITIES:	
PERSONNEL PERFORMING ACTIVITIES: JAME: JIGNATURE:	
NAME:	
IGNATURE:	
IGNATURE:	DATE:
AME: GNATURE: AME: GNATURE:	DATE:
AME: GNATURE: GNATURE: AME:	DATE:

^{***}NOTE: ATTACH ALL WASTE SHIPMENT RECORDS***

CONTRACTOR ACKNOWLEDGEMENT FORM

PART	A (To be completed by the LEA Designated	l Person)
	No known Asbestos Containing Material performed by the outside contractor(s).	s (ACM) will be impacted by the work required to be
	outside contractor(s) has been notified a	pired to be performed by the outside contractor(s). The as to the types and locations of ACM present. Spect to proper work procedures as included in the enance Program.
LEA D	esignated Person:	
Signat	ture:	Date:
which	on Outside Contractor I acknowledge that I I ch contract work will be performed and tha t of my knowledge.	have been informed about the ACM in the area in at the statement in Part A of the form is accurate to the
Nam	ne of Employee:	
Com	npany:	
Addr	ress:	
Tele	phone:	
Signa	ature:	Date:

EMPLOYEE TRAINING

NAME: SIGNATURE: BUILDING: TRAINING PROVIDER: ADDRESS:	DATE: JOB TITLE: COURSE TITLE: COURSE LENGTH: CERTIFICATION NO:
NAME: SIGNATURE:	DATE: JOB TITLE:
BUILDING: TRAINING PROVIDER: ADDRESS:	COURSE TITLE: COURSE LENGTH: CERTIFICATION NO:
NAME: SIGNATURE:	DATE: JOB TITLE:
TRAINING PROVIDER: ADDRESS:	COURSE TITLE: COURSE LENGTH: CERTIFICATION NO:
NAME: SIGNATURE:	DATE: JOB TITLE:
BUILDING: TRAINING PROVIDER: ADDRESS:	COURSE TITLE: COURSE LENGTH: CERTIFICATION NO:

AHERA RESPONSE ACTIONS RECORDS CHECKLIST

LOCAL EDUCATION AGENCY (LEA):	
NAME OF SCHOOL:	
ADDRESS:	
DESIGNATED PERSON:	
DESCRIPTION OF RESPONSE ACTION / PROJECT DESIGN:	
METHODS USED	
LOCATION OF RESPONSE ACTION	
START DATE	
COMPLETION DATE	
PROJECT DESIGNER:	
NAME	
CERTIFICATION NUMBER	
CONTRACTORS & WORKERS CONDUCTING ACTIVITY	
NAME	
ADDRESS	
CERTIFICATION NUMBER	
NAME / LOCATION OF STORAGE / DISPOSAL SITE	
CLEARANCE DOCUMENTATION	
DATE VISUAL INSPECTION WAS CONDUCTED	
NAME OF PERSON PERFORMING VISUAL INSPECTION	
AIR SAMPLES COLLECTED AT COMPLETION OF RESPONSE ACTION USING AGGRESSIVE SAMPLING METHODS	
NAME, SIGNATURE AND CERTIFICATION NUMBER OF PROJECT MONITOR COLLECTING SAMPLES	AIR
DATE OF SAMPLE COLLECTION	
SAMPLE LOCATIONS	
☐ AIR SAMPLES ANALYZED AT ACCREDITED LABORATORY	
☐ LABORATORY NAME AND CERTIFICATION NUMBER	
ANALYSIS METHOD	
PHASE CONTRAST MICROSCOPY (PCM)	
TRANSMISSION ELECTRON MICROSCOPY (TEM)	
NAME AND SIGNATURE OF ANALYSTS	
RESULTS OF ANALYSIS (ATTACH LAB REPORT	

SMALL SCALE, SHORT DURATION OPERATIONS AND MAINTENANCE ACTIVITIES CHECKLIST

LOCAL EDUCATION AGENCY (LEA):	
NAME OF SCHOOL:	
ADDRESS:	
ROOM NUMBER:	
QUANTITIES OF ACM (Removed or Repaired):	
DESIGNATED PERSON:	
DATE OF ACTIVITY:	
METHOD USED:	
NAME OF PERSON(S) PERFORMING WORK/CLEANING:	
NAME OF PERSON(S) PERFORMING WORK/CLEANING: (Name and Signature)	
(Name and Signature)	
(Name and Signature) (Name and Signature)	

TITLE 40

PROTECTION OF ENVIRONMENT

CHAPTER I - ENVIRONMENTAL PROTECTION AGENCY (CONTINUED)

PART 763 - ASBESTOS

Subpart E - Asbestos-Containing Materials in Schools

Section

763.80 Scope and purpose.

763.83 Definitions.

763.84 General local education agency responsibilities.

763.85 Inspection and re-inspections.

763.86 Sampling.

763.87 Analysis.

763.88 Assessment.

763.90 Response actions.

763.91 Operations and maintenance.

763.92 Training and periodic surveillance.

763.93 Management plans.

763.94 Recordkeeping.

763.95 Warning labels.

763.97 Compliance and enforcement.

763.98 Waiver; delegation to State.

763.99 Exclusions.

Subpart E - Asbestos-Containing Materials in Schools

Source: 52 FR 41846, Oct. 30, 1987, unless otherwise noted.

Sec. 763.80 Scope and purpose

- (a) This rule requires local education agencies to identify friable and non-friable asbestos-containing material (ACM) in public and private elementary and secondary schools by visually inspecting school buildings for such materials, sampling such materials if they are not assumed to be ACM, and having samples analyzed by appropriate techniques referred to in this rule. The rule requires local education agencies to submit management plans to the Governor of their State by October 12, 1988, begin to implement the plans by July 9, 1989, and complete implementation of the plans in a timely fashion. In addition, local education agencies are required to use persons who have been accredited to conduct inspections, re-inspections, develop management plans, or perform response actions. The rule also includes recordkeeping requirements. Local education agencies may contractually delegate their duties under this rule, but they remain responsible for the proper performance of those duties. Local education agencies are encouraged to consult with EPA Regional Asbestos Coordinators, or if applicable, a State's lead agency designated by the State Governor, for assistance in complying with this rule.
- (b) Local education agencies must provide for the transportation and disposal of asbestos in accordance with EPA's "Asbestos Waste Management Guidance." For convenience, applicable sections of this guidance are reprinted as Appendix D of this subpart. There are regulations in place, however, that affect transportation and disposal of

asbestos waste generated by this rule. The transportation of asbestos waste is covered by the Department of Transportation (49 CFR part 173, subpart J) and disposal is covered by the National Emissions Standards for Hazardous Air Pollutants (NESHAP) (40 CFR part 61, subpart M).

Sec. 763.83 Definitions
For purposes of this subpart:

Act means the Toxic Substances Control Act (TSCA), 15 U.S.C. 2601, et seq.

<u>Accessible</u>, when referring to ACM, means that the material is subject to disturbance by school building occupants or custodial or maintenance personnel in the course of their normal activities.

Accredited or accreditation when referring to a person or laboratory means that such person or laboratory is accredited in accordance with section 206 of Title II of the Act. Air erosion means the passage of air over friable ACBM which may result in the release of asbestos fibers.

Asbestos means the asbestiform varieties of: Chrysotile (serpentine); Crocidolite riebeckite); Amosite (cummingtonitegrunerite); Anthophyllite; Tremolite; and Actinolite. Asbestos-containing material (ACM) when referring to school buildings means any material or product which contains more than one percent (1%) asbestos.

Asbestos-containing building material (ACBM) means surfacing ACM, thermal system insulation ACM, or miscellaneous ACM that is found in or on interior structural members or other parts of a school building. Asbestos debris means pieces of ACBM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

<u>Damaged friable miscellaneous ACM</u> means friable miscellaneous ACM which has deteriorated or sustained physical injury such that the internal structure (cohesion) of the material is inadequate or, if applicable, which has delaminated such that its bond to the substrate (adhesion) is inadequate or which for any other reason lacks fiber cohesion or adhesion qualities. Such damage or deterioration may be illustrated by the separation of ACM into layers; separation of ACM from the substrate; flaking, blistering, or crumbling of the ACM surface; water damage; significant or repeated water stains, scrapes, gouges, mars or other signs of physical injury on the ACM. Asbestos debris originating from the ACBM in question may also indicate damage.

<u>Damaged friable surfacing ACM</u> means friable surfacing ACM which has deteriorated or sustained physical injury such that the internal structure (cohesion) of the material is inadequate or which has delaminated such that its bond to the substrate (adhesion) is inadequate, or which, for any other reason, lacks fiber cohesion or adhesion qualities. Such damage or deterioration may be illustrated by the separation of ACM into layers; separation of ACM from the substrate; flaking, blistering, or crumbling of the ACM surface; water damage; significant or repeated water stains, scrapes, gouges, mars or other signs of physical injury on the ACM. Asbestos debris originating from the ACBM in question may also indicate damage.

<u>Damaged or significantly damaged thermal system insulation ACM</u> means thermal system insulation ACM on pipes, boilers, tanks, ducts, and other thermal system insulation equipment where the insulation has lost its structural integrity, or its covering, in whole or in part, is crushed, water-stained, gouged, punctured, missing, or not intact such that it is not able to contain fibers. Damage may be further illustrated by occasional punctures, gouges or other signs of physical injury to ACM; the protective coverings/jackets; or exposed ACM ends or joints. Asbestos debris originating from the ACBM in question may also indicate damage.

<u>Encapsulation</u> means the treatment of ACBM with a material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent the release of fibers, as the encapsulant creates a membrane over the surface (bridging encapsulant) or penetrates the material and binds its components together (penetrating encapsulant).

Enclosure means an airtight, impermeable, permanent barrier around ACBM to prevent the release of asbestos fibers into the air. Fiber release episode means any uncontrolled or unintentional disturbance of ACBM resulting in visible emission. Friable when referring to material in a school building means that the material, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure, and includes previously non-friable material after such previously non-friable material becomes damaged to the extent that when dry it may be crumbled, pulverized, or reduced to powder by hand pressure.

<u>Functional space</u> means a room, group of rooms, or homogeneous area (including crawl spaces or the space between a dropped ceiling and the floor or roof deck above), such as classroom(s), a cafeteria, gymnasium,

hallway(s), designated by a person accredited to prepare management plans, design abatement projects, or conduct response actions.

High-efficiency particulate air (HEPA) refers to a filtering system capable of trapping and retaining at least 99.97 percent of all mono-dispersed particles 0.3 µm in diameter or larger.

<u>Homogeneous area</u> means an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture.

Local education agency means:

- (1) Any local educational agency as defined in section 198 of the Elementary and Secondary Education Act of 1965 (20 U.S.C. 3381).
- (2) The owner of any nonpublic, nonprofit elementary, or secondary school building.
- (3) The governing authority of any school operated under the defense dependent's education system provided for under the Defense Dependents' Education Act of 1978 (20 U.S.C. 921, et seq.).

Miscellaneous ACM means miscellaneous material that is ACM in a school building.

Miscellaneous material means interior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and does not include surfacing material or thermal system insulation.

Non-friable means material in a school building which when dry may not be crumbled, pulverized, or reduced to powder by hand pressure.

Operations and maintenance program means a program of work practices to maintain friable ACBM in good condition, ensure clean up of asbestos fibers previously released, and prevent further release by minimizing and controlling friable ACBM disturbance or damage.

Potential damage means circumstances in which:

- (1) Friable ACBM is in an area regularly used by building occupants, including maintenance personnel, in the course of their normal activities.
- (2) There are indications that there is a reasonable likelihood that the material or its covering will become damaged, deteriorated, or delaminated due to factors such as changes in building use, changes in operations and maintenance practices, changes in occupancy, or recurrent damage.

Potential significant damage means circumstances in which:

- Friable ACBM is in an area regularly used by building occupants, including maintenance personnel, in the course
 of their normal activities.
- (2) There are indications that there is a reasonable likelihood that the material or its covering will become significantly damaged, deteriorated, or delaminated due to factors such as changes in building use, changes in operations and maintenance practices, changes in occupancy, or recurrent damage.
- (3) The material is subject to major or continuing disturbance, due to factors including, but not limited to, accessibility or, under certain circumstances, vibration or air erosion.

<u>Preventive measures</u> means actions taken to reduce disturbance of ACBM or otherwise eliminate the reasonable likelihood of the material's becoming damaged or significantly damaged.

Removal means the taking out or the stripping of substantially all ACBM from a damaged area, a functional space, or a homogeneous area in a school building.

Repair means returning damaged ACBM to an undamaged condition or to an intact state so as to prevent fiber release.

Response action means a method, including removal, encapsulation, enclosure, repair, operations and maintenance that protect human health and the environment from friable ACBM.

Routine maintenance area means an area, such as a boiler room or mechanical room, that is not normally frequented by students and in which maintenance employees or contract workers regularly conduct maintenance activities.

School means any elementary or secondary school as defined in section 198 of the Elementary and Secondary Education Act of 1965 (20 U.S.C. 2854).

School building means:

(1) Any structure suitable for use as a classroom, including a school facility such as a laboratory, library, school eating facility, or facility used for the preparation of food.

- (2) Any gymnasium or other facility which is specially designed for athletic or recreational activities for an academic course in physical education.
- (3) Any other facility used for the instruction or housing of students or for the administration of educational or research programs.
- (4) Any maintenance, storage, or utility facility, including any hallway, essential to the operation of any facility described in this definition of "school building" under paragraphs (1), (2), or (3).
- (5) Any portico or covered exterior hallway or walkway.
- (6) Any exterior portion of a mechanical system used to condition interior space.

Significantly damaged friable miscellaneous ACM means damaged friable miscellaneous ACM where the damage is extensive and severe.

Significantly damaged friable surfacing ACM means damaged friable surfacing ACM in a functional space where the damage is extensive and severe.

Surfacing ACM means surfacing material that is ACM.

<u>Surfacing material</u> means material in a school building that is sprayed-on, troweled-on, or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, or other purposes.

<u>Thermal system insulation</u> means material in a school building applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior structural components to prevent heat loss or gain, or water condensation, or for other purposes.

Thermal system insulation ACM means thermal system insulation that is ACM.

Vibration means the periodic motion of friable ACBM which may result in the release of asbestos fibers.

Sec. 763.84 General local education agency responsibilities

Each local education agency shall:

- (a) Ensure that the activities of any persons who perform inspections, re-inspections, and periodic surveillance, develop and update management plans, and develop and implement response actions, including operations and maintenance, are carried out in accordance with subpart E of this part.
- (b) Ensure that all custodial and maintenance employees are properly trained as required by this subpart E and other applicable Federal and/or State regulations (e.g., the Occupational Safety and Health Administration asbestos standard for construction, the EPA worker protection rule, or applicable State regulations).
- (c) Ensure that workers and building occupants, or their legal guardians, are informed at least once each school year about inspections, response actions, and post-response action activities, including periodic re-inspection and surveillance activities that are planned or in progress.
- (d) Ensure that short-term workers (e.g., telephone repair workers, utility workers, or exterminators) who may come in contact with asbestos in a school are provided information regarding the locations of ACBM and suspected ACBM assumed to be ACM.
- (e) Ensure that warning labels are posted in accordance with Sec. 763.95.
- (f) Ensure that management plans are available for inspection and notification of such availability has been provided as specified in the management plan under Sec. 763.93(g).
- (g) (1) Designate a person to ensure that requirements under this section are properly implemented.
 - (2) Ensure that the designated person receives adequate training to perform duties assigned under this section. Such training shall provide, as necessary, basic knowledge of:
 - (i) Health effects of asbestos.
 - (ii) Detection, identification, and assessment of ACM.
 - (iii) Options for controlling ACBM.
 - (iv) Asbestos management programs.
 - (v) Relevant Federal and State regulations concerning asbestos, including those in this subpart E and those of the Occupational Safety and Health Administration, U.S. Department of Labor, the U.S. Department of Transportation and the U.S. Environmental Protection Agency.
- (h) Consider whether any conflict of interest may arise from the interrelationship among accredited personnel and whether that should influence the selection of accredited personnel to perform activities under this subpart.

Sec. 763.85 Inspection and re-inspections.

(a) Inspection.

- (1) Except as provided in paragraph (a)(2) of this section, before October 12, 1988, local education agencies shall inspect each school building that they lease, own, or otherwise use as a school building to identify all locations of friable and non-friable ACBM.
- (2) Any building leased or acquired on or after October 12, 1988, that is to be used as a school building shall be inspected as described under paragraphs (a) (3) and (4) of this section prior to use as a school building. In the event that emergency use of an un-inspected building as a school building is necessitated, such buildings shall be inspected within 30 days after commencement of such use.

(3) Each inspection shall be made by an accredited inspector.

- (4) For each area of a school building, except as excluded under Sec. 763.99, each person performing an inspection shall:
 - (i) Visually inspect the area to identify the locations of all suspected ACBM.

(ii) Touch all suspected ACBM to determine whether they are friable.

- (iii) Identify all homogeneous areas of friable suspected ACBM and all homogeneous areas of non-friable suspected ACBM.
- (iv) Assume that some or all of the homogeneous areas are ACM, and, for each homogeneous area that is not assumed to be ACM, collect and submit for analysis bulk samples under Secs. 763.86 and 763.87.
- (v) Assess, under Sec. 763.88, friable material in areas where samples are collected, friable material in areas that are assumed to be ACBM, and friable ACBM identified during a previous inspection.
- (vi) Record the following and submit to the person designated under Sec. 763.84 a copy of such record for inclusion in the management plan within 30 days of the inspection:
 - (a) An inspection report with the date of the inspection signed by each accredited person making the inspection, State of accreditation, and if applicable, his or her accreditation number.
 - (b) An inventory of the locations of the homogeneous areas where samples are collected, exact location where each bulk sample is collected, dates that samples are collected, homogeneous areas where friable suspected ACBM is assumed to be ACM, and homogeneous areas where nonfriable suspected ACBM is assumed to be ACM.
 - (c) A description of the manner used to determine sampling locations, the name and signature of each accredited inspector who collected the samples, State of accreditation, and, if applicable, his or her accreditation number.
 - (d) A list of whether the homogeneous areas identified under paragraph (a)(4)(vi)(B) of this section, are surfacing material, thermal system insulation, or miscellaneous material.
 - (e) Assessments made of friable material, the name and signature of each accredited inspector making the assessment, State of accreditation, and if applicable, his or her accreditation number.

(b) Re-inspection.

- (1) At least once every 3 years after a management plan is in effect, each local education agency shall conduct a re-inspection of all friable and non-friable known or assumed ACBM in each school building that they lease, own, or otherwise use as a school building.
- (2) Each inspection shall be made by an accredited inspector.
- (3) For each area of a school building, each person performing a re-inspection shall:
 - Visually re-inspect, and reassess, under Sec. 763.88, the condition of all friable known or assumed ACBM.
 - (ii) Visually inspect material that was previously considered non-friable ACBM and touch the material to determine whether it has become friable since the last inspection or re-inspection.
 - (iii) Identify any homogeneous areas with material that has become friable since the last inspection or reinspection.
 - (iv) For each homogeneous area of newly friable material that is already assumed to be ACBM, bulk samples may be collected and submitted for analysis in accordance with Secs. 763.86 and 763.87.
 - (v) Assess, under Sec. 763.88, the condition of the newly friable material in areas where samples are collected, and newly friable materials in areas that are assumed to be ACBM.

- (vi) Reassess, under Sec. 763.88, the condition of friable known or assumed ACBM previously identified.
- (vii) Record the following and submit to the person designated under Sec. 763.84 a copy of such record for inclusion in the management plan within 30 days of the re-inspection:
 - (a) The date of the re-inspection, the name and signature of the person making the re-inspection, State of accreditation, and if applicable, his or her accreditation number, and any changes in the condition of known or assumed ACBM.
 - (b) The exact locations where samples are collected during the re-inspection, a description of the manner used to determine sampling locations, the name and signature of each accredited inspector who collected the samples, State of accreditation, and, if applicable, his or her accreditation number.
 - (c) Any assessments or reassessments made of friable material, the name and signature of the accredited inspector making the assessments, State of accreditation, and if applicable, his or her accreditation number.
 - (d) General. Thermal system insulation that has retained its structural integrity and that has an undamaged protective jacket or wrap that prevents fiber release shall be treated as non-friable and therefore is subject only to periodic surveillance and preventive measures as necessary.

Sec. 763.86 Sampling

- (a) Surfacing material. An accredited inspector shall collect, in a statistically random manner that is representative of the homogeneous area, bulk samples from each homogeneous area of friable surfacing material that is not assumed to be ACM, and shall collect the samples as follows:
 - At least three bulk samples shall be collected from each homogeneous area that is 1,000 ft\2\ or less, except as provided in Sec. 763.87(c)(2).
 - (2) At least five bulk samples shall be collected from each homogeneous area that is greater than 1,000 ft\2\ but less than or equal to 5,000 ft\2\, except as provided in Sec. 763.87(c)(2).
 - (3) At least seven bulk samples shall be collected from each homogeneous area that is greater than 5,000 ft\2\, except as provided in Sec. 763.87(c)(2).

(b) Thermal system insulation.

- (1) Except as provided in paragraphs (b) (2) through (4) of this section and Sec. 763.87(c), an accredited inspector shall collect, in a randomly distributed manner, at least three bulk samples from each homogeneous area of thermal system insulation that is not assumed to be ACM.
- (2) Collect at least one bulk sample from each homogeneous area of patched thermal system insulation that is not assumed to be ACM if the patched section is less than 6 linear or square feet.
- (3) In a manner sufficient to determine whether the material is ACM or not ACM, collect bulk samples from each insulated mechanical system that is not assumed to be ACM where cement or plaster is used on fittings such as tees, elbows, or valves, except as provided under Sec. 763.87(c)(2).
- (4) Bulk samples are not required to be collected from any homogeneous area where the accredited inspector has determined that the thermal system insulation is fiberglass, foam glass, rubber, or other non-ACBM.
- (c) Miscellaneous material. In a manner sufficient to determine whether material is ACM or not ACM, an accredited inspector shall collect bulk samples from each homogeneous area of friable miscellaneous material that is not assumed to be ACM.
- (d) Non-friable suspected ACBM. If any homogeneous area of non-friable suspected ACBM is not assumed to be ACM, then an accredited inspector shall collect, in a manner sufficient to determine whether the material is ACM or not ACM, bulk samples from the homogeneous area of non-friable suspected ACBM that is not assumed to be ACM.

Sec. 763.87 Analysis

(a) Local education agencies shall have bulk samples, collected under Sec. 763.86 and submitted for analysis, analyzed for asbestos using laboratories accredited by the National Bureau of Standards (NBS). Local education agencies shall use laboratories which have received interim accreditation for polarized light microscopy (PLM) analysis under the EPA Interim Asbestos Bulk Sample Analysis Quality Assurance Program until the NBS PLM laboratory accreditation program for PLM is operational.

(b) Bulk samples shall not be composited for analysis and shall be analyzed for asbestos content by PLM, using the "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" found at appendix E to subpart E of this part.

(c)

- (1) A homogeneous area is considered not to contain ACM only if the results of all samples required to be collected from the area show asbestos in amounts of 1 percent or less.
- (2) A homogeneous area shall be determined to contain ACM based on a finding that the results of at least one sample collected from that area shows that asbestos is present in an amount greater than 1 percent.
- (d) The name and address of each laboratory performing an analysis, the date of analysis, and the name and signature of the person performing the analysis shall be submitted to the person designated under Sec. 763.84 for inclusion into the management plan within 30 days of the analysis. [52 FR 41846, Oct. 30, 1987, as amended at 60 FR 31922, June 19, 1995]

Sec. 763.88 Assessment

(a)

- (1) For each inspection and re-inspection conducted under Sec. 763.85 (a) and (c) and previous inspections specified under Sec. 763.99, the local education agency shall have an accredited inspector provide a written assessment of all friable known or assumed ACBM in the school building.
- (2) Each accredited inspector providing a written assessment shall sign and date the assessment, provide his or her State of accreditation, and if applicable, accreditation number, and submit a copy of the assessment to the person designated under Sec. 763.84 for inclusion in the management plan within 30 days of the assessment.
- (b) The inspector shall classify and give reasons in the written assessment for classifying the ACBM and suspected ACBM assumed to be ACM in the school building into one of the following categories:
 - (1) Damaged or significantly damaged thermal system insulation ACM.
 - (2) Damaged friable surfacing ACM.
 - (3) Significantly damaged friable surfacing ACM.
 - (4) Damaged or significantly damaged friable miscellaneous ACM.
 - (5) ACBM with potential for damage.
 - (6) ACBM with potential for significant damage.
 - (7) Any remaining friable ACBM or friable suspected ACBM.
- (c) Assessment may include the following considerations:
 - Location and the amount of the material, both in total quantity and as a percentage of the functional space.
 - (2) Condition of the material, specifying:
 - (i) Type of damage or significant damage (e.g., flaking, blistering, water damage, or other signs of physical damage).
 - (ii) Severity of damage (e.g., major flaking, severely torn jackets, as opposed to occasional flaking, minor tears to jackets).
 - (iii) Extent or spread of damage over large areas or large percentages of the homogeneous area.
 - (3) Whether the material is accessible.
 - (4) The material's potential for disturbance.
 - (5) Known or suspected causes of damage or significant damage (e.g., air erosion, vandalism, vibration, water).
 - (6) Preventive measures which might eliminate the reasonable likelihood of undamaged ACM from becoming significantly damaged.
- (d) The local education agency shall select a person accredited to develop management plans to review the results of each inspection, re-inspection, and assessment for the school building and to conduct any other necessary activities in order to recommend in writing to the local education agency appropriate response actions. The accredited person shall sign and date the recommendation, provide his or her State of accreditation, and, if

applicable, provide his or her accreditation number, and submit a copy of the recommendation to the person designated under Sec. 763.84 for inclusion in the management plan.

Sec. 763.90 Response actions

- (a) The local education agency shall select and implement in a timely manner the appropriate response actions in this section consistent with the assessment conducted in Sec. 763.88. The response actions selected shall be sufficient to protect human health and the environment. The local education agency may then select, from the response actions which protect human health and the environment, that action which is the least burdensome method. Nothing in this section shall be construed to prohibit removal of ACBM from a school building at any time, should removal be the preferred response action of the local education agency.
- (b) If damaged or significantly damaged thermal system insulation ACM is present in a building, the local education agency shall:
 - (1) At least repair the damaged area.
 - (2) Remove the damaged material if it is not feasible, due to technological factors, to repair the damage.
 - (3) Maintain all thermal system insulation ACM and its covering in an intact state and undamaged condition.

(c)

- (1) If damaged friable surfacing ACM or damaged friable miscellaneous ACM is present in a building, the local education agency shall select from among the following response actions: encapsulation, enclosure, removal, or repair of the damaged material.
- (2) In selecting the response action from among those which meet the definitional standards in Sec. 763.83, the local education agency shall determine which of these response actions protects human health and the environment. For purposes of determining which of these response actions are the least burdensome, the local education agency may then consider local circumstances, including occupancy and use patterns within the school building, and its economic concerns, including short- and long-term costs.
- (d) If significantly damaged friable surfacing ACM or significantly damaged friable miscellaneous ACM is present in a building the local education agency shall:
 - Immediately isolate the functional space and restrict access, unless isolation is not necessary to protect human health and the environment.
 - (2) Remove the material in the functional space or, depending upon whether enclosure or encapsulation would be sufficient to protect human health and the environment, enclose or encapsulate.
- (e) If any friable surfacing ACM, thermal system insulation ACM, or friable miscellaneous ACM that has potential for damage is present in a building, the local education agency shall at least implement an operations and maintenance (O&M) program, as described under Sec. 763.91.
- (f) If any friable surfacing ACM, thermal system insulation ACM, or friable miscellaneous ACM that has potential for significant damage is present in a building, the local education agency shall:
 - Implement an O&M program, as described under Sec. 763.91.
 - (2) Institute preventive measures appropriate to eliminate the reasonable likelihood that the ACM or its covering will become significantly damaged, deteriorated, or delaminated.
 - (3) Remove the material as soon as possible if appropriate preventive measures cannot be effectively implemented, or unless other response actions are determined to protect human health and the environment. Immediately isolate the area and restrict access if necessary to avoid an imminent and substantial endangerment to human health or the environment.
- (g) Response actions including removal, encapsulation, enclosure, or repair, other than small-scale, short-duration repairs, shall be designed and conducted by persons accredited to design and conduct response actions.
- (h) The requirements of this subpart E in no way supersede the worker protection and work practice requirements under 29 CFR 1926.58 (Occupational Safety and Health Administration (OSHA) asbestos worker protection standards for construction), 40 CFR part 763, subpart G (EPA asbestos worker protection standards for public employees), and 40 CFR part 61, subpart M (National Emission Standards for Hazardous Air Pollutants— Asbestos).
- (i) Completion of response actions.

(1) At the conclusion of any action to remove, encapsulate, or enclose ACBM or material assumed to be ACBM, a person designated by the local education agency shall visually inspect each functional space where such action was conducted to determine whether the action has been properly completed.

(2)

- (i) A person designated by the local education agency shall collect air samples using aggressive sampling as described in appendix A to this subpart E to monitor air for clearance after each removal, encapsulation, and enclosure project involving ACBM, except for projects that are of small-scale, shortduration.
- (ii) Local education agencies shall have air samples collected under this section analyzed for asbestos using laboratories accredited by the National Bureau of Standards to conduct such analysis using transmission electron microscopy (TEM) or, under circumstances permitted in this section, laboratories enrolled in the American Industrial Hygiene Association Proficiency Analytical Testing Program for phase contrast microscopy (PCM).

(iii) Until the National Bureau of Standards TEM laboratory accreditation program is operational, local educational agencies shall use laboratories that use the protocol described in appendix A to subpart E of this part.

- (3) Except as provided in paragraphs (i)(4), and (i)(5), of this section, an action to remove, encapsulate, or enclose ACBM shall be considered complete when the average concentration of asbestos of five air samples collected within the affected functional space and analyzed by the TEM method in appendix A of this subpart E, is not statistically significantly different, as determined by the Z-test calculation found in appendix A of this subpart E, from the average asbestos concentration of five air samples collected at the same time outside the affected functional space and analyzed in the same manner, and the average asbestos concentration of the three field blanks described in appendix A of this subpart E is below the filter background level, as defined in appendix A of this subpart E, of 70 structures per square millimeter (70 s/mm \(\frac{2}{3} \)).
- (4) An action may also be considered complete if the volume of air drawn for each of the five samples collected within the affected functional space is equal to or greater than 1,199 L of air for a 25 mm filter or equal to or greater than 2,799 L of air for a 37 mm filter, and the average concentration of asbestos as analyzed by the TEM method in appendix A of this subpart E, for the five air samples does not exceed the filter background level, as defined in appendix A, of 70 structures per square millimeter (70 s/mm \2\). If the average concentration of asbestos of the five air samples within the affected functional space exceeds 70 s/mm \2\, or if the volume of air in each of the samples is less than 1,199 L of air for a 25 mm filter or less than 2,799 L of air for a 37 mm filter, the action shall be considered complete only when the requirements of paragraph (i)(3) or (i)(5), of this section are met.
- (5) At any time, a local education agency may analyze air monitoring samples collected for clearance purposes by phase contrast microscopy (PCM) to confirm completion of removal, encapsulation, or enclosure of ACBM that is greater than small-scale, short-duration and less than or equal to 160 square feet or 260 linear feet. The action shall be considered complete when the results of samples collected in the affected functional space and analyzed by phase contrast microscopy using the National Institute for Occupational Safety and Health (NIOSH) Method 7400 entitled "Fibers" published in the NIOSH Manual of Analytical Methods, 3rd Edition, Second Supplement, August 1987, show that the concentration of fibers for each of the five samples is less than or equal to a limit of quantization for PCM (0.01 fibers per cubic centimeter (0.01 f/cm \3\) of air). The method is available for public inspection at the Office of the Federal Register, 800 North Capitol Street, NW, Suite 700, Washington, DC, 20408, and the Non-Confidential Information Center (NCIC) (7407), Office of Pollution Prevention and Toxics, U.S. Environmental Protection Agency, Room B-607 NEM, 401 M St., SW., Washington, DC 20460, between the hours of 12 p.m. and 4 p.m. weekdays excluding legal holidays. This incorporation by reference was approved by the Director of the Federal Register in accordance with 5 U.S.C. 552(a) and 1 CFR part 51. The method is incorporated as it exists on the effective date of this rule, and a notice of any change to the method will be published in the Federal Register.

(6) To determine the amount of ACBM affected under paragraph (i)(5) of this section, the local education agency shall add the total square or linear footage of ACBM within the containment barriers used to isolate the functional space for the action to remove, encapsulate, or enclose the ACBM. Contiguous portions of material subject to such action conducted concurrently or at approximately the same time within the same school building shall not be separated to qualify under paragraph (i)(5), of this section. [52 FR 41846, Oct. 30, 1987, as amended at 53 FR 12525, Apr. 15, 1988; 60 FR 31922, June 19, 1995; 60 FR 34465, July 3, 1995]

Sec. 763.91 Operations and maintenance

- (a) Applicability. The local education agency shall implement an operations, maintenance, and repair (O&M) program under this section whenever any friable ACBM is present or assumed to be present in a building that it leases, owns, or otherwise uses as a school building. Any material identified as non-friable ACBM or non-friable assumed ACBM must be treated as friable ACBM for purposes of this section when the material is about to become friable as a result of activities performed in the school building.
- (b) Worker protection. Local education agencies must comply with either the OSHA Asbestos Construction Standard at 29 CFR 1926.1101, or the Asbestos Worker Protection Rule at 40 CFR 763.120, whichever is applicable.
- (c) Cleaning
 - (1) Initial cleaning. Unless the building has been cleaned using equivalent methods within the previous 6 months, all areas of a school building where friable ACBM, damaged or significantly damaged thermal system insulation ACM, or friable suspected ACBM assumed to be ACM are present shall be cleaned at least once after the completion of the inspection required by Sec. 763.85(a) and before the initiation of any response action, other than O&M activities or repair, according to the following procedures:
 - (i) HEPA-vacuum or steam-clean all carpets.
 - (ii) HEPA-vacuum or wet-clean all other floors and all other horizontal surfaces.
 - (iii) Dispose of all debris, filters, mop-heads, and cloths in sealed, leak-tight containers.
 - (2) Additional cleaning. The accredited management planner shall make a written recommendation to the local education agency whether additional cleaning is needed, and if so, the methods and frequency of such cleaning.
- (d) Operations and maintenance activities. The local education agency shall ensure that the procedures described below to protect building occupants shall be followed for any operations and maintenance activities disturbing friable ACBM:
 - (1) Restrict entry into the area by persons other than those necessary to perform the maintenance project, either by physically isolating the area or by scheduling.
 - (2) Post signs to prevent entry by unauthorized persons.
 - (3) Shut off or temporarily modify the air-handling system and restrict other sources of air movement.
 - (4) Use work practices or other controls, such as, wet methods, protective clothing, HEPA-vacuums, minienclosures, glove bags, as necessary to inhibit the spread of any released fibers.
 - (5) Clean all fixtures or other components in the immediate work area.
 - (6) Place the asbestos debris and other cleaning materials in a sealed, leak-tight container.
- (e) Maintenance activities other than small-scale, short-duration.
 - The response action for any maintenance activities disturbing friable ACBM, other than small-scale, shortduration maintenance activities, shall be designed by persons accredited to design response actions and conducted by persons accredited to conduct response actions.(f) Fiber release episodes
 - (1) Minor fiber release episode. The local education agency shall ensure that the procedures described below are followed in the event of a minor fiber release episode (i.e., the falling or dislodging of 3 square or linear feet or less of friable ACBM):
 - (i) Thoroughly saturate the debris using wet methods.
 - (ii) Clean the area, as described in paragraph (e) of this section.
 - (iii) Place the asbestos debris in a sealed, leak-tight container.

(iv) Repair the area of damaged ACM with materials such as asbestos-free spackling, plaster, cement, or insulation, or seal with latex paint or an encapsulant, or immediately have the appropriate response action implemented as required by Sec. 763.90.

(2) Major fiber release episode. The local education agency shall ensure that the procedures described below are followed in the event of a major fiber release episode (i.e., the falling or dislodging of more than 3

square or linear feet of friable ACBM):

(i) Restrict entry into the area and post signs to prevent entry into the area by persons other than those necessary to perform the response action.

(ii) Shut off or temporarily modify the air-handling system to prevent the distribution of fibers to other areas

in the building.

(iii) The response action for any major fiber release episode must be designed by persons accredited to design response actions and conducted by persons accredited to conduct response actions.[52 FR 41846, Oct. 30, 1987, as amended at 65 FR 69216, Nov. 15, 2000]

Sec. 763.92 Training and periodic surveillance

(a) Training.

- (1) The local education agency shall ensure, prior to the implementation of the O&M provisions of the management plan, that all members of its maintenance and custodial staff (custodians, electricians, heating/air conditioning engineers, plumbers, etc.) who may work in a building that contains ACBM receive awareness training of at least 2 hours, whether or not they are required to work with ACBM. New custodial and maintenance employees shall be trained within 60 days after commencement of employment. Training shall include, but not be limited to:
 - (i) Information regarding asbestos and its various uses and forms.

(ii) Information on the health effects associated with asbestos exposure.

(iii) Locations of ACBM identified throughout each school building in which they work.

(iv) Recognition of damage, deterioration, and de-lamination of ACBM.

(v) Name and telephone number of the person designated to carry out general local education agency responsibilities under Sec. 763.84 and the availability and location of the management plan.

(2) The local education agency shall ensure that all members of its maintenance and custodial staff who conduct any activities that will result in the disturbance of ACBM shall receive training described in paragraph (a)(1) of this section and 14 hours of additional training.
Additional training shall include, but not be limited to:

(i) Descriptions of the proper methods of handling ACBM.

(ii) Information on the use of respiratory protection as contained in the EPA/NIOSH Guide to Respiratory Protection for the Asbestos Abatement Industry, September 1986 (EPA 560/OPPTS-86-001), available from the Director, Environmental Assistance Division (7408), Office of Pollution Prevention and Toxics, U.S. Environmental Protection Agency, Room E-543B, 1200 Pennsylvania Ave., NW., Washington, DC 20460, Telephone: (202) 554-1404, TDD: (202) 544-0551 and other personal protection measures.

(iii) The provisions of this section and Sec. 763.91, Appendices A, C, and D of this subpart E of this part, EPA regulations contained in 40 CFR part 763, subpart G, and in 40 CFR part 61, subpart M, and

OSHA regulations contained in 29 CFR 1926.58.

(iv) Hands-on training in the use of respiratory protection, other personal protection measures, and good

work practices.

(3) Local education agency maintenance and custodial staff who have attended EPA-approved asbestos training or received equivalent training for O&M and periodic surveillance activities involving asbestos shall be considered trained for the purposes of this section.

(b) Periodic surveillance.

- (1) At least once every 6 months after a management plan is in effect, each local education agency shall conduct periodic surveillance in each building that it leases, owns, or otherwise uses as a school building that contains ACBM or is assumed to contain ACBM.
- (2) Each person performing periodic surveillance shall:

- (i) Visually inspect all areas that are identified in the management plan as ACBM or assumed ACBM.
- (ii) Record the date of the surveillance, his or her name, and any changes in the condition of the materials.
- (iii) Submit to the person designated to carry out general local education agency responsibilities under Sec. 763.84 a copy of such record for inclusion in the management plan. [52 FR 41846, Oct. 30, 1987, as amended at 60 FR 34465, July 3, 1995; 65 FR 69216, Nov. 15, 2000]

Sec. 763.93 Management plans

- (a)(1)On or before October 12, 1988, each local education agency shall develop an asbestos management plan for each school, including all buildings that they lease, own, or otherwise use as school buildings, and submit the plan to an Agency designated by the Governor of the State in which the local education agency is located. The plan may be submitted in stages that cover a portion of the school buildings under the authority of the local education agency.
 - (2) If a building to be used as part of a school is leased or otherwise acquired after October 12, 1988, the local education agency shall include the new building in the management plan for the school prior to its use as a school building. The revised portions of the management plan shall be submitted to the Agency designated by the Governor.
 - (3) If a local education agency begins to use a building as a school after October 12, 1988, the local education agency shall submit a management plan for the school to the Agency designated by the Governor prior to its use as a school.
- (b) On or before October 17, 1987, the Governor of each State shall notify local education agencies in the State regarding where to submit their management plans. States may establish administrative procedures for reviewing management plans. If the Governor does not disapprove a management plan within 90 days after receipt of the plan, the local education agency shall implement the plan.
- (c) Each local education agency must begin implementation of its management plan on or before July 9, 1989, and complete implementation in a timely fashion.
- (d) Each local education agency shall maintain and update its management plan to keep it current with ongoing operations and maintenance, periodic surveillance, inspection, re-inspection, and response action activities. All provisions required to be included in the management plan under this section shall be retained as part of the management plan, as well as any information that has been revised to bring the plan up-to-date.
- (e) The management plan shall be developed by an accredited management planner and shall include:
 - (1) A list of the name and address of each school building and whether the school building contains friable ACBM, non-friable ACBM, and friable and non-friable suspected ACBM assumed to be ACM.
 - (2) For each inspection conducted before the December 14, 1987:
 - (i) The date of the inspection.
 - (ii) A blueprint, diagram, or written description of each school building that identifies clearly each location and approximate square or linear footage of any homogeneous or sampling area where material was sampled for ACM, and, if possible, the exact locations where bulk samples were collected, and the dates of collection.
 - (iii) A copy of the analyses of any bulk samples, dates of analyses, and a copy of any other laboratory reports pertaining to the analyses.
 - (iv) A description of any response actions or preventive measures taken to reduce asbestos exposure, including if possible, the names and addresses of all contractors involved, start and completion dates of the work, and results of any air samples analyzed during and upon completion of the work.
 - (v) A description of assessments, required to be made under Sec. 763.88, of material that was identified before December 14, 1987, as friable ACBM or friable suspected ACBM assumed to be ACM, and the name and signature, State of accreditation, and if applicable, accreditation number of each accredited person making the assessments.
 - (3) For each inspection and re-inspection conducted under Sec. 763.85:
 - (i) The date of the inspection or re-inspection and the name and signature, State of accreditation and, if applicable, the accreditation number of each accredited inspector performing the inspection or reinspection.

- (ii) A blueprint, diagram, or written description of each school building that identifies clearly each location and approximate square or linear footage of homogeneous areas where material was sampled for ACM, the exact location where each bulk sample was collected, date of collection, homogeneous areas where friable suspected ACBM is assumed to be ACM, and where non-friable suspected ACBM is assumed to be ACM.
- (iii) A description of the manner used to determine sampling locations, and the name and signature of each accredited inspector collecting samples, the State of accreditation, and if applicable, his or her accreditation number.
- (iv) A copy of the analyses of any bulk samples collected and analyzed, the name and address of any laboratory that analyzed bulk samples, a statement that the laboratory meets the applicable requirements of Sec. 763.87(a) the date of analysis, and the name and signature of the person performing the analysis.
- (v) A description of assessments, required to be made under Sec. 763.88, of all ACBM and suspected ACBM assumed to be ACM, and the name, signature, State of accreditation, and if applicable, accreditation number of each accredited person making the assessments.
- (4) The name, address, and telephone number of the person designated under Sec. 763.84 to ensure that the duties of the local education agency are carried out, and the course name, and dates and hours of training taken by that person to carry out the duties.
- (5) The recommendations made to the local education agency regarding response actions, under Sec. 763.88(d), the name, signature, State of accreditation of each person making the recommendations, and if applicable, his or her accreditation number.
- (6) A detailed description of preventive measures and response actions to be taken, including methods to be used, for any friable ACBM, the locations where such measures and action will be taken, reasons for selecting the response action or preventive measure, and a schedule for beginning and completing each preventive measure and response action.
- (7) With respect to the person or persons who inspected for ACBM and who will design or carry out response actions, except for operations and maintenance, with respect to the ACBM, one of the following statements:
 - (i) If the State has adopted a contractor accreditation program under section 206(b) of Title II of the Act, a statement that the person(s) is accredited under such plan.
 - (ii) A statement that the local education agency used (or will use) persons who have been accredited by another State which has adopted a contractor accreditation plan under section 206(b) of Title II of the Act or is accredited by an EPA-approved course under section 206 (c) of Title II of the Act.
- (8) A detailed description in the form of a blueprint, diagram, or in writing of any ACBM or suspected ACBM assumed to be ACM which remains in the school once response actions are undertaken pursuant to Sec. 763.90. This description shall be updated as response actions are completed.
- (9) A plan for re-inspection under Sec. 763.85, a plan for operations and maintenance activities under Sec. 763.91, and a plan for periodic surveillance under Sec. 763.92, a description of the recommendation made by the management planner regarding additional cleaning under Sec. 763.91(c)(2) as part of an operations and maintenance program, and the response of the local education agency to that recommendation.
- (10) A description of steps taken to inform workers and building occupants, or their legal guardians, about inspections, re-inspections, response actions, and post-response action activities, including periodic reinspection and surveillance activities that are planned or in progress.
- (11) An evaluation of the resources needed to complete response actions successfully and carry out reinspection, operations and maintenance activities, periodic surveillance and training.
- (12) With respect to each consultant who contributed to the management plan, the name of the consultant and one of the following statements:
 - (i) If the State has adopted a contractor accreditations plan under section 206(b) of Title II of the Act, a statement that the consultant is accredited under such plan.
 - (ii) A statement that the contractor is accredited by another State which has adopted a contractor accreditation plan under section 206(b) of Title II of the Act, or is accredited by an EPA-approved course developed under section 206(c) of Title II of the Act.

- (f) A local education agency may require each management plan to contain a statement signed by an accredited management plan developer that such person has prepared or assisted in the preparation of such plan or has reviewed such plan, and that such plan is in compliance with this subpart E. Such statement may not be signed by a person who, in addition to preparing or assisting in preparing the management plan, also implements (or will implement) the management plan.
 - (1) Upon submission of a management plan to the Governor for review, a local education agency shall keep a copy of the plan in its administrative office. The management plans shall be available, without cost or restriction, for inspection by representatives of EPA and the State, the public, including teachers, other school personnel and their representatives, and parents. The local education agency may charge a reasonable cost to make copies of management plans.
 - (2) Each local education agency shall maintain in its administrative office a complete, updated copy of a management plan for each school under its administrative control or direction. The management plans shall be available, during normal business hours, without cost or restriction, for inspection by representatives of EPA and the State, the public, including teachers, other school personnel and their representatives, and parents. The local education agency may charge a reasonable cost to make copies of management plans.
 - (3) Each school shall maintain in its administrative office a complete, updated copy of the management plan for that school. Management plans shall be available for inspection, without cost or restriction, to workers before work begins in any area of a school building. The school shall make management plans available for inspection to representatives of EPA and the State, the public, including parents, teachers, and other school personnel and their representatives within 5 working days after receiving a request for inspection. The school may charge a reasonable cost to make copies of the management plan.
 - (4) Upon submission of its management plan to the Governor and at least once each school year, the local education agency shall notify in writing parent, teacher, and employee organizations of the availability of management plans and shall include in the management plan a description of the steps taken to notify such organizations, and a dated copy of the notification. In the absence of any such organizations for parents, teachers, or employees, the local education agency shall provide written notice to that relevant group of the availability of management plans and shall include in the management plan a description of the steps taken to notify such groups, and a dated copy of the notification.
- (h) Records required under Sec. 763.94 shall be made by local education agencies and maintained as part of the management plan.
 - (i) Each management plan must contain a true and correct statement, signed by the individual designated by the local education agency under Sec. 763.84, which certifies that the general, local education agency responsibilities, as stipulated by Sec. 763.84, have been met or will be met.

Sec. 763.94 Recordkeeping

(g)

- (a) Records required under this section shall be maintained in a centralized location in the administrative office of both the school and the local education agency as part of the management plan. For each homogeneous area where all ACBM has been removed, the local education agency shall ensure that such records are retained for 3 years after the next re-inspection required under Sec. 763.85(b)(1), or for an equivalent period.
- (b) For each preventive measure and response action taken for friable and non-friable ACBM and friable and non-friable suspected ACBM assumed to be ACM, the local education agency shall provide:
 - (1) A detailed written description of the measure or action, including methods used, the location where the measure or action was taken, reasons for selecting the measure or action, start and completion dates of the work, names and addresses of all contractors involved, and if applicable, their State of accreditation, and accreditation numbers, and if ACBM is removed, the name and location of storage or disposal site of the ACM.
 - (2) The name and signature of any person collecting any air sample required to be collected at the completion of certain response actions specified by Sec. 763.90(I), the locations where samples were collected, date of collection, the name and address of the laboratory analyzing the samples, the date of analysis, the results of

the analysis, the method of analysis, the name and signature of the person performing the analysis, and a statement that the laboratory meets the applicable requirements of Sec. 763.90(i)(2)(ii).

(c) For each person required to be trained under Sec. 763.92(a) (1) and (2), the local education agency shall provide the person's name and job title, the date that training was completed by that person, the location of the training, and the number of hours completed in such training.

(d) For each time that periodic surveillance under Sec. 763.92(b) is performed, the local education agency shall record the name of each person performing the surveillance, the date of the surveillance, and any changes in the

conditions of the materials.

(e) For each time that cleaning under Sec. 763.91(c) is performed, the local education agency shall record the name of each person performing the cleaning, the date of such cleaning, the locations cleaned, and the methods used to perform such cleaning.

(f) For each time that operations and maintenance activities under Sec. 763.91(d) are performed, the local education agency shall record the name of each person performing the activity, the start and completion dates of the activity, the locations where such activity occurred, a description of the activity including preventive measures used, and if ACBM is removed, the name and location of storage or disposal site of the ACM.

(g) For each time that major asbestos activity under Sec. 763.91(e) is performed, the local education agency shall provide the name and signature, State of accreditation, and if applicable, the accreditation number of each person performing the activity, the start and completion dates of the activity, the locations where such activity occurred, a description of the activity including preventive measures used, and if ACBM is removed, the name and location of storage or disposal site of the ACM.

(h) For each fiber release episode under Sec. 763.91(f), the local education agency shall provide the date and location of the episode, the method of repair, preventive measures or response action taken, the name of each person performing the work, and if ACBM is removed, the name and location of storage or disposal site of the

ACM.

(Approved by the Office of Management and Budget under control number 2070-0091)

Sec. 763.95 Warning labels

(a) The local education agency shall attach a warning label immediately adjacent to any friable and non-friable ACBM and suspected ACBM assumed to be ACM located in routine maintenance areas (such as boiler rooms) at each school building.

This shall include:

(1) Friable ACBM that was responded to by a means other than removal.

(2) ACBM for which no response action was carried out.

- (b) All labels shall be prominently displayed in readily visible locations and shall remain posted until the ACBM that is labeled is removed.
- (c) The warning label shall read, in print which is readily visible because of large size or bright color, as follows: CAUTION:

ASBESTOS HAZARDOUS

DO NOT DISTURB WITHOUT PROPER

TRAINING AND EQUIPMENT.

Sec. 763.97 Compliance and enforcement

(a) Compliance with Title II of the Act.

- (1) Section 207(a) of Title II of the Act (15 U.S.C. 2647) makes it unlawful for any local education agency to:
 - Fail to conduct inspections pursuant to section 203(b) of Title II of the Act, including failure to follow procedures and failure to use accredited personnel and laboratories.
 - (ii) Knowingly submit false information to the Governor regarding any inspection pursuant to regulations under section 203(i) of Title II of the Act.
 - (iii) Fail to develop a management plan pursuant to regulations under section 203(i) of Title II of the Act.

- (2) Section 207(a) of Title II of the Act (15 U.S.C. 2647) also provides that any local education agency which violates any provision of section 207 shall be liable for a civil penalty of not more than \$5,000 for each day during which the violation continues. For the purposes of this subpart, a "violation" means a failure to comply with respect to a single school building.
- (b) Compliance with Title I of the Act.
 - (1) Section 15(1)(D) of Title I of the Act (15 U.S.C. 2614) makes it unlawful for any person to fail or refuse to comply with any requirement of Title II or any rule promulgated or order issued under Title II. Therefore, any person who violates any requirement of this subpart is in violation of section 15 of Title I of the Act.
 - (2) Section 15(3) of Title I of the Act (15 U.S.C. 2614) makes it unlawful for any person to fall or refuse to establish or maintain records, submit reports, notices or other information, or permit access to or copying of records, as required by this Act or a rule thereunder.
 - (3) Section 15(4) (15 U.S.C. 2614) of Title I of the Act makes it unlawful for any person to fail or refuse to permit entry or inspection as required by section 11 of Title I of the Act.
 - (4) Section 16(a) of Title I of the Act (15 U.S.C. 2615) provides that any person who violates any provision of section 15 of Title I of the Act shall be liable to the United States for a civil penalty in an amount not to exceed \$25,000 for each such violation. Each day such a violation continues shall, for purposes of this paragraph, constitute a separate violation of section 15. A local education agency is not liable for any civil penalty under Title I of the Act for failing or refusing to comply with any rule promulgated or order issued under Title II of the Act.
- (c) Criminal penalties. If any violation committed by any person (including a local education agency) is knowing or willful, criminal penalties may be assessed under section 16(b) of Title I of the Act.
- (d) Injunctive relief. The Agency may obtain injunctive relief under section 208(b) of Title II of the Act to respond to a hazard which poses an imminent and substantial endangerment to human health or the environment or section 17 (15 U.S.C. 2616) of Title I of the Act to restrain any violation of section 15 of Title I of the Act or to compel the taking of any action required by or under Title I of the Act.
- (e) Citizen complaints. Any citizen who wishes to file a complaint pursuant to section 207(d) of Title II of the Act should direct the complaint to the Governor of the State or the EPA Asbestos Ombudsman, 1200 Pennsylvania Ave., NW., Washington, DC 20460. The citizen complaint should be in writing and identified as a citizen complaint pursuant to section 207(d) of Title II of TSCA. The EPA Asbestos Ombudsman or the Governor shall investigate and respond to the complaint within a reasonable period of time if the allegations provide a reasonable basis to believe that a violation of the Act has occurred.
- (f) Inspections. EPA may conduct inspections and review management plans under section 11 of Title I of the Act (15 U.S.C. 2610) to ensure compliance.

Sec. 763.98 Waiver; delegation to State

- (a) General.
 - (1) Upon request from a State Governor and after notice and comment and an opportunity for a public hearing in accordance with paragraphs (b) and (c) of this section, EPA may waive some or all of the requirements of this subpart E if the State has established and is implementing or intends to implement a program of asbestos inspection and management that contains requirements that are at least as stringent as the requirements of this subpart E.
 - (2) A waiver from any requirement of this subpart E shall apply only to the specific provision for which a waiver has been granted under this section. All requirements of this subpart E shall apply until a waiver is granted under this section.
- (b) Request. Each request by a Governor to waive any requirement of this subpart E shall be sent with three complete copies of the request to the Regional Administrator for the EPA Region in which the State is located and shall include:
 - A copy of the State provisions or proposed provisions relating to its program of asbestos inspection and management in schools for which the request is made.
 - (2)

(i) The name of the State agency that is or will be responsible for administering and enforcing the requirements for which a waiver is requested, the names and job titles of responsible officials in that

agency, and phone numbers where the officials can be contacted.

(ii) In the event that more than one agency is or will be responsible for administering and enforcing the requirements for which a waiver is requested, a description of the functions to be performed by each agency, how the program will be coordinated by the lead agency to ensure consistency and effective administration in the asbestos inspection and management program within the State, the names and job titles of responsible officials in the agencies, and phone numbers where the officials can be contacted. The lead agency will serve as the central contact point for the EPA.

- (3) Detailed reasons, supporting papers, and the rationale for concluding that the State's asbestos inspection and management program provisions for which the request is made are at least as stringent as the requirements of this subpart E.
- (4) A discussion of any special situations, problems, and needs pertaining to the waiver request accompanied by an explanation of how the State intends to handle them.
- (5) A statement of the resources that the State intends to devote to the administration and enforcement of the provisions relating to the waiver request.
- (6) Copies of any specific or enabling State laws (enacted and pending enactment) and regulations (promulgated and pending promulgation) relating to the request, including provisions for assessing criminal and/or civil penalties.
- (7) Assurance from the Governor, the Attorney General, or the legal counsel of the lead agency that the lead agency or other cooperating agencies have the legal authority necessary to carry out the requirements relating to the request.

(c) General Notice - hearing.

- (1) Within 30 days after receipt of a request for a waiver, EPA will determine the completeness of the request. If EPA does not request further information within the 30-day period, the request will be deemed complete.
- (2) Within 30 days after EPA determines that a request is complete, EPA will issue for publication in the Federal Register a notice that announces receipt of the request, describes the information submitted under paragraph (b) of this section, and solicits written comment from interested members of the public. Comments must be submitted within 60 days.
- (3) If, during the comment period, EPA receives a written objection to a Governor's request and a request for a public hearing detailing specific objections to the granting of a waiver, EPA will schedule a public hearing to be held in the affected State after the close of the comment period and will announce the public hearing date in the Federal Register before the date of the hearing. Each comment shall include the name and address of the person submitting the comment.

(d) Criteria. EPA may waive some or all of the requirements of subpart E of this part if:

- (1) The State's lead agency and other cooperating agencies have the legal authority necessary to carry out the provisions of asbestos inspection and management in schools relating to the waiver request.
- (2) The State's program of asbestos inspection and management in schools relating to the waiver request and implementation of the program are or will be at least as stringent as the requirements of this subpart E.
- (3) The State has an enforcement mechanism to allow it to implement the program described in the waiver request.
- (4) The lead agency and any cooperating agencies have or will have qualified personnel to carry out the provisions relating to the waiver request.
- (5) The State will devote adequate resources to the administration and enforcement of the asbestos inspection and management provisions relating to the waiver request.
- (6) When specified by EPA, the State gives satisfactory assurances that necessary steps, including specific actions it proposes to take and a time schedule for their accomplishment, will be taken within a reasonable time to conform with applicable criteria under paragraphs (d) (2) through (4) of this section.
- (e) Decision. EPA will issue for publication in the Federal Register a notice announcing its decision to grant or deny, in whole or in part, a Governor's request for a waiver from some or all of the requirements of this subpart E within 30 days after the close of the comment period or within 30 days following a public hearing, whichever is

applicable. The notice will include the Agency's reasons and rationale for granting or denying the Governor's request. The 30-day period may be extended if mutually agreed upon by EPA and the State.

(f) Modifications. When any substantial change is made in the administration or enforcement of a State program for which a waiver was granted under this section, a responsible official in the lead agency shall submit such changes to EPA.

(g) Reports. The lead agency in each State that has been granted a waiver by EPA from any requirement of subpart E of this part shall submit a report to the Regional Administrator for the Region in which the State is located at least once every 12 months to include the following information:

(1) A summary of the State's implementation and enforcement activities during the last reporting period relating to provisions waived under this section, including enforcement actions taken.

(2) Any changes in the administration or enforcement of the State program implemented during the last reporting period.

(3) Other reports as may be required by EPA to carry out effective oversight of any requirement of this subpart E that was waived under this section.

(h) Oversight. EPA may periodically evaluate the adequacy of a State's implementation and enforcement of and resources devoted to carrying out requirements relating to the waiver. This evaluation may include, but is not limited to, site visits to local education agencies without prior notice to the State.

(1) Informal conference. EPA may request that an informal conference be held between appropriate State and EPA officials when EPA has reason to believe that a State has failed to:

(i) Substantially comply with the terms of any provision that was waived under this section.

(ii) Meet the criteria under paragraph (d) of this section, including the failure to carry out enforcement activities or act on violations of the State program.

(2) EPA will:

(i) Specify to the State those aspects of the State's program believed to be inadequate.

(ii) Specify to the State the facts that underlie the belief of inadequacy.

(3) If EPA finds, on the basis of information submitted by the State at the conference, that deficiencies did not exist or were corrected by the State, no further action is required.

(4) Where EPA finds that deficiencies in the State program exist, a plan to correct the deficiencies shall be negotiated between the State and EPA. The plan shall detail the deficiencies found in the State program, specify the steps the State has taken or will take to remedy the deficiencies, and establish a schedule for each remedial action to be initiated.

(i) Rescission.

(1) If the State fails to meet with EPA or fails to correct deficiencies raised at the informal conference, EPA will deliver to the Governor of the State and a responsible official in the lead agency a written notice of its intent to rescind, in whole or part, the waiver.

(2) EPA will issue for publication in the Federal Register a notice that announces the rescission of the waiver, describes those aspects of the State's program determined to be inadequate, and specifies the facts that underlie the findings of inadequacy.

Sec. 763.99 Exclusions

(a) A local education agency shall not be required to perform an inspection under Sec. 763.85(a) in any sampling area as defined in 40 CFR 763.103 or homogeneous area of a school building where:

(1) An accredited inspector has determined that, based on sampling records, friable ACBM was identified in that homogeneous or sampling area during an inspection conducted before December 14, 1987. The inspector shall sign and date a statement to that effect with his or her State of accreditation and if applicable, accreditation number and, within 30 days after such determination, submit a copy of the statement to the person designated under Sec. 763.84 for inclusion in the management plan. However, an accredited inspector shall assess the friable ACBM under Sec. 763.88.

- (2) An accredited inspector has determined that, based on sampling records, non-friable ACBM was identified in that homogeneous or sampling area during an inspection conducted before December 14, 1987. The inspector shall sign and date a statement to that effect with his or her State of accreditation and if applicable, accreditation number and, within 30 days after such determination, submit a copy of the statement to the person designated under Sec. 763.84 for inclusion in the management plan. However, an accredited inspector shall identify whether material that was non-friable has become friable since that previous inspection and shall assess the newly-friable ACBM under Sec. 763.88.
- (3) Based on sampling records and inspection records, an accredited inspector has determined that no ACBM is present in the homogeneous or sampling area and the records show that the area was sampled, before December 14, 1987 in substantial compliance with Sec. 763.85(a), which for purposes of this section means in a random manner and with a sufficient number of samples to reasonably ensure that the area is not ACBM.
 - (i) The accredited inspector shall sign and date a statement, with his or her State of accreditation and if applicable, accreditation number that the homogeneous or sampling area determined not to be ACBM was sampled in substantial compliance with Sec. 763.85(a).
 - (ii) Within 30 days after the inspector's determination, the local education agency shall submit a copy of the inspector's statement to the EPA Regional Office and shall include the statement in the management plan for that school.
- (4) The lead agency responsible for asbestos inspection in a State that has been granted a waiver from Sec. 763.85(a) has determined that, based on sampling records and inspection records, no ACBM is present in the homogeneous or sampling area and the records show that the area was sampled before December 14, 1987, in substantial compliance with Sec. 763.85(a). Such determination shall be included in the management plan for that school.
- (5) An accredited inspector has determined that, based on records of an inspection conducted before December 14, 1987, suspected ACBM identified in that homogeneous or sampling area is assumed to be ACM. The inspector shall sign and date a statement to that effect, with his or her State of accreditation and if applicable, accreditation number and, within 30 days of such determination, submit a copy of the statement to the person designated under Sec. 763.84 for inclusion in the management plan. However, an accredited inspector shall identify whether material that was non-friable suspected ACBM assumed to be ACM has become friable since the previous inspection and shall assess the newly friable material and previously identified friable suspected ACBM assumed to be ACM under Sec. 763.88.
- (6) Based on inspection records and contractor and clearance records, an accredited inspector has determined that no ACBM is present in the homogeneous or sampling area where asbestos removal operations have been conducted before December 14, 1987, and shall sign and date a statement to that effect and include his or her State of accreditation and, if applicable, accreditation number. The local education agency shall submit a copy of the statement to the EPA Regional Office and shall include the statement in the management plan for that school.
- (7) An architect or project engineer responsible for the construction of a new school building built after October 12, 1988, or an accredited inspector signs a statement that no ACBM was specified as a building material in any construction document for the building, or, to the best of his or her knowledge, no ACBM was used as a building material in the building. The local education agency shall submit a copy of the signed statement of the architect, project engineer, or accredited inspector to the EPA Regional Office and shall include the statement in the management plan for that school.
- (b) The exclusion, under paragraphs (a) (1) through (4) of this section, from conducting the inspection under Sec. 763.85(a) shall apply only to homogeneous or sampling areas of a school building that were inspected and sampled before October 17, 1987. The local education agency shall conduct an inspection under Sec. 763.85(a) of all areas inspected before October 17, 1987 that were not sampled or were not assumed to be ACM.
- (c) If ACBM is subsequently found in a homogeneous or sampling area of a local education agency that had been identified as receiving an exclusion by an accredited inspector under paragraphs (a) (3), (4), (5) of this section, or an architect, project engineer or accredited inspector under paragraph (a)(7) of this section, the local education agency shall have 180 days following the date of identification of ACBM to comply with this subpart E.

Universal Envi	ronmental Consultants
12 Brewster Ros	ad .
Framingham, M.	4 01702
Tel: (508) 628-5	486 - Fax: (508) 628-5488
adieb@uec-env	

Town/City: Back to the Building Name Building Name

Sample	Result Description of Material	Sample Location 1
1	12"x 12" red Floor	bile Teachers Diving - 2A
2	12 x12 red Floor	
3	12"x12" Green Floor	tile coste-1A
4	12"x12" Green Floor	sile (ste) este-1A
5	13"x12" white Floor	
4	12"x12" white Floor	tile cate-21
2	12" x12" Yellow Floor	tile case-4A
8	12"x12" Yellow Floor	tile Teachers - 4A
9	12" x12" DK Blue FL	for tile cafe - 34
10	12"XIZ" DK Blu FL	portile Teacher's - 3A
11	12" x12" DK Blue Flo	or tile com 3A-227
12	. 12" × 12" Black . Floor	tile E-134 Fine Arts Cafe
/3	12" x12" Black	
14	12"x12" white	
15	12"x12" white	V V
16	12" XIZ" Grey w/ grey -	Black Floortile on 6-155
17	12"x12" Grey if grey-	Black Floor tile E-155
18	12" x 12" Dark Red	Floor tile 2nd Fl main cour - E
9	12" x 12" Dark Red 7	Pour Ele zuell main con - E
20	12" X12" Grey Floor	tile mincour by 3A-206

Universal Environn	nental Consultants
12 Brewster Road	
Framingham, MA 01	
Tel: (508) 628-5486	- Fax: (508) 628-5488
adieb@uec-env.com	

Town/City:

Sample	Result	Description of Material	Sample Location
21		12" x12" Grey Floor Tile	main cocc. by 3A-231
22		9" x 9" Cook Floor Tile	E-151
23		9" x 9" Cook Floor Tile 9" x 9" cook T-loor Tile	E-149 main
24			alwhite red = VT-I CUSTICE
25		VT-T	sub-bomt mech im
26		VT-I	2nd fl Yellow Lockers
27		VI-I	E-151 OFFICE
28		2x4 SAT (p.h.)	4A CAFE
29		2×4 5AT	cm 8-310
30		2×4 5A7	E-217
3/		2×4 5A7	A-309
32		ZX4SAT(fc)	Red Teacher's Diving
.33		2×4 5A1-I	Fine Acts Kitchen
34		2×4 5A1-I	Fine Acts Kitchen
35		LOB TOBLE	8-131
36		LAB TABLE	13-137
37		(OFF FG (P)	sub-bomt mechanical com
38			Penthouse - Blue Green
39		0	Perkhouse - Blue Green
40		3	Perthouse - Red Yellow

Reported By:	Date: -5-29-13	Due Date: 6-3-13
Received By:	Date:	

Universal Environ	mental Consultants
12 Brewster Road	The same state of the same sta
Framingham, MA	01702
Tel: (508) 628-5480	6 - Fax: (508) 628-5488
The second secon	6 - Fax: (508) 628-5488

Town/City: --- Brockton Building Name ------

ample Res	sulf Description of Material	Sample Location
41	@OFF #6 (P)	Penthouse (P.H.) Red-yellow
42	8	P.H. Red-yellow
43	@	P.H. red-yellow
44	0	P.H. Fine Arts
45	0	P.H. Fine Acts
46	wall plaster (we)	
47	wp	auditorium wall from carwal
48	wP-II	auditorium fover STAGE
49	wp	Planetarium
50	we	STAITWELL & B-301
51	wp	Yellow Teacher's Diving
52	wp	E-257
53	wp	Green Toschei's Diving
54	CEMENTITIOUS SPRAY DO	A A CONTRACTOR OF THE CONTRACT
55	CSP	(E) 2" FL main corr
56	CSP	E 2-4 FL main corr
57	CSP	Green CAFE
58	CSP	Red Main core by CAFE
59	CSP	main corr by B-338
60	CSP	15TFL maincore by B-106

Reported By:	Date: _ 5-29-13	Due Date: 6-3-13
Received By:	Date:	

Universal E	nvironmental Consultants
12 Brewster	Road
Framingham	, MA 01702
Tel: (508) 62	8-5486 - Fax: (508) 628-5488
adieb@uec-	

Town/City: Land Control of the Land Control of the
Sample	Result Description of Material	Sample Location
61	smooth coungal	ster Fine Arts Coppy
62	smooth ceiling pl	
63	smooth curing pl	
64	rough ceiling pla	
65	rough coiling pla	
66	rough ceiling pla	
67	soft grey sine ponof?	
68	FP	main cor \$1 8-315
69	FP	main corr by B-229
20	12"x12" Grey Floor Tie	
21	13" XID" Gien Floor Tin	
72	2x4 5A1	charalim - E-261
73	rough ceiling plaster	auditorium-balcony left
74	rough cereinellaster	auditorium-balcony Left
7.5	rough certing plaster	
76	rough caring plasser	
	0	
	+	

Reported By	Date:5-29-13	Due Date: 6-3-13
Received By:	Date:	



Asbestos Identification Laboratory

165U New Boston St., Ste 271 Woburn, MA. 01801 Bulk Asbestos Analysis by Polarized Light Microscopy EPA Method: 600/R-93/116



6/3/2013

Universal Environmental Consultants 12 Brewster Road Framingham, MA 01702 Suite/Apt

RE: Batch 3152

Results of Asbestos Project: Brockton High School

Dear Ammar M. Dieb,

Asbestos Identification Laboratory has completed the analysis of the bulk samples Work Received: 5/30/2013 from your office. These results represent the bulk samples from the above-referenced project. :

The information and analysis contained in this report have been generated using the EPA /600/R-93/116 Method for the Determination of Asbestos in Bulk Building Materials. Materials or products that contain more than 1% of any kind or combination of asbestos are considered an asbestos containing building material as determined by the EPA. This Polarized Light Microscope (PLM) technique may be performed either by visual estimation or point counting. Point counting provides a determination of the area percentage of asbestos in a sample. If the asbestos is estimated to be less than 10% by visual estimation of friable material, the determination may be repeated using the point counting technique. The results of the point counting supersede visual PLM results. Results in this report only relate to the items tested. This report may not be used by the customer to claim product endorsement by NVLAP or any other U.S. Government Agency.

- NVLAP Lab Code: 200919-0
- Massachusetts Certification License: AA000208
- State of Connecticut, Department of Public Health Approved Environmental Laboratory Registration# PH-0142
- State of Maine, Department of Environmental Protection Asbestos Analytical Laboratory License Number LB-0078(Bulk) LA-0087(Air)
- State of Rhode Island and Providence Plantations Department of Health Certification: AAL-121

Thank you Ammar M. Dieb for your business.

Michael Manning

Michael Thamy

Owner/Director

(781)932-9600



Asbestos Identification Laboratory
165U New Boston St., Ste 271
Woburn, MA. 01801
Bulk Asbestos Analysis by Polarized Light Microscopy
EPA Method: 600/R-93/116



Sample	Lab ID	Material	Sample Location	Analytical Results
1	44633	12"x12" Red Floor Tile	Teachers Dining-2A	No Asbestos Detected
2	44634	12"x12" Red Floor Tile	Café-2A	No Asbestos Detected
3	44635	12"x12" Green Floor Tile	Café-1A	No Asbestos Detected
4	44636	12"x12" Green Floor Tile	Café-1A	No Asbestos Detected
5	44637	12"x12" White Floor Tile	Café-1A	No Asbestos Detected
6	44638	12"x12" White Floor Tile	Café-2A	No Asbestos Detected
7	44639	12"x12" Yellow Floor Tile	Café-4A	No Asbestos Detected
8	44640	12"x12" Yellow Floor Tile	Teachers-4A	No Asbestos Detected
9	44641	12"x12" Dk Blue Floor Tile	Café-3A	No Asbestos Detected
10	44642	12"x12" Dk Blue Floor Tile	Teachers-3A	No Asbestos Detected
11	44643	12"x12" Dk Blue Floor Tile	Crm 3A-227	No Asbestos Detected
12	44644	12"x12" Black Floor Tile	E-134 Fine Arts Café	No Asbestos Detected
13	44645	12"x12" Black Floor Tile	E-134 Fine Arts Café	No Asbestos Detected
14	44646	12"x12" White Floor Tile	E-134 Fine Arts Café	No Asbestos Detected
15	44647	12"x12" White Floor Tile	E-134 Fine Arts Café	No Asbestos Detected
16	44648	12"x12" Grey w/Grey- Black Floor Tile	Rm E-155	No Asbestos Detected
17	44649	12"x12" Grey w/Grey- Black Floor Tile	E-155	No Asbestos Detected
18	44650	12"x12" Dark Red Floor Tile	2nd Fl Main Corr-E	No Asbestos Detected
19	44651	12"x12" Dark Red Floor Tile	2nd Fl Main Corr-E	No Asbestos Detected



Asbestos Identification Laboratory
165U New Boston St., Ste 271
Woburn, MA. 01801
Bulk Asbestos Analysis by Polarized Light Microscopy
EPA Method: 600/R-93/116



20	44652	12"x12" Grey Floor Tile	Main Corr by 3A-206	No Asbestos Detected
21	44653	12"x12" Grey Floor Tile	Main Corr by 3A-231	No Asbestos Detected
22	44654	9"x9" Pressed Wood Floor Tile	E-151	No Asbestos Detected
23	44655	9"x9" Pressed Wood Floor Tile	E-149	No Asbestos Detected
24	44656	12"x12" Floor Tile Grey w/White Red=VT-I	Main Cust. Office	Chrysotile=3%
25	44657	VT-I	Sub-Bsmt Mech Rm	Chrysotile=3%
26	44658	VT-I	2nd Fl Yellow Lockers	Chrysotile=3%
27	44659	VT-I	E-151 Office	Chrysotile=3%
28	44660	2x4 SAT (P.B)	4A Café	No Asbestos Detected
29	44661	2x4 SAT	Crm B-310	No Asbestos Detected
30	44662	2x4 SAT	E-217	No Asbestos Detected
31	44663	2x4 SAT	A-309	No Asbestos Detected
32	44664	2x4 SAT (Fr)	Red Teachers Dining	No Asbestos Detected
33	44665	2x4 SAT-I	Fine Arts Kitchen	No Asbestos Detected
34	44666	2x4 SAT-I	Fine Arts Kitchen	No Asbestos Detected
35	44667	Lab Table	B-136	No Asbestos Detected
36	44668	Lab Table	B-137	No Asbestos Detected
37	44669	(E) Off FG (P1)	Sub-Bsmt Mechanical Rm	Chrysotile=5%
38	44670	(E) Off FG (P1)	Penthouse-Blue Green	Chrysotile=5%
39	44671	(E) Off FG (P1)	Penthouse-Blue Green	Chrysotile=5%
40	44672	(E) Off FG (P1)	Penthouse-Red Yellow	Chrysotile=5%
41	44673	(E) Off FG (P1)	Penthouse (P.H.) Red-Yellow	Chrysotile=5%



Asbestos Identification Laboratory
165U New Boston St., Ste 271
Woburn, M.A. 01801
Bulk Asbestos Analysis by Polarized Light Microscopy
EPA Method: 600/R-93/116



42	44674	(E) Off FG (P1)	P.H Red-Yellow	Chrysotile=5%
43	44675	(E) Off FG (P1)	P.H Red-Yellow	Chrysotile=5%
44	44676	(E) Off FG (P1)	P.H Fine Arts	Chrysotile=5%
45	44677	(E) Off FG (P1)	P.H Fine Arts	Chrysotile=5%
46	44678	Wall Plaster (WP)	Red Teachers Dining	No Asbestos Detected
47	44679	WP	Auditorium Wall/From Catwalk	No Asbestos Detected
48	44680	WP-II	Auditorium/Over Stage	No Asbestos Detected
49	44681	WP	Planetarium	No Asbestos Detected
50	44682	WP	Stairwell at B-301	No Asbestos Detected
51	44683	WP	Yellow Teachers Dining	No Asbestos Detected
52	44684	WP	E-257	No Asbestos Detected
53	44685	WP	Green Teachers Dining	No Asbestos Detected
54	44686	Cementitious Spray Plaster (CSP)	Main Corr at 2A-136	No Asbestos Detected
55	44687	Cementitious Spray Plaster (CSP)	(E) 2nd Fl Main Corr	No Asbestos Detected
56	44688	Cementitious Spray Plaster (CSP)	(E) 2nd Fl Main Corr	No Asbestos Detected
57	44689	Cementitious Spray Plaster (CSP)	Green Café	No Asbestos Detected
58	44690	Cementitious Spray Plaster (CSP)	Red Main Corr by Café	No Asbestos Detected
59	44691	Cementitious Spray Plaster (CSP)	Main Corr by B-338	No Asbestos Detected
60	44692	Cementitious Spray Plaster (CSP)	1st FI Main Corr by B-106	No Asbestos Detected
61	44693	Smooth Ceiling Plaster	Fine Arts Lobby	No Asbestos Detected
62	44694	Smooth Ceiling Plaster	Fine Arts Lobby	No Asbestos Detected
63	44695	Smooth Ceiling Plaster	Fine Arts Lobby	No Asbestos Detected
64	44696	Rough Ceiling Plaster	Auditorium-Rear	No Asbestos Detected



Asbestos Identification Laboratory
165U New Boston St., Ste 271
Woburn, MA. 01801
Bulk Asbestos Analysis by Polarized Light Microscopy
EPA Method: 600/R-93/116



65	44697	Rough Ceiling Plaster	Auditorium-Rear	No Asbestos Detected
66	44698	Rough Ceiling Plaster	Auditorium-Rear	No Asbestos Detected
67	44699	Soft Grey Fireproofing (FP)	E-151 Loft	Chrysotile=30%
68	44700	FP	Main Corr by B-315	Chrysotile=30%
69	44701	FP	Main Corr by B-229	Chrysotile=30%
70	44702	12"x12" Grey Floor Tile- II	E-211	No Asbestos Detected
71	44703	12"x12" Grey Floor Tile- II	E-211	No Asbestos Detected
72	44704	2x4 SAT	Choral Rm E-266	No Asbestos Detected
73	44705	Rough Ceiling Plaster	Auditorium-Balcony Left	No Asbestos Detected
74	44706	Rough Ceiling Plaster	Auditorium-Balcony Left	No Asbestos Detected
75	44707	Rough Ceiling Plaster	Auditorium-Balcony Right	No Asbestos Detected
76	44708	Rough Ceiling Plaster	Auditorium-Balcony Right	No Asbestos Detected



Asbestos Identification Laboratory

165U New Boston St., Ste 271
Woburn, MA. 01801
Bulk Asbestos Analysis by Polarized Light Microscopy
EPA Method: 600/R-93/116



Results for Client Project: Brockton High School, Batch# 3152

Work Received: 5/30/2013

Date Sampled: 5/29/2013

Results Sent: 6/3/2013 8:29:23 AM

Field ID: 1 Material: 12"x12" Red Floor Tile Color: Red Location: Teachers Dining-2A Sample# 44633 NON=100 None Detected

Field ID: 2 Material: 12"x12" Red Floor Tile Color; Red Location: Café-2A Sample# 44634 NON=100 None Detected

Field ID: 3 Material: 12"x12" Green Floor Tile Color: Green Location: Café-1A Sample# 44635 NON=100 None Detected

Field ID: 4 Material: 12"x12" Green Floor Tile Color: Green Location: Café-1A Sample# 44636 NON=100 None Detected

Field ID: 5 Material: 12"x12" White Floor Tile Color: White Location: Café-1A Sample# 44637 NON=100 None Detected

Field ID: 6 Material: 12"x12" White Floor Tile Color: White Location: Café-2A Sample# 44638 NON=100 None Detected

Field ID: 7 Material: 12"x12" Yellow Floor Tile Color: Yellow Location: Café-4A Sample# 44639 NON=100 None Detected

Field ID: 8 Material: 12"x12" Yellow Floor Tile Color: Yellow Location: Teachers-4A Sample# 44640 NON=100 None Detected

Field ID: 9 Material: 12"x12" Dk Blue Floor Tile Color: Blue Location: Café-3A Sample# 44641 NON=100 None Detected

Field ID: 10 Material: 12"x12" Dk Blue Floor Tile Color: Blue Location: Teachers-3A Sample# 44642 NON=100 None Detected

Field ID: 11 Material: 12"x12" Dk Blue Floor Tile Color: Blue Location: Crm 3A-227 Sample# 44643 NON=100 None Detected

Field ID: 12 Material: 12"x12" Black Floor Tile Color: Black Location: E-134 Fine Arts Café Sample# 44644 NON=100 None Detected

Field ID: 13 Material: 12"x12" Black Floor Tile Color: Black Location: E-134 Fine Arts Café Sample# 44645 NON=100 None Detected

Field ID: 14 Material: 12"x12" White Floor Tile Color: White Location: E-134 Fine Arts Café Sample# 44646 NON=100 None Detected

- Field JD: 15 Material: 12"x12" White Floor Tile Color: White Location: E-134 Fine Arts Café Sample# 44647 NON=100 None Detected
- Field_ID: 16 Material: 12"x12" Grey w/Grey-Black Floor Tile Color: Multi Location: Rm E-155 Sample# 44648
 NON=100 None Detected
- Field 1D: 17 Material: 12"x12" Grey w/Grey-Black Floor Tile Color: Multi Location: E-155 Sample# 44649 NON=100 None Detected
- Field ID: 18 Material: 12"x12" Dark Red Floor Tile Color: Red Location: 2nd Fl Main Corr-E Sample# 44650 NON=100 None Detected
- Field_ID: 19 Material: 12"x12" Dark Red Floor Tile Color: Red Location: 2nd Fl Main Corr-E Sample# 44651 NON=100 None Detected
- Field ID: 20 Material: 12"x12" Grey Floor Tile Color: Gray Location: Main Corr by 3A-206 Sample# 44652 NON=100 None Detected
- Field_ID: 21 Material: 12"x12" Grey Floor Tile Color: Gray Location: Main Corr by 3A-231 Sample# 44653 NON=100 None Detected
- Field ID: 22 Material: 9"x9" Pressed Wood Floor Tile Color: Multi Location: E-151 Sample# 44654 CEL=095 NON=005 None Detected
- Field ID: 23 Material: 9"x9" Pressed Wood Floor Tile Color; Multi Location: E-149 Sample# 44655 CEL=095 NON=005 None Detected
- Field ID: 24 Material: 12"x12" Floor Tile Grey w/White Red=VT-I Color: Multi Location: Main Cust. Office Sample# 44656 NON=097 ASBESTOS DETECTED CHR=003
- Field ID: 25 Material: VT-I Color: Multi Location: Sub-Bsmt Mech Rm Sample# 44657 NON=097 ASBESTOS DETECTED CHR=003
- Field_ID: 26 Material: VT-I Color: Multi Location: 2nd Fl Yellow Lockers Sample# 44658 NON=097 ASBESTOS DETECTED CHR=003
- Field ID: 27 Material: VT-I Color: Multi Location: E-151 Office Sample# 44659 NON=097 ASBESTOS DETECTED CHR=003
- Field ID: 28 Material: 2x4 SAT (P.B) Color: Gray Location: 4A Café Sample# 44660 MNW=030 CEL=060 NON=010 None Detected
- Field_ID: 29 Material: 2x4 SAT Color: Gray Location: Crm B-310 Sample# 44661 MNW=030 CEL=060 NON=010 None Detected
- Field ID: 30 Material: 2x4 SAT Color: Gray Location: E-217 Sample# 44662 MNW=030 CEL=060 NON=010 None Detected
- Field_ID: 31 Material: 2x4 SAT Color: Gray Location: A-309 Sample# 44663 MNW=035 CEL=050 NON=015 None Detected
- Field ID: 32 Material: 2x4 SAT (Fr) Color: Gray Location: Red Teachers Dining Sample# 44664 MNW=040 CEL=040 NON=020 None Detected

- Field ID: 33 Material: 2x4 SAT-I Color: Gray Location: Fine Arts Kitchen Sample# 44665 MNW=040 CEL=040 NON=020 None Detected
- Field ID: 34 Material: 2x4 SAT-I Color: Gray Location: Fine Arts Kitchen Sample# 44666 MNW=020 CEL=070 NON=010 None Detected
- Field ID: 35 Material: Lab Table Color: Black Location: B-136 Sample# 44667 NON=100 None Detected
- Field ID: 36 Material: Lab Table Color: Black Location: B-137 Sample# 44668 NON=100 None Detected
- Field ID: 37 Material: (E) Off FG (P1) Color: White Location: Sub-Bsmt Mechanical Rm Sample# 44669FBG=020 NON=075 ASBESTOS DETECTED CHR=005
- Field ID: 38 Material: (E) Off FG (P1) Color: Tan Location: Penthouse-Blue Green Sample# 44670FBG=020 NON=075 ASBESTOS DETECTED CHR=005
- Field ID: 39 Material: (E) Off FG (P1) Color: Gray Location: Penthouse-Blue Green Sample# 44671FBG=040 NON=055 ASBESTOS DETECTED CHR=005
- Field ID: 40 Material: (E) Off FG (P1) Color: Gray Location: Penthouse-Red Yellow Sample# 44672FBG=035 CEL=010 NON=050 ASBESTOS DETECTED CHR=005
- Field ID: 41 Material: (E) Off FG (P1) Color: Gray Location: Penthouse (P.H.) Red-Yellow Sample# 44673FBG=045 NON=050 ASBESTOS DETECTED CHR=005
- Field ID: 42 Material: (E) Off FG (P1) Color: Gray Location: P.H Red-Yellow Sample# 44674FBG=030 NON=065 ASBESTOS DETECTED CHR=005
- Field ID: 43 Material: (E) Off FG (P1) Color: Gray Location: P.H Red-Yellow Sample# 44675FBG=025 NON=070 ASBESTOS DETECTED CHR=005
- Field ID: 44 Material: (E) Off FG (P1) Color: Gray Location: P.H Fine Arts Sample# 44676FBG=035 NON=060 ASBESTOS DETECTED CHR=005
- Field ID: 45 Material: (E) Off FG (P1) Color: Gray Location: P.H Fine Arts Sample# 44677FBG=030 NON=065 ASBESTOS DETECTED CHR=005
- Field ID: 46 Material: Wall Plaster (WP) Color: Multi Location: Red Teachers Dining Sample# 44678 NON=100 None Detected
- Field ID: 47 Material: WP Color: Multi Location: Auditorium Wall/From Catwalk Sample# 44679 NON=100 None Detected
- Field ID: 48 Material: WP-II Color: Multi Location: Auditorium/Over Stage Sample# 44680 NON=100 None Detected
- Field ID: 49 Material: WP Color: Multi Location: Planetarium Sample# 44681 NON=100 None Detected
- Field ID: 50 Material: WP Color: Multi Location: Stairwell at B-301 Sample# 44682 NON=100 None Detected
- Field ID: 51 Material: WP Color: Multi Location: Yellow Teachers Dining Sample# 44683 NON=100 None Detected
- Field ID: 52 Material: WP Color: Multi Location: E-257 Sample# 44684 NON=100 None Detected

- Field ID: 53 Material: WP Color: Multi Location: Green Teachers Dining Sample# 44685 NON=100 None Detected
- Field ID: 54 Material: Cementitious Spray Plaster (CSP) Color: Gray Location: Main Corr at 2A-136 Sample# 44686 NON=100 None Detected
- Field ID: 55 Material: Cementitious Spray Plaster (CSP) Color: Gray Location: (E) 2nd Fl Main Corr Sample# 44687 NON=100 None Detected
- Field ID: 56 Material: Cementitious Spray Plaster (CSP) Color: Gray Location: (E) 2nd Fl Main Corr Sample# 44688 NON=100 None Detected
- Field ID: 57 Material: Cementitious Spray Plaster (CSP) Color: Gray Location: Green Café Sample# 44689 NON=100 None Detected
- Field ID: 58 Material: Cementitious Spray Plaster (CSP) Color: Gray Location: Red Main Corr by Café Sample# 44690 NON=100 None Detected
- Field ID: 59 Material: Cementitious Spray Plaster (CSP) Color: Gray Location: Main Corr by B-338 Sample# 44691 NON=100 None Detected
- Field ID: 60 Material: Cementitious Spray Plaster (CSP) Color: Gray Location: 1st Fl Main Corr by B-106 Sample# 44692 NON=100 None Detected
- Field ID: 61 Material: Smooth Ceiling Plaster Color: White Location: Fine Arts Lobby Sample# 44693 NON=100 None Detected
- Field ID: 62 Material: Smooth Ceiling Plaster Color: White Location: Fine Arts Lobby Sample# 44694 NON=100 None Detected
- Field ID: 63 Material: Smooth Ceiling Plaster Color: White Location: Fine Arts Lobby Sample# 44695 NON=100 None Detected
- Field ID: 64 Material: Rough Ceiling Plaster Color: Gray Location: Auditorium-Rear Sample# 44696 CEL=003 NON=097 None Detected
- Field ID: 65 Material: Rough Ceiling Plaster Color: Gray Location: Auditorium-Rear Sample# 44697 CEL=003 NON=097 None Detected
- Field ID: 66 Material: Rough Ceiling Plaster Color: Gray Location: Auditorium-Rear Sample# 44698 CEL=003 NON=097 None Detected
- <u>Field_ID: 67 Material: Sofe Grey Fireproofing (FP) Color: Gray Location: E-151 Loft Sample# 44699FBG=060 NON=010 ASBESTOS DETECTED CHR=030</u>
- Field ID: 68 Material: FP Color: Gray Location: Main Corr by B-315 Sample# 44700FBG=060 NON=010 ASBESTOS DETECTED CHR=030
- Field_ID: 69 Material: FP Color: Gray Location: Main Corr by B-229 Sample# 44701FBG=060 NON=010 ASBESTOS DETECTED CHR=030
- Field_ID: 70 Material: 12"x12" Grey Floor Tile-II Color: Gray Location: E-211 Sample# 44702 NON=100 None Detected

Field ID: 71 Material: 12"x12" Grey Floor Tile-II Color: Gray Location: E-211 Sample# 44703 NON=100 None Detected

Field ID: 72 Material: 2x4 SAT Color: Gray Location: Choral Rm E-266 Sample# 44704 MNW=030 CEL=060 NON=010 None Detected

Field JD: 73 Material: Rough Ceiling Plaster Color: Gray Location: Auditorium-Balcony Left Sample# 44705 CEL=005 NON=095 None Detected

Field ID: 74 Material: Rough Ceiling Plaster Color: Gray Location: Auditorium-Balcony Left Sample# 44706 CEL=003 NON=097 None Detected

Field ID: 75 Material: Rough Ceiling Plaster Color: Gray Location: Auditorium-Balcony Right Sample# 44707 CEL=002 NON=098 None Detected

Field ID: 76 Material: Rough Ceiling Plaster Color: Gray Location: Auditorium-Balcony Right Sample# 44708 CEL=002 NON=098 None Detected

CHAIN OF CUSTODY 51702/020

Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702
Tel: (508) 628-5486 - Fax: (508) 628-5488
adieb@uec-env.com

570P @ 10 P

Town/City: - Building Name - Building Name

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111	Date:	2/28/17	Due Date: 2/28/17
Received By: M by	Date:	2/28/17 11:00	



AmeriSci Boston

8 SCHOOL ST. WEYMOUTH, MA 02189

TEL: (781) 337-9334 • FAX: (781) 337-7642

PLM Bulk Asbestos Report

Universal Environmental Consultant

Attn: Ammar Dieb

12 Brewster Road

Date Received

02/28/17

AmeriSci Job #

517021020

Date Examined 02/28/17 P.O. # Page

of

RE: Brockton High School; Brockton, MA

Framingham, MA 01702

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1	517021020-01	No	NAD
Location: Blac	k Mastic On Cement Floor-Weig	ht Room, Center	(by CVES) by Bryan H. Clark on 02/28/17
Analyst Description: Black, Hom Asbestos Types: Other Material: Cellulose 5		terial	
2	517021020-02	No	NAD
	k Mastic On Cement Floor-Weigl At UV	ht Room, At Outside	(by CVES) by Bryan H. Clark on 02/28/17
Analyst Description: Black, Home Asbestos Types:		terial	
Other Material: Cellulose 5	%, Non-fibrous 95 %		
3	517021020-03	No	NAD
Location: Blac	k Mastic On Cement Floor-Weigh	nt Room, At Dividing Curtain	(by CVES) by Bryan H. Clark on 02/28/17
Analyst Description: Black, Home Asbestos Types:	ogeneous, Non-Fibrous, Bulk Ma	terial	
Other Material: Cellulose 5	%, Non-fibrous 95 %		

Reporting Notes:

luc; Date Analyzed: 2/28/17 Analyzed by: Bryan H. Clark

NAD = no asbestos detectes; CVES = Calibrated Visual Estimate; NA = not analyzed; NA/PS = not analyzed / positive stop; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; PLM Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab #102079-0). Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested. Reviewed By:



AmeriSci Boston

8 SCHOOL STREET WEYMOUTH, MA 02189 TEL: (781) 337-9334 • FAX: (781) 337-7642

216 189.00

February 28, 2017

Universal Environmental Consultant Atln: Ammar Dieb 12 Brewster Road Framingham, MA 01702

RE: Universal Environmental Consultant

Job Number 517021020

P.O. #

Brockton High School; Brockton, MA

Dear Ammar Dieb:

Enclosed are the results for PLM asbestos analysis of the following Universal Environmental Consultant samples received at AmeriSci on Tuesday, February 28, 2017, for a 24 hour turnaround:

1, 2, 3

The 3 samples contained in Zip Lock Bagswere shipped to AmeriSci via Hand Delivery. These samples were prepared and analyzed according to the EPA Interim Method (EPA 600/M4-82-020 per 40 CFR 763, subpt F, App. A). The required analytical information, analysis results, analyst signature and laboratory identification is contained in the Analyst's Report.

This report relates ONLY to the sample analysis expressed as percent asbestos. The CV for this analysis is expected to range from 0.3 to 1.2, depending on the quantity of the analyte present. AmeriSci assumes no responsibility for customer supplied data such as "sample type", "location", or "area sampled". This report must not be used to claim product endorsement by AmeriSci, NVLAP or any agency of the U. S. Government. The National Institute of Standards and Technology Accreditation requirements, mandates that this report must not be reproduced, except in full without the written approval of the laboratory. This report may contain specific data not covered by NVLAP or ELAP accreditations respectively, if so identified in relevant footnotes.

AmeriSci appreciates this opportunity to serve your organization. Please contact us for any further assistance or with any questions.

Sincerely.

Bryan H. Clark

Asbestos Lab Director

1 Clark

Appendix F

Brockton Public Schools
Facilities Improvement
And
Capital Spending Plan

Brockton Public Schools

Facilities improvement Plan

-	G	ipital Fund	s Improveme	nts	
	Allocation	Priority	Est. Expenditure	Estimated Completion	Funding Source
2	Brockton High School Renovation	High	11,000,000	SY-2031	Municipal Bond
2	Elevators	High	1,500,000	FY-2026	Municipal Bond
3	Generator Installation/Upgrades	High	7,000,000	FY-2024	Municipal Bond
4	Roof Repairs	High	1,000,000	FY-2025	Municipal Bond
5	Trucks/Bucket Truck	High	600	FY-2021	Municipal Bond
6	North Middle School Remodel	High	4, 000,000	SY-2024	Municipal Bond
7	Parking/Paving Repair/Upgrade	High	1,000,000	FY-2021	Municipal Bond
8	Security Camera/Equipment Upgrades	High	400,000	FY-2021	Municipal Bond
9	5 New Utility Trucks	High	413,000	FY-2021	Municipal Bond
10	4- New Police SUVs	High	172,000	FY-2021	
11	School Busses	High	7,600,000	FY-2026	Municipal Sond
12	North Middle School Renovations	High	4,000,000	SY-2024	Municipal Bond
13	Electrical System Upgrades	High	1,500,000	FY-2026	Municipal Bond
14	Generators	High	6,800,000	FY-2023	Municipal Bond
15	Intercom systems/Bell Systems	High	1,035,000	FY-2021	Municipal Bond
16	New Warehouse	High	2,500,000	FY-2022	Municipal Bond Municipal Bond
17	Roof Repairs	Medium	3,000,000		
18	Heating/HVAC Upgrades	High	At 1975 Address Commence of the Commence of th	FY-2025	Municipal Bond
19	Scoreboard/Playground Upgrades	Medium	1,000,000	FY-2025	Municipal Bond
20	Champion High School Relocation	Medium	4,000,000	FY_2022	Municipal Bond
21	Electrical System Upgrades	Low.	4,000,000	FY-2022	Municipal Bond
22	HVAC System Upgrades	Low .	1,500,000	FY-2025	Municipal Bond
3	Brick Repointing	Low	600,000	FY-2026	Municipal Bond
4	Floors/Asbestos Abatement	Low	1,000,000	PURROR	Municipal Bond
5	Turf Replacement	Low	1,200,000	FY-2026	Municipal Bond
_	Sprinkler Systems	Low	800,000	FY-2023	Municipal Bond
	- Januarina	TOW	1,750,000	FY-2026	Municipal Bond

	perating Expense Improvements
Allocation	Comments
1 Phone Systems	To be completed FY-2021
2 Window Replacements	To 8e completed FY-2024
Lock Upgrades	To be completed FY-2022
Toilets Upgrades	To be completed FY-2022
Lighting Upgrades	To be completed FY-2022
Kitchen Equipment Upgrades	To be completed FY-2023

H N	Location/Operation	Description	Pricelly					Placel Year Becomplitur	or Beo	codition				-	
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Lease Corporation of America

April 22, 2020

FORMAL PROPOSAL

CITY OF BROCKTON PUBLIC SCHOOLS, MA

- This is a finance/ownership contract. No residual value.
- Fixed interest rate for the three (3) year term.

EQUIPMENT:

NEW MOTOROLA RADIOS

OPTION 1

Acquisition Cost: Down Payment:

\$478.251.80 Term:

\$ 47,825.18 Payment Mode:

Three (3) years First Payment Due: Annual in Arrears Payment Amount:

One Year from Close

\$151,934.89

Trade In: Principal Balance:

0.00 Interest Rate: \$430,426.62 Rate Factor:

2.920% 0.352987

· This is a proposal only and is not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.

· Failure to consummate this transaction once credit approval is granted and the documents are drafted and delivered to Obligor

will result in a documentation fee being assessed to the Obligor.

- · This transaction must be credit approved, all documents properly executed and returned to Lease Corporation of America and the transaction funded on ALL proposals on or before May 5, 2020. If funding does not occur within that time-frame, or there is a change of circumstance which adversely affects the expectations, rights, or security of Obligee or its assignees, then Obligee or its assignees reserve the right to adjust and determine a new interest rate factor and payment amount, or withdraw this proposal in its entirety.
- This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.
- · OBLIGOR'S TOTAL AMOUNT OF TAX-EXEMPT DEBT TO BE ISSUED IN THIS CALENDAR YEAR WILL NOT EXCEED THE \$10,000,000 LIMIT, OR THE INTEREST RATE IS SUBJECT TO CHANGE.

LEASE CORPORATIO	N OF AMERICA	CITY OF BROCKTON PU	BLIC SCHOOLS, MA
Signature	Title	Signature	Title
Date		Date	

Massachusetts School Building Authority

School District Brockton

District Contact Jim Cobbs

TEL (508) 649-4842

Submission Date 3/16/2022

Closed Schools Information

Note

(This section intentionally left blank when previewing. When you have submitted your final closed school data, your submission notes will be captured here.)

Closed Schools

Question 1: Has the district sold, closed, or otherwise removed from service a school in the last 10 years?

Yes

School Name: Goddard School

20 Union Street Brockton, MA 02301

Which of the following apply to the school?

Used for storage

Please provide the year the school was sold, closed, or otherwise removed from service.

2018

Please provide the year the school was originally opened.

1881

Please provide the age of the school when it was sold, closed, or otherwise removed from service.

137

Please provide a history of the use of the school, including grades served, any educational programs at the school, and any major renovation, addition, and/or repair projects at the school.

Served K-6 students to 2000

Served 9-12 Therapeutic Day School Special Education students 2000-2018

There were no major renovations performed at the school over the past 30 years.

Please provide the reason for selling, closing or otherwise removing the school from service. Please be as specific as possible and provide as much detail as you are able as to the reason(s) for the district's decision.

The school did not have enough classroom space, a gym or an elevator.

Please provide a detailed description about the placement of students, programs, teachers, and administrative staff that were served by the school which was sold, closed, or otherwise removed from service. For example, were the students moved to another school(s), were the programs moved to another school(s) or were they eliminated, were the teachers moved to other school(s) or were the teaching positions eliminated?

The students and staff were moved to the Huntington School. There were no positions eliminated due to the move.

Please provide the district's understanding of any school building grant money that the district received from the state for the school that was sold, closed, or otherwise removed from service. Please provide as much detail as

possible.

The district believes that there was no grant money used for renovations to the Goddard School.

School Name: Shaw School

311/315 Quincy Street Brockton, MA 02302

Which of the following apply to the school?

The building is used as a storage facility.

Please provide the year the school was sold, closed, or otherwise removed from service.

1979

Please provide the year the school was originally opened.

1889

Please provide the age of the school when it was sold, closed, or otherwise removed from service.

90

Please provide a history of the use of the school, including grades served, any educational programs at the school, and any major renovation, addition, and/or repair projects at the school.

The original building was constructed in 1889 as noted on a date stone above the north entry while 1930 date stone is located above the south entry. The building is a two-story structure on a sloped site with a floor plan that is symmetrical around the center circulation axis. Water and heat services inside the building have been shut off. The primary use for the building currently is for furniture storage for the school department throughout the district. Toys and decorations remain in the attic from when the building was used for the Smart Start program.

Please provide the reason for selling, closing or otherwise removing the school from service. Please be as specific as possible and provide as much detail as you are able as to the reason(s) for the district's decision.

The overall condition of the building is unsatisfactory and unsafe. The building is in need of a considerable renovation, major repair to the exterior, site improvements, ADA upgrades, plumbing/bathroom reconstruction, MEP systems improvements, and a fire suppression system. The condition and age of the interior finishes are in disrepair. Existing plaster walls are crumbling, paint is pealing throughout, and flooring is damaged.

Please provide a detailed description about the placement of students, programs, teachers, and administrative staff that were served by the school which was sold, closed, or otherwise removed from service. For example, were the students moved to another school(s), were the programs moved to another school(s) or were they eliminated, were the teachers moved to other school(s) or were the teaching positions eliminated?

Students, teachers and staff were relocated to other schools in the district. The Angelo and Plouffe schools were placed into service in 1999 and 1998 respectively which facilitated movement of students and staff as well as other schools in the district.

Please provide the district's understanding of any school building grant money that the district received from the state for the school that was sold, closed, or otherwise removed from service. Please provide as much detail as possible.

The school has been closed for 31 years and there have not been any funds or grants allocated to its operation.

Question 2: Does the district have any plans to sell, close, or otherwise remove from service a school in the next 10 years?

No

CERTIFICATIONS

The undersigned hereby certifies that, to the best of his/her knowledge, information and belief, the statements and information contained in this Closed Schools formation are true and accurate and that this Closed Schools Information has been prepared under the direction of the district school committee and the undersigned is duly authorized to submit this Closed Schools Information to the Massachusetts School Building Authority. The undersigned also hereby acknowledges and agrees to provide the Massachusetts School Building Authority, upon request by the Authority, any additional information relating to this Closed Schools Information that may be required by the Authority.

Chief Executive Officer *	School Committee Chair	Superintendent of Schools
(signature)	(signature)	(signature)
Date	Date	Date

^{*} Local Chief Executive Officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice.