

## Newton Schools Long-Range Facilities Master Plan

Newton, MA

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**VOLUME II** 

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Scope

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Elementary schools:

Middle schools:

Angier Bowen Bigelow Brown

Burr Cabot Day Oak Hill

Countryside

Franklin

Other:

Horace Mann

Carr Education Center

Lincoln-Eliot

Mason-Rice

Memorial-Spaulding

Peirce

Underwood

Ward

Williams

Zervas

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Elementary and Middle School Standards for Facility, Systems and Site

# ELEMENTARY/MIDDLE SCHOOL STANDARDS (Preliminary)

## **Facility Standards**

	Options	Recommendation	Owner Input/Comments
EXTERIOR			
Roof Systems	Flat	EPDM membrane	
		Thermoplastic membrane – light colored Compliant with Energy Star program	
	Sloped	Asphalt shingles	Slate shingles on older buildings
		Prefabricated or site fabricated metal	
		Meet energy code reqmts	
Exterior Walls	Masonry	Brick, block, stone	
	Siding	Metal or wood	
		Air barrier in compliance with ABAA Quality Assurance Program	
		Insulation: 2" R=10	
		Meet energy code reqmts	
Windows		Fiberglass or metal Compliance with AAMA/NWWDA 101/I.S.2	
		Double-glazing, Low-E coating for solar control, screens at operable windows	Prefer hopper and/or awn- ing type operable windows
		Meet energy code reqmts	
Doors		Aluminum storefront or metal	Prefer pebble textured, fiberglass sheeting over aluminum; removable center mullion required
		Meet accessibility reqmts	·

	Options	Recommendation	Owner Input/Comments
		Compliance with AAMA/NWWDA 101/I.S.2	
	Hardware		Best hardware, Von Duprin auto closures
INTERIOR			
Partitions	Gypsum wallboard	High impact/ abuse resistant, low VOC paint, meet acoustic	To be wainscot height minimum (acorridors
	Concrete block	separation & treatment needs,	
	Ceramic wall tile	meet fire code reqmts	
Floors	Resilient	VCT/ linoleum/ rubber	At corridors and class- rooms
	Carpeting	Tile/ roll	At admin., library, audito- rium
	Tile/ hard surfaced	Ceramic/ quarry/ terrazzo, epoxy flooring	
	Entry mat systems	3-part system to meet indoor air quality recommendations	
		Low VOC materials/adhesives	
		Hard surface flooring to meet ADA/MAAB requirements for slip resistance.	
	Wood flooring		At platform/stage
Ceilings	Acoustic ceiling tile (ACT)	Meet acoustic and light reflectance reqmts, washable in service areas	Prefer no spline
	Exposed acoustic deck		
Doors/ Bor- rowed Lights		Steel door frames, wood doors	Prefer borrowed lights (windows) in doors
		Meet code reqmts for access, fire and egress	



	Options	Recommendation	Owner Input/Comments
Interior Built-ins	Casework	Wood or straw fiberboard core	
		Plastic laminate or resin surfaces	
		Meet accessibility code reqmts, meet	
		storage needs, high recycle content	
	Lockers/ cubbies	Metal or wood	Prefer metal lockers, double-tiered and wide (15")
		Meet accessibility code reqmts	
Window Treat- ments	Varies: vertical, horizontal, rolling	To control daylight	Prefer rolling shades
Visual Display Boards		White markerboard	Prefer electronic white board
		Cork tackboard	
 Stairs			
		Rubber flooring, steel hand & guard rails  Meet code reqmts for access, fire and egress	
Elevator		Meet accessibility code	
Toilet Rooms		Solid surfacing partitions, stain resistant	
		Impervious floor and wall surfaces	
		Meet accessibility code	
Signage		Meet code reqmts for access, fire and egress	

	Options	Recommendation	Owner Input/Comments
Hardware		Meet code reqmts for access, fire and egress	
OTHER			
Audio/Visual		Replace outdated systems	
Gymnasium		Athletic sports flooring to meet DIN standards	Prefer wood athletic floor
		Replace outdated equipment	
		Meet accessibility code	
Kitchen	Full service or warming	Replace malfunctioning, inefficient equipment or replace equipment that is 30 years or older	
Lab Equipment		Replace outdated equipment	
	Note: All to meet MA Building Code require- ments		

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# ELEMENTARY/MIDDLE SCHOOL STANDARDS (Preliminary)

## Systems Standards

Discip	oline/Trade	System or Equipment	TMP/Industry Recommendation	Owner Input/Comments
FIRE TION	PROTEC-	Sprinklers (wet)	Per Code, required for new and substantial renovation.	
PLUM	BING	Water Heaters	Dedicated (separate from boiler).	
			Single unit (dual for Middle Schools)	
			Gas	
			Recirculation (by code)	
		Fixtures	Wall-hung	
			Flush valve styles	
			Hands off/sensor?	
		Valves	Ball type	
		Green/Environmental	Waterless urinals? Ultra low flow (1/2 gal)?	
			Dual flush water closets?	
HVAC				
	ating & ntilating	Boilers	Cast iron sectionals	
			Condensing/high efficiency	
			Multiple for back-up (minimum of 2 at 2/3 load each).	
			Gas with modulating burners.	
			Hot water/glycol (30%); multiple pumps, primary and standby.	
		Terminal Equipment	Unit ventilators (Note: would not meet new CHPS 35db standards (if floor mounted), if adopted.) Available floor mounted and ceiling recessed and ducted.	
			Fin tube radiation, convectors, unit heaters.	
			Indoor air units or rooftop units for assembly areas: cafeteria, gym, auditorium, libraries.	

Discipline/Trade	System or Equipment	TMP/Industry Recommendation	Owner Input/Comments
		Fan coil units (Note: would not meet new CHPS 35db standards (if floor mounted), if adopted.) Available floor mounted and ceiling recessed and ducted. Should be used only if cooling is part of design or future cooling a strong possibility.	
	Controls	Direct Digital Controls (DDC) prefer systems not be proprietary to control costs.	
		Controls to allow for occupied/ unoccupied temperature settings and scheduling of on/off operation of all equipment.	
		Individual space temperature control. (Possibly shared in similar spaces in Administration areas.)	
	Valves	Ball, butterfly	
	Ventilation	Minimum code is 15 cfm/student (ducted systems being designed with 20 cfm / student). Increase to 20 to 25 cfm/student for areas with odors (Art, Science, Home Economics, etc.).	
		Fan coil systems require dedicated 100% outside air systems with heat recovery if over 5000 CFM (serving 10 +/- classrooms).	
	Temperature	72°F Winter (60° +/- adjustable unoccupied setback)	
		75°F Summer (with cooling) (Systems off in unoccupied.)	
	Moisture Control	Winter - No humidification	
		Summer - No specific dehumidification criteria but is a by-product of air conditioning.	
Air Condi- tioning	(Administration/Health/ Guidance /Library/Media/ Audito- rium/Assembly spaces/interior spaces)	DX split systems using interior air handling unit and exterior air cooled condensing units (pending load and location of spaces).	
		Rooftop units/Hydronic or gas fired heating with DX cooling	



Discipline/Trade	System or Equipment	TMP/Industry Recommendation	Owner Input/Comments
		Most prudent budget choice is air cooled liquid chiller (required if fan coils or unit vents used for cooling; assume two-pipe/not four-pipe systems). Note that system can be set up for future cooling and chiller added later. If noise is an issue in an acoustically sensitive neighborhood, cooling tower with attenuators may be necessary with indoor chiller.	
ELECTRICAL	Service and Service Equipment	Connection to utility company services.	
		Sized per Massachusetts Electrical Code (MEC).	
		20% spare capacity.	
	Distribution	Main switchboard with aluminum bus. Panelboards with bolt-on circuit breakers and copper busway.	
		20% spare capacity.	
		Conduit and wire feeders and branch circuits. Metal-clad cable as allowed by MEC.	
	Emergency	Per MEC, Massachusetts State Building Code and NFPA.	
		Generator if fire pump is required and more than 300 occupants. Minimum 24-hour fuel storage for generator.	
		Life safety: specific lighting in large group and egress areas; connection to fire alarm system and security system.	
		Standby: connection to sump/ejector pumps; kitchen refrigeration, heating system to prevent freeze-up.	
	Fire Alarm	Per Massachusetts State Building Code, MEC, NFPA 72 and local Fire Department.	
		Automatic, fully supervised, analog addressable (voice/tone where required) evacuation type.	
		Manual pull stations and audible/visual (ADA approved) signals throughout facility.	

Discipline/Trade	System or Equipment	TMP/Industry Recommendation	Owner Input/Comments
		Visual signals in small toilets and conference rooms.	
		Voice evacuation provisions for auditorium/gymnasiums.	
		Smoke detectors in electric, telephone/ data, elevator machine rooms, elevator lobbies for elevator recall and in HVAC units.	
		Connections to sprinkler system.	
		Annunciator at front entrance and exterior beacon.	
		Connection to local fire department and UL Central Station.	
	Telephone	Connection to Verizon services.	
		Minimum of eight simultaneously used outside lines.	
		Outlet in all offices and classrooms.	
	Lighting	Per Massachusetts State Building Code, Chapter 13, Energy Conservation.	
		Per Illuminating Engineering Society (IES)	
		High efficiency energy savings lamps and electronic ballasts and LED exit signs.	
		Daylight harvesting where appropriate with photo cells/ dimming ballasts.	
		Occupancy sensors in classrooms, offices, conference rooms, small toilets, and storage rooms.	
	Convenience Power	Per Massachusetts Electric Code.	
		Duplex receptacles in all rooms with minimum of eight per classroom, three per office, and one per fifty feet in corridors.	
		Heavy duty receptacles for special equipment.	
	Sound and Intercom	Speakers throughout facility.	
		Administrative phone with zone paging and intercom to each classroom and teacher's room.	

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Discipline/Trade	System or Equipment	TMP/Industry Recommendation	Owner Input/Comments
		Local sound system in auditorium, gymnasium.	
	Clock and Program	Master clock and program controller with system corrected clock throughout facility.	
		Connection to sound system for program tones.	
	Information Technology	Data/video headend equipment room.	
		Minimum one outlet per office/ conference room.	
		Minimum five per classroom/teaching space.	
		Minimum ten in Library.	
	Intrusion Alarm	Perimeter door status monitoring.	
		Motion detection in grade level classrooms with windows, at main and secondary entrances and all corridors/stairs, and high value rooms.	
		Closed circuit television surveillance at exterior and interior main entrance.	
		Card access readers at main and secondary entrances.	
		Notification of local Police Department.	
	Lightning Protection	Recommended for public buildings, not required by Code.	
	Seismic Restraints	Per Massachusetts State Building Code and Massachusetts Electrical Code.	
		Electrical system components secured to resist seismic forces as determined by Code.	



# ELEMENTARY/MIDDLE SCHOOL STANDARDS (Preliminary)

### Site Standards

	Options	Recommendation	Owner Input/Comments
VEHICLE AC- COMODATIONS			
Parking	Bituminous Concrete	Clearly delineated parking provided for staff, short-term parent drop off/pickup and visitor parking.	
		Handicapped parking and accessible routes to building entrances.	
		Site lighting provided in all parking areas.	
Bus Drop- Off/Pickup	Blue Curb	Clearly delineated bus drop off, safe and accessible route from drop-off area to school entrance or student waiting area.	
		Pedestrian path to avoid crossing parking, drives or other vehicular areas.	
	On-site drive	Clearly delineated bus drop off, safe and accessible route from drop-off area to school entrance or student waiting area.	
		Drive wide enough to allow other vehicles to pass when busses are parked- must consider snowplowing and width of drive in winter conditions.	
		Pedestrian path to avoid crossing parking, drives or other vehicular areas.	
		Adequate site lighting provided for on site drives.	
Parent Drop- Off/Pickup	Blue Curb	Clearly delineated parent drop off, safe and accessible route from drop-off area to school entrance	
		Easily monitored site to avoid parking in drop-off space	
		Pedestrian path to avoid crossing parking, drives or other vehicular areas.	
	On Site drive	Clearly delineated parent drop off, safe and accessible route from drop-off area to school entrance	

	Options	Recommendation	Owner Input/Comments
		Drive wide enough to allow other vehicles to pass when parents are dropping off – must consider snowplowing and width of drive in winter conditions.	
		Easily monitored site to avoid parking in drop-off space	
		Adequate site lighting provided for on site drives.	
Pedestrian Routes to School		Curb cuts and marked crosswalks at all pedestrian crossings of external roads and interior drives.	
		Accessible sidewalks to accessible building entrances and egresses (including emergency egress).	
		Paths wide enough to accommodate foot traffic and plowing (5 feet minimum width, 8' typical for popular paths of travel).	
		No pedestrian routes through parking areas.	
RECREATION			
	Play structures (ele- mentary school).	Two separate play structures preferred for children of different ages and abilities. Size of structures to accommodate number of children out at same time.	
		Swings where space allows.	
		Non-splintering materials – powder coated steel or aluminum framework, steel or recycled materials for decks.	
		Accessible play surfacing – poured in place polyurethane play surface designed for fall height of structure.	
		Accessible route into play area – no raised curbing at access points.	
		Trees or other method of providing shade in play areas.	
		Seating and trash receptacles provided for both school and after-school community use.	

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	Options	Recommendation	Owner Input/Comments
	Paved Area Play	Smoothly paved bituminous concrete area for court sports (basketball most popular), wall ball or other ball sports and flexible play, which requires paved space (four squares, other).	
		Size of space adequate for ball sports and dependent upon number of students using facility at one time.	
	Turf Play	Large turf area to accommodate informal play such as running games, soccer drills etc. at a minimum to designed fields for baseball, softball and/or soccer.	
		Good drainage for all fields.	
		Irrigation may be provided where fields are also intensely used by competitive school or league play and require irrigation for turf health.	
		Size of turf fields dependant on type of sport and number of students (and after-school community users) out at one time.	
	General	Accessible, safe paths to all recreation areas.	
		Separation (planting, fences) from roads, parking and vehicular areas.	
		Paths to recreation areas not to cross through parking areas and to avoid drive and other vehicular areas crossings.	
		Shaded seating provided for students, supervisors and/or spectators.	
PLANTING/ OTHER		Attractive plantings at entrances, outdoor common spaces and other site facilities.	
		Screening of dumpsters and utility areas.	
		Restoration/replacement of turf areas.	
	Concrete ramps & compliant metal hand-rails.	Accessible entrances and egress from building.	

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	Options	Recommendation	Owner Input/Comments
	Paved accessible walks.		
		Provide outdoor education – gardens, outdoor classrooms, nature walks specific to individual school needs and programs.	
SECURITY		Fencing separating play areas from sur- rounding properties, roadways, parking and other unsafe areas for students.	
		Outdoor lighting around entire building face and any site facilities in use in the evenings.	
		Pruning/clearing of shrub beds where they pose safety issues for students (playing ball or hiding).	



Preliminary Elementary Educational Specifications



## TWO UNIT ELEMENTARY

TWO UNIT ELEMENTARY				THREE UNIT ELEMENTAR					
Number of Students	No.	252 HMFH	No.	300 MSBA	Number of Students	No.	350 HMFH	No.	355 MSBA
Description of Spaces	140.	1 11VII 1 1	140.	WISDA	Description of Spaces	140.	1111111111	NO.	WISDA
<b>Description of Spaces</b> Kindergarten CR w/sink	2	2000	2	2400	<b>Description of Spaces</b> Kindergarten CR w/sink	3	3000	2	2400
First Grade CR w/sink	2	1700	2	1900	First Grade CR w/sink	3	2550	3	2850
Second Grade CR w/sink	2	1700	2	1900	Second Grade CR w/sink	3	2550	2	1900
Third Grade CR w/sink	2	1700	3	1900	Third Grade CR w/sink	3	2550	3	2850
Fourth Grade CR w/sink	2	1700	2	1900	Fourth Grade CR w/sink	3	2550	2	1900
Fifth Grade CR w/sink	2	1700	2	1900	Fifth Grade CR w/sink	3	2550	3	2850
Classroom Subtotal			2		Classroom Subtotal			15	14750
	12	10,500	40	11,900		18	15750		
Average Size	12	875	13	915	Average Size	18	875	15	983
Art Room	1	1000	1	1000	Art Room	1	1000	1	1000
Art Storage	1	150	1	150	Art Storage	1	150	1	150
Music	1	1000	1	1200	Music	1	1200	1	1200
Music Storage/Ensemble	2	150	2	150	Music Storage/Ensemble	2	150	2	150
After School Home Base	1	850	0	0	After School Home Base	1	1000	0	0
After School Office/Storage	1	250	0	0	After School Office/Storage	1	250	0	0
Library	1	1500	1	2020	Library	1	2000	1	2450
Learning Center/Sp⟪	1	500	0	0	Learning Center/Sp⟪	1	500	0	0
Conference Room	1	150	0	0	Conference Room	1	150	0	0
Resource Center	1	400	2	1000	Resource Center	2	800	2	1000
Literacy Specialist/Reading	1	250	1	500	Literacy Specialist/Reading	1	500	1	500
Self-Contained SPED CR	0	0	2	1900	Self-Contained SPED CR	0	0	2	1900
Self-Contained SPED Toilet	0	0	2	120	Self-Contained SPED Toilet	0	0	2	120
Occupational Therapy	1	250	0	0	Occupational Therapy	1	250	0	0
Physical Therapy	1	400	0	0	Physical Therapy	1	500	0	0
Gymnasium	1	3000	1	6000	Gymnasium	1	4000	1	6000
Gym Storage	1	300	1	150	Gym Storage	1	300	1	150
P.E. Office	1	150	1	150	P.E. Office	1	150	1	150
Cafetorium + Storage	1	2250	1	1500	Cafetorium + Storage	1	2500	1	2000
Stage	1	750	1	1000	Stage	1	750	1	1000
ChairTable/Equipment Storage	0	0	1	200	ChairTable/Equipment Storage	0	0	1	200
Kitchen	1	750	1	1600	Kitchen	1	1000	1	1700
Teachers' Lunch Room	1	200	1	200	Teachers' Lunch Room	1	200	1	200
Teachers' Work Room/Lounge	1	350	1	300	Teachers' Work Room/Lounge	1	350	1	350
General Office/Reception	0	250	1	300	General Office/Reception	1	250	1	300
Secretary/Waiting Room	1	125	1	125	Secretary/Waiting Room	1	125	1	125
Principal	1	250	1	375	Principal	1	250	1	375
Assistant Principal	0	0		0	Assistant Principal	0	0	0	0
Mail Room	1	100	1	100	Mail Room	1	100	1	100
Duplicating Room	1	150	1	150	Duplicating Room	1	150	1	150
Records Room	1	110	1	110	Records Room	1	110	1	110
Conference	1	250	1	250	Conference	1	250	1	250
Spare Office	0	0	1	120	Spare Office	0	0	0	0
Nurse	1	200	1	250	Nurse	1	200	1	250
Changing Room	1	100	1	60	Changing Room	1	100	1	60
Shower/ Exam Rooms	1	100	2	200	Shower/ Exam Rooms	1	100	2	200
Guidance Office	1	150	1	150	Guidance Office	1	150	1	150
Guidance Storeroom	1	35	1	35	Guidance Storeroom	1	35	1	35
Psychologist	1	200	0	0	Psychologist	1	200	0	0
Safe Room (ABA)	1	150	0	0	Safe Room (ABA)	1	150	0	0
MCAS Testing	1	250	0	0	MCAS Testing	1	250	0	0
Reach Program	1	275	0	0	Reach Program	1	275	0	0
ELL Program	1	500	0	0	ELL Program	1	650	0	0
	1	275	0	0		1	275	0	0
Mentor Program	1	275 250	0	_	Mentor Program	1	275 250	0	0
Autism Therapy	l 4		_	0	Autism Therapy	I 4		-	0
Observation	1	150	0	0	Observation	l 4	150	0	-
Storage for Ski Club, etc.	l 1	300	0	0	Storage for Ski Club, etc.	l 4	300	0	0
Custodial/Storage/etc.	I	2100	1	2100	Custodial/Storage/etc.	I	2200	1	2200
Support/Shared Space Subtotal		20,870		23,465	Support/Shared Space Subtotal		24,220		24,525
Total Net Area		31,370		35,365	Total Net Area		39,970		39,275
Gross @ 1.50 Net-to-Gross		47,055		53,048	Gross @ 1.50 Net-to-Gross		59,955		58,913
GSF/Pupil		187		177	GSF/Pupil		171		166

FOUR UNIT ELEMENTARY
Number of Students

FOUR UNIT ELEMENTA	AH Y			
Number of Students	No.	460 HMFH	No.	460 MSBA
Description of Spaces		4000	_	
Kindergarten CR w/sink	4	4000	3	3600
First Grade CR w/sink	4 4	3400	3	2850
Second Grade CR w/sink	4	3400	3 4	2850
Third Grade CR w/sink Fourth Grade CR w/sink	4	3400 3400	3	3750 2850
Fifth Grade CR w/sink	4	3400	3	2850
Classroom Subtotal				
Average Size	24 24	21,000 875	19 19	18,750 987
Art Room	2	1600	2	2000
Art Storage	2	500	2	300
Music	2	2000	2	2400
Music Storage/Ensemble	2	300	2	300
After School Home Base	1	1200	0	0
After School Office/Storage	1	250	0	0
Library	1	2500	1	2880
Learning Center/Sp⟪	1	500	0	0
Conference Room	1	150	0	0
Resource Center	3	1500	3	1500
Literacy Specialist/Reading	1	750	1	750
Self-Contained SPED CR	0	0	3	2700
Self-Contained SPED Toilet	0	0	3	180
Occupational Therapy	1	250	0	0
Physical Therapy	1	500	0	0
Gymnasium	1	5000	1	6000
Gym Storage	1	250	1	150
P.E. Office	1	150	1	150
Cafetorium + Storage	1	2750	1	2500
Stage	1	1000	1	1000
ChairTable/Equipment Storage	0	0	1	300
Kitchen	1	1450	1	1800
Teachers' Lunch Room	1	250	1	250
Teachers' Work Room/Lounge	1	400	1	400
General Office/Reception	1	350	1	350
Secretary/Waiting Room	1	125	1	125
Principal	1	300	1	375
Assistant Principal	0	0	1	120
Mail Room	1	100	1	100
Duplicating Room	1	150	1	150
Records Room	1	110	1	110
Conference	1	250	1	250
Spare Office	1	120	1	120
Nurse	1	250	1	250
Changing Room	1	60	1	60
Shower/ Exam Rooms	2	200	2	200
Guidance Office	1	200	1	300
Guidance Storeroom	1	35	1	35
Psychologist	1	200	0	0
Safe Room (ABA)	1	150	0	0
MCAS Testing	1	250	0	0
Reach Program	1	250	0	0
ELL Program	1	650	0	0
Mentor Program	1	275	0	0
Autism Therapy	1	250	0	0
Observation	1	150	0	0
Storage for Ski Club, etc.	1	400	0	0
Custodial/Storage/etc.  Support/Shared Space Subtotal	1	2300 <b>30,375</b>	1	2300 <b>30,405</b>
Total Net Area		51,375		49,155
Gross @ 1.50 Net-to-Gross		77,063		73,733
_				
GSF/Pupil		168		160



Preliminary Middle Educational Specifications

6-8 MIDDLE	(1 toam/grado)
6-8 MIDDLE	(1 team/grade)

6-8 MIDDLE (1 team/grade) Number of Students	No.	400 MSBA	6-8 MIDDLE (2 teams/grade) Number of Students	No.	750 MSBA
Description of Spaces			Description of Spaces		
Classrooms - General	13	12,350	Classrooms - General	25	23,750
Small Group Seminar	1	500	Small Group Seminar	2	1000
Science Classroom/Lab	3	3600	Science Classroom/Lab	6	7200
Prep Room	2	160	Prep Room	3	240
CR, Seminars & Labs Subtotal		16,610	CR, Seminars & Labs Subtotal	36	32,190
Self-Contained SPED	4	3800	Self-Contained SPED	7	6650
SPED Toilets	3	180	SPED Toilets	5	300
Resource Room	2	1000	Resource Room	4	2000
Small Group Room/Reading	1	500	Small Group Room/Reading	2	1000
Art Classroom	1	1200	Art Classroom	2	2400
Art Workroom/Storage	1	150	Art Workroom/Storage	1	150
Band/Chorus	1	1500	Band/Chorus	1	1500
Music/Practice/Ensemble	1	200	Music/Practice/Ensemble	1	200
Media Center/Reading Room	1	2680	Media Center/Reading Room	1	4700
Technical Classroom	1	1200	Technical Classroom	2	2400
Technical Shop	1	2000	Technical Shop	2	4000
Gymnasium	1	6000	Gymnasium	1	6000
Gym Storeroom	i	150	Gym Storeroom	i	150
Health Instructor's Office	1	250	Health Instructor's Office	i	250
Locker Rooms	2	2000	Locker Rooms	2	2000
Cafetorium (Large Group)	1	2680	Cafetorium (Large Group)	1	5000
Stage	1	1600	Stage	1	1600
Chair/Table/Equipment Storage	1	200	Chair/Table/Equipment Storage	i i	300
Kitchen	i	1700	Kitchen	i	2050
Staff Lunch Room	1	200	Staff Lunch Room	1	300
Teachers' Work Room/Lounge	1	300	Teachers' Work Room/Lounge	1	450
General Office/Waiting Room	1	300	General Office/Waiting Room	1	400
Teachers/Mail/Time Room	1	100	Teachers/Mail/Time Room	i	100
Duplicating Room	1	200	Duplicating Room	1	200
Records Room	1	200	Records Room	1	200
Principal's Office/Conference	1	375	Principal's Office/Conference	1	375
Secretary/Waiting	1	125	Secretary/Waiting	1	125
Asistant Principal's Office	1	150	Asistant Principal's Office	2	300
Supervisory/Spare Office	1	120	Supervisory/Spare Office	1	120
General Conference Room	1	350	General Conference Room	1	350
Nurse's Office/Waiting Room	1	250	Nurse's Office/Waiting Room	1	250
Examination Room/Resting	2	200	Examination Room/Resting	2	200
Medical Suite Toilet	1	60	Medical Suite Toilet	1	60
Guidance Office Guidance Waiting Room	2	300 100	Guidance Office Guidance Waiting Room	4	600 100
Guidance Storeroom	1	50	Guidance Waiting Hoom Guidance Storeroom	1	50
Custodian's Office	1	150	Custodian's Office	1	150
Custodian's Workshop	1	250	Custodian's Workshop	1	250
Custodian's Storage	1	375	Custodian's Storage	1	375
Recycyling Room / Trash	1	400	Recycyling Room / Trash	i	400
Receiving and General Supply	1	200	Receiving and General Supply	1	300
Storeroom	1	400	Storeroom	1	600
Network/Telecom Room	1	200	Network/Telecom Room	1	200
Support/Shared Space Subtotal		34,345	Support/Shared Space Subtotal		49,105
Total Net Area		50,955	Total Net Area		81,295
Gross @ 1.50 Net-to-Gross		76,433	Gross @ 1.50 Net-to-Gross		121,943
		,	<b>-</b>		, <del>-</del>



Middle School Enrollment Projections

## MIDDLE SCHOOL ENROLLMENT PROJECTIONS\*

School	Grade	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17
	_											
Bigelow	6	169	151	174	159	154	209	185	211	234	227	225
	7	167	172	152	176	161	156	211	187	214	237	230
	8	159	168	174	153	176	162	156	212	188	215	238
Subtotal		495	491	500	488	491	527	552	610	636	679	693
_	_											
Brown	6	225	224	241	234	246	241	253	260	265	265	264
	7	201	223	223	240	232	244	240	251	258	263	263
	8	236	203	225	224	241	233	245	240	252	259	264
	SPED	3	3	3	3	3	3	3	3	3	3	3
Subtotal		665	653	692	701	722	722	740	754	777	789	794
D	0	000	004	0.47	000	040	044	0.4.7	000	005	000	000
Day	6	236	281	247	296	310	311	317	320	335	333	336
	7	257	240	285	250	300	314	316	322	324	339	338
	8	254	258	240	284	250	300	314	315	321	324	339
Subtotal		747	779	772	830	860	925	947	957	980	996	1,013
Oak Hill	6	194	203	207	222	219	230	262	279	292	292	291
Oak I IIII	7	185	196	204	209	223	219	231	263	280	293	293
	8	188	187	198	205	209	223	219	231	263	280	293
Subtotal		567	586	609	636	651	672	712	773	835	865	877
Total M.S.	6	824	858	869	911	929	992	1,016	1,070	1,126	1,117	1,117
	7	810	832	864	875	916	934	998	1,022	1,076	1,132	1,124
	8	837	815	836	866	876	917	935	999	1,023	1,077	1,134
	SPED	3	3	3	3	3	3	3	3	3	3	3
Total M.S.		2,474	2,508	2,572	2,655	2,724	2,846	2,952	3,094	3,228	3,330	3,377
Increase/Decrease			34	65	83	69	122	106	142	134	102	47
Cumulative			34	98	181	250	372	478	620	754	856	903

\* Source: Newton School Department



**Assessment Questionaire** 

Newton Schools Study Assessment Questionnaire	HMFH Architects, Inc.	Newton Schools Study Assessment Questionnaire	HMFH Architects, Inc.	Newton Schools Study Assessment Questionnaire	HMFH Architects, Inc.
An initial phase of the citywide schools study process is information gawith asking you to answer the following questions. Feel free to add an information. Please email the filled-out form to <a href="Heidi Black@newton.">Heidi Black@newton.</a> March 14, 2007.	ny additional relevant	With regard to technology/communications systems, identify any conditions a. interfere with physical or visual comfort in the building	s that:	4 EDUCATIONAL PROGRAM:  From an educational standpoint, what non-existent program space(s) wo priority?	uld be the highest
Feel free to leave any questions blank that are not applicable to you.	Thank you for your time.	b. interfere with the ability to teach or learn in the building			
Name/Title of Respondent: Scho	ool:				
1 BUILDING: Identify building conditions or materials that interfere with or limit active	vities within the building.	With regard to security systems, identify any conditions that:  a. interfere with physical or visual comfort in the building		From an educational standpoint, what current program space(s) are not needs?	neeting the educational
Are there reoccurring issues, such as roof leaks, security, door/windown physical condition of the building?	w operation, etc., due to the	b. interfere with the ability to teach or learn in the building		5 ADDITIONAL COMMENTS:	
BUILDING SYSTEMS:     With regard to HVAC systems, identify any conditions that:     a. interfere with physical or visual comfort in the building		3 SITE: Identify existing aspects of the school's site that interfere with safe and effi	cient operations.		
b. interfere with the ability to teach or learn in the building		Identify existing site elements that are particularly significant to the schools	success and image.		
With regard to lighting/electrical systems, identify any conditions that:  a. interfere with physical or visual comfort in the building		Identify the highest priority improvements for outdoor uses such as for gym	/P.E., education, etc.		
b. interfere with the ability to teach or learn in the building					
With regard to plumbing systems, identify any conditions that:  a. interfere with physical or visual comfort in the building		Identify community use, either after school or during the summer months.			
b. interfere with the ability to teach or learn in the building					



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## Facility Assessments

## Elementary Schools:

Angier - 19

Bowen - 27 Burr - 35

Cabot - 43

Countryside - 51

Franklin - 59

Horace Mann - 67

Lincoln-Eliot - 75

Mason-Rice - 83

Memorial-Spaulding - 91 Peirce - 99

Underwood - 107

Ward - 115

Williams -123

Zervas - 131

## Middle Schools:

Bigelow - 139

Brown - 147

Day - 155

Oak Hill - 163

## Other:

Carr - 171

Education Center - 179

Newton Schools Stud	ly - Facility Assessment						
ANGIER SCHOOL							1 10
1697 Beacon Steet							
BUILDING DATA:				ANGIER SCHOOL			ANALY TO
	site area:	1.98 Acres	EXEC EXEC EXEC				
	zoning district:	PUB					
	building area:	51,300 gross square feet					
	number of floors:	3					Victoria
	historical status:	unknown					
	year built:	1919					N. Control
	additions/renovations/upgrades:	1936					
	assessment value:	n/a					
			Ein C	297-икд	LAT	TRUE	10 100
Key to Rating:							
	ion with ordinary maintenance required				N STATE OF THE STA		
2 = Good condition with m			· · · · · ·			The second second	S.
	airs or replacement required						
4 = Poor condition with rep	placement required						



			Energy	Accessibility		Other Code	D .:	
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems		No active leaks reported, metal roof edge in good condition/ 6 years	NO	NO	NO	NO	1	
nooi systems		eage in good condition/ 6 years	NO	INO	INO	INO		
	Load bearing masonry, concrete window/door surrounds, watertable and detailing. Newer brick window							
Exterior walls	headers at rear and sides of bldg.	Good/original	NO	NO	NO	NO	1	Repair and clean
	Aluminum w/ thermal break and thermal glazing, fixed, hopper &						,	Note: Opaque blank off panels at upper windows. Translucent in some areas. All should be replaced with
Windows	awning types	Good/unknown	NO	NO	NO	NO	1	insulated glass panels.
Doors/hardware	Aluminum w/ pebble fiberglass panels	Good condition, hardware is non accessible/recent	NO	YES	NO	NO	2	Replace with accessible hardware & auto-open device
Areaways		Steel grates appear sound. Areaways are clean and are well maintained.	NO	NO	YES	NO	3	Replace or modify guardrails.
Exterior steps/ramps		Fair condition. Landings are original; ramp's age is unknown	NO	YES	NO	NO	3	Provide accessible entrances
Structural concerns	None.							

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	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed brick full height @ upper corridors; painted plaster walls, typical and at basement corridor	Fair/original. Exposed conduit, panels, etc. detract functionally & aesthetically.	NO	NO	NO	NO	3	Note: CMU walls do not adapt well to service upgrades.
Floors	Carpet and VCT	Carpet is in fair condition. VCT is in good condition.	NO	NO	NO	NO	2	Replace carpet w/ VCT.
Ceilings	2x4 ACT and 2x2 ACT; some areas w/ original painted plaster.	Good/recent. Older ceilings have sagging/stained tiles.	NO	NO	NO	NO	2	Replace older tiles.
Doors/borrowed lights	Wood solid core doors w/ wood frames and wire glass lights	Fair/original	NO	NO	NO	NO	3	Refinish or replace.
Hardware		Fair/original	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Minimal. Faculty room has laminate counter/cabinets. Others are wood.	Good/recent. Fair/original	NO	YES	NO	NO	1	Note: minimal storage capacity throughout building.
Lockers/cubbies	Wood cubbies in corridors.	Fair/unknown	NO	NO	YES	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Various: vertical & horizontal blinds, and shades	Good/recent; Fair/older versions.	NO	NO	NO	NO	2	Replace/upgrade to provide consistent light control.



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Toilet rooms	Adult & Student: CMU, ceramic tile, VCT, plaster; wood/metal partitions	Poor/original. Non accessible	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
Stairs	Concrete w/ steel nosing; metal hand & guardrails	Fair/original. Railings are non accessible.	NO	YES	NO	NO	3	Replace railings.
Elevator	None. Stair lift at main entry stair.	Good/recent. Impedes function of main circulation stair when in use.	NO	YES	NO	NO	3	Note: Stair lift does not provide access to entire building.
Signage	Minimal, mostly on paper.	Poor.	NO	YES	NO	YES	4	Provide code-compliant signage.
Gymnasium equipment	Wood athletic floor; wood backstops. Gym is inaccessible.	Poor/recent. Flooding destroyed recent floor, currently unusable.	NO	YES	NO	NO	4	Replace floor. Provide accessible gymnasium.
Kitchen	Warming Kitchen	Good/functional	NO	NO	NO	NO	1	
Cafeteria	VCT floor/painted plaster walls	Fair/functional	NO	NO	NO	NO	1	Note: "Cafeteria" is located in the basement corridor.
Code concerns	1. Exterior doors are non accessible at 2. All door hardware in non accessible 3. Exposed electrical conduit/panels, pt. 4. Doors swing open into original stair 5. Open cubbies in corridor create a fl. 6. Stair lift does not access all floors of 7. No visual of front entry creates a set 8. Quantity and distribution of toilet factors.	oiping, etc. throughout building. wells, obstructing the path of travel. ammability risk. of the buiding (excludes gym and two o ecurity risk.		g limited acce	ss.			

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			Energy		Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil w/UV's AC in offices	Poor - 86 years	Boiler inefficient	NO	NO	Mechanical ventilation below standard or missing in areas	4	Systems are past their norma useful life
				Student fixtures not accessible; faculty		Fixtures not water		Systems are past their normal
Plumbing	Piping unknown	Poor - 86 years	NO	minimal	NO	conserving	4	useful life
Fire Protection	None						-	
Electrical Service Equipment	400A. 3 phase, 4 wire, 120/208V	Fair - + 30 years	NO	NO	NO	Insufficient working clearances	3	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - + 30 years	NO	NO	NO	NO	3	Should be upgraded.
Emergency System	Two indoor generators; small serves lighting, large serves building.	Fair - + 50 years Fair - + 40 years	NO	NO	NO	Insufficient working clearances; Not 2 hour fire rated room.	3-4	Both generators should be replaced with one Code compliant unit with 2 hour rated room or exterior mounted.
Fire Alarm System	Multi-zone: ADA compliant; corridor smoke detectors and door holders; master box.	Good - 5-10 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	Some pull stations should be relocated.



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	Material		Energy Issues	Accessibility Issues	Issues	Other Code Issues	Dating	Comments
	Material	Condition/Age	155065	155065	155065	155065	nating	New in 2001. Phone lines
								should be extended to
Telephone System	Multiple outside lines.	Good - 5-10 years	NO	NO	NO	NO	2	classrooms.
						No multiple		
						switches in		
						offices with		Broken and discolored lenses
						natural light.		should be replaced.
						No		Additional fixtures needed in
						occupancy		some rooms. New energy
Lighting System	Generally 2x4 recessed fluorescent	Fair to Good - + 20 years	NO	NO	NO	sensors in classrooms.	2-3	efficient lamps and electronic ballasts by utility company.
Lighting Gystem	deficially 2x4 recessed hadrescent	Tail to Good - + 20 years	INO	NO	INO	ciassicomis.	2-0	ballasts by utility company.
Recentedes	Canarally standard duplay type	Fair to Good - + 30 years	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed throughout facility.
Receptacles	Generally standard duplex type.	rail to Good - + 50 years	NO	INO	NO	INO	3-4	needed throughout facility.
	Control panel in Teacher's room							
	closet; keypads at specific doors;							
Coourity Cyatama	Motion detectors in corridors and	Fair - Mixed	NO	NO	NO	NO	_	Cyatam will be ad upayading
Security System	stairs; Notifies UL Central Station.	rair - Mixed	NO	INO	NO	INO	3	System will need upgrading.
	Dial phone and speaker in							
	classrooms; ceiling speakers in							No independent sound
Sound/Intercom	corridors.	Good - 6 years	NO	NO	NO	NO	2	systems
	Classroom and Office battery clock.							
	Corridor and classroom speaker with							
Clock/Program Bell System	bell tones.	Good - 6 years	NO	NO	NO	NO	2	
Information Technology	Data in classrooms and office areas;	0.554 0.555	NO	NO	NO	NO		Additional data outlets
System	Minimal wireless system.	Good - 6 years	NO	NO	NO	NO	2	needed in classrooms.
Cablevision System	None						-	Service should be provided.

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	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
SITE FEATURES		- Constituting						
Parking	Bituminoust concrete at side of building, small parking area in rear	Fair. No accessible route from live parking to school; inadequate separation between parking and paved play area.	NO	YES	YES	NO	3	Repair/reconfiguration
Sidewalks/ramps	Concrete	Fair/poor - entrance ramps are in poor condition, concrete sidewalk by play area in disrepair. Rear entrances are not accessible.	NO	YES	NO	NO	3	Reconstruction
Fields	Turf/skinned infield	Drainage problem in field. No accessible route.	NO	YES	NO	NO	3	Repair
Plantings	Attractive groves of trees, lawn and plantings at building		NO	NO	NO	NO		
Play structures	2 separate: K-2 (timber), and 3,4,5 (steel), swingset in adjacent park	K-2 fair/poor - 3,4,5 good. K-2 surfacing/structure is not accessible	NO	YES	NO	NO	3	Reconstruction for K-2
Courts	Bituminous concrete basketball at school, tennis and bb at adjacent park	School basketball/fair, Park facilities/good	NO	NO	NO	NO	3	Reconfigure basketball
Benches/bike racks	Located in front of school and by play area	Good	NO	NO	NO	NO	1	
Fencing	Wire mesh, steel fencing at rear and side perimeter	Good	NO	NO	NO	NO	1	
_ighting	Parking area lighting	None						
	Building flood lights	Fair	NO	NO	NO	NO	3	Replace lighting.
	Exterior door lights	Fair	NO	NO	NO	NO	3	Replace lighting.



lewton Schools Stud	y - Facility Assessment			
BOWEN SCHOOL				/ -
80 CYPRESS STREET				/ -
BUILDING DATA:				
	site area:	11.54 acres		
	zoning district:	PUB	BOWEN SCHOOL	
	building area:	63,915 gross square feet		
	number of floors:	3		
	historical status:	None	The state of the s	
	year built:	1952	The state of the s	
	additions/renovations/upgrades:	1989, 2000		
	assessment value:	n/a		
ey to Rating:				
= New or in good conditi	on with ordinary maintenance required	I		P. S. L. S.
= Good condition with m				
	airs or replacement required			
= Poor condition with rep	·			
	·			



			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	,	Issues		Rating	Comments
<b>BUILDING EXTERIOR</b>								
Roof systems	Flat roof	Leak in new stairwell reported, metal roof edge in good condition/10 years	NO	NO	NO	NO	1	
Exterior walls	Load bearing masonry/concrete sills/stone detailing @ main façade.	Good/original. Significant cracks of brickwork and concrete foundation, rusting lintels	NO	NO	NO	NO	2	Repair and clean, see note under "Structural concerns" below.
	Brick veneer, concrete sills	Good/2000	NO	NO	NO	NO	1	
Windows/louvers	Aluminum w/ thermal break and thermal glazing, fixed & single-hung operable and hopper operable; metal louvers	Good/age unknown-single-hung; good/2000-hopper; fair/original- louvers	NO	NO	NO	NO	2	Repair/replace damaged or missing screens. Note: difficult to operate, questionable quality. Replace louvers.
Doors/hardware	Painted metal, metal, aluminum, aluminum w/ pebble fiberglass panels; metal and wood frames	Fair/original or ages unknown; good/newer, hardware is non accessible	YES	YES	NO	NO	3	Replace doors and provide accessible hardware & autoopen device
Canopies	Glavanized sheet metal over original material; metal roof edge	Fair/age unknown, dented, stained	NO	NO	NO	NO	3	Repair/replace
Exterior steps/ramps	Concrete stoops, steps and ramps w/painted steel pipe guardrails	Good/newer, main entry. Fair/original. Spalling, deteriorating concrete. Rusting handrails, guardrails	NO	YES	NO	NO	2-3	Repair/patch concrete. Replace or repair rails and guardrails.
Structural concerns	Masonry/foundation cracks at exterior	Poor in local areas.	NO	NO	NO	NO	4	Repairs required.

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	   Material	Condition/Age	Energy Issues	Accessibility Issues	Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR		- Contained and age						
Partitions	Glazed CMU w/ painted plaster above @ corridors; painted plaster walls, typical; and with 1x1 acoustic treatment at upper walls	Good/original. Refurbished classroom door surrounds are non accessible	NO	YES	NO	NO	2	Modify openings to comply with accessibility codes
	Painted gypsum wallboard w/ vinyl base and wood chair rail.	Good/2000	NO	YES	NO	NO	1	
Floors	Carpet, VAT, VCT, sheet vinyl, slate at entries	Fair/original, ages unknown; good/2000	NO	NO	NO	NO	3	Replace carpet and VAT with VCT
Ceilings	1x1 ACT, painted plaster, 2x4 ACT and 2x2 ACT	Good/2000	NO	NO	NO	NO	1	Replace damaged tiles.
Doors/borrowed lights	Wood solid core doors w/ metal frames	Good/2000; Fair/original	NO	NO	NO	NO	2	See "Partitions" for accessibility issue.
Hardware		Good for ~75%/2000; Fair/original	NO	YES	NO	NO	2	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, metal, laminate	Good/2000; Fair/original	NO	YES	NO	NO	3	Replace casework to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Metal, single-tier, 15" x 60" for 2 students; metal, single-tier, narrow for 1	Good/2000; Fair/originalrusting. Sized too small for shared use, non accessible hardware	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolling shades, typical, vertical blinds	Good/age unknown	NO	NO	NO	NO	2	
Toilet rooms	Adult: CMU, ceramic tile	Fair/original.	NO	YES	NO	NO	3	Upgrade toilet rooms.
pa C	Student: glazed CMU & ceramic tile; painted metal and wood partitions	Fair/original.	NO	YES	NO	NO	3	Upgrade toilet rooms.
	Ceramic tile floor and wainscot; accessible toilets	Good/2000, accessible	NO	NO	NO	NO	1	

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Bowen School

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
	Colored, aggregate concrete w/ steel			MEG	VEO			Modify with wire mesh. Replace stair nosing. Provide guardrails and handrails to meet current code
Stairs	nosing; wood/metal hand & guardrails	railings are spaced too wide.	NO	YES	YES	NO	3	requirements.
	Concrete/metal pan construction; painted metal hand & guardrails	Good/2000	NO	NO	NO	NO	1	
Elevator		Good/2000	NO	NO	NO	NO	1	
Signage	Plastic plaques	Good/2000; Fair/all other, non accessible	NO	YES	NO	NO	3	Install signage to meet code.
Gymnasium equipment	Wood athletic floor and backstops	Good/original	NO	NO	NO	NO	1	
	Glazed CMU full height and 2x4 ACT	Good/original	NO	NO	NO	NO	1	
Auditorium	VAT and carpet at aisles	Good/original.	NO	NO	NO	NO	3	Replace VAT with VCT
	Painted plaster walls, painted wood platform surround; 1x1 ACT		NO	NO	NO	NO	2	
	Wood platform/steps; lift; fabric curtain	Unable to view/original. Platform is accessible by a lift from the auditorium. Lift and curtain: good/2000	NO	NO	NO	NO	-	Note: used for Music/Drama
	Wood seats; 330 seats	Good/2000accessible seats are not provided	NO	YES	NO	NO	2	Provide accessible seating.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
Code concerns	"Dead end" corridors do not meet c     At original stairs the guardrail spaci	ode requirements. ng is too openneeds to be modified/re	eplaced.					
		T .	I			1	1	

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	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS		- Contained of the second of t	1000.00	Isource			i tamig	
Heating/ventilation/air conditioning	Steam by oil, office by central AC, 3 Special Rooms air conditioned.	Poor/original 57 years	Boiler inefficient	NO	NO	NO	4	One operable boiler. One new boiler, one old (dead). System lousy, hot/cold, variable heat, erratic, potential flooding underground. Storm was blocked in '06, cleaned.
Plumbing	Piping original, unknown.	Poor/original	NO	Accessible toilets in Lobby and Second Floor Girls, Faculty.	NO	Some coverage issues.	2	A and E uses appear not to be separated. No standpipes.
Fire Protection	Sprinkler System	Good/2000	NO	Coverage not to code in some areas	NO	Insufficient working clearances	3	Should be upgraded.
Electrical Service Equipment	400A. 3 phase, 4 wire, 120/208V	Fair - + 50 years and much newer.	NO	NO	NO	Insufficient working clearances	3	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - + 50 years and much newer	NO	NO	NO	NO	3	Should be upgraded.
Emergency System	Diesel exterior generator serves corridor and stair lighting and boilers. (Probably entire facility.)	Good - + 10 years	NO	NO	NO	No 2-hour fire rated room for life safety system equipment.	2-3	



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Fire Alarm System	Multi-zone: ADA compliant; Library and corridor smoke detectors and door holders; exterior master box.	Good - 5 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	Some pull stations should be relocated.
File Alaim System	door floiders, exterior fliaster box.	Good - 5 years	INO	INO	NO	Stations.		relocated.
Telephone System	Multiple outside lines.	Good - 5 years	NO	NO	NO	NO	2	
Lighting System	Generally 2x2 and 2x4 recessed fluorescent; surface wrap around in corridors.	Good - + 5 years	NO	NO	NO	NO	3	Energy efficient lamps and electronic ballasts by utility company. Gym lighting should be upgraded.
Receptacles	Generally standard duplex type.	Fair - + 50 years in existing wing; Good - + 5 years in Addition.	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed in existing wing.
Security System	Keypad at Auditorium entrance; Motion detectors in corridors, Library, and stairs; Notifies UL Central Station.	Fair - Mixed - + 5 to 20 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Push button at front and back doors. Buzzer in Admin. office.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	Surface speakers and dial phone in classrooms; Not heard well in corridors, toilets, and exterior.	Fair - + 30 years and newer.	NO	NO	NO	NO	2-3	Need corridor, toilet and exterior speakers.
Clock/Program Bell System	Classroom and Office battery clocks. No bell tones in corridor or exterior.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	Need bell tones in corridors and exterior.
Information Technology System	Data in classrooms and office areas. Wireless in Library.	Good - 10 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms.
Cablevision System	Outlets in classrooms and Library.	N/A					-	

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			Energy	Accessibility	Life Sefety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues		Rating	Comments
SITE FEATURES								
Parking	Cars parked on concrete sidewalk adjacent to drop-off, bit conc drive and parking around building	Concrete - good, bit conc - fair	NO	YES	NO	NO	1 and 3	Cars block conc sidewalk - access issue, no marked route from hc parking to entrance, bit conc - resurface
Sidewalks/ramps	Concrete front walk	Good	NO	NO	NO	NO	1	
	Brick seating area	Good	NO	NO	NO	NO	1	
	Concrete left entrance ramp	Fair	NO	YES	NO	NO	3	Rails non-compliant
	New concrete sidewalk at back of school	Good	NO	NO	NO	NO	1	Under construction
Fields	Turf and skinned baseline - baseball, soccer	Fair	NO	YES	NO	NO	3	No accessible route from school, turf restoration
Plantings	Attractive plantings at entrance and new play area	Good	NO	NO	NO	NO	1	
Play structures	5-12 timber,new climbing/net structure, new steel swings wood fibre surfacing	Good	NO	YES	NO	NO	2	Wood fiber surfacing
Courts	None seen - under construction							
Benches/bike racks	Wood/steel benches in brick seating area in front	Good	NO	NO	NO	NO	1	
Fencing	Some perimeter CLF	Fair	NO	NO	NO	NO	3	Repair
Lighting	Parking area lighting	None						
	Building flood lights	Fair/original, ages unknown; Good/newer	NO	NO	NO	NO	3	Replace lighting.
	Pole lighting at walkway around building	Good/new	NO	NO	NO	NO	1	
	Exterior door lights at canopies	Poor/original. Rusted, most likely do not work.	NO	NO	NO	NO	4	Replace lighting.

7

Bowen School

Newton Schools Stud	y - Facility Assessment							
BURR SCHOOL				Albai,				
171 PINE STREET				- 3				
						RSCH	OOL	
BUILDING DATA:			Sales V.		BU			
zoning (			- TI					
	site area:	8.65 acres						
	zoning district:	PUB						
	building area:	53,000 gross square feet		<b>亚</b>	4			
	number of floors:	2		WAT I	2.			
	historical status:	None	-	TIME	4			
	year built:	1967		-				
	additions/renovations/upgrades:	1998 (walls at 2nd floor classrooms)		TO SE			A STATE OF THE PARTY OF THE PAR	
	assessment value:	n/a		the state of		-		
							- American	
					No.			
Key to Rating:					The same of			No. of A
1 = New or in good conditi	on with ordinary maintenance required	I						
2 = Good condition with m	inor repairs required							
3 = Fair condition with repa	airs or replacement required							
4 = Poor condition with rep								

Burr School



	Material		Energy	Accessibility Issues	Life Safety Issues	Other Code Issues	Dating	Comments
BUILDING EXTERIOR	Material	Condition/Age	Issues	155065	issues	155065	пашу	Comments
BOILDING EXTENION								
Roof systems	Flat roof	No active leaks reported, metal roof edge in good condition/ 20 years	YES	NO	NO	NO	2	Roofing > 20 years old may not meet current codes.
Exterior walls	Exposed concrete structure	Fair. Applied stucco w/ white stone aggragate falling off. Stucco spalling. Original	NO	NO	YES	NO	3	Remove stones, seal concrete and paint.
	Precast concrete and brick infill.	Good/original	NO	NO	NO	NO	1	
Windows/louvers	Aluminum frame, single-pane glazing, no thermal break; wood frame at entry; metal louvers	Frames peeling/deteriorating; windows poorly sealed. Polycarbonite glazing clouded, translucent - no longer transparent.	YES	NO	NO	NO	4	Replace entire window system, scrape and paint louvers.
Doors/hardware	Steel doors; wood doors	Poor condition, hardware is non accessible/original	YES	YES	NO	NO	4	Replace with accessible hardware & auto-open device.
	Aluminum w/ pebble fiberglass panels	Good condition	NO	YES	NO	NO	2	Install auto-open device
Exterior steps/ramps	Concrete stairs and ramp at main entry w/ aluminum rails	Good condition, minor concrete cracks; rusting at railings, railings do not meeting current AAB requirements.	NO	YES	YES	NO	2	Replace guardrails/handrails
Structural concerns	None.							

Burr School

HMFH Architects, Inc.

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	T	Γ	l_	I		01 0 1	1	
	Material		Energy Issues	Accessibility Issues	Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR		· ·						
	Painted CMU and painted plaster @							
	corridors; painted plaster walls,							
Partitions	typical.	Good/original	NO	NO	NO	NO	2	
	Painted gypsum wallboard w/ vinyl							
Second floor partitions	base, typical	Good/1998	NO	NO	NO	NO	1	
	Carpet, typical w/ some remaining							Replace carpet and VAT w/
Floors	VAT	Fair	NO	NO	NO	NO	3	VCT.
		Good/1998, on-going installation of						
	VCT		NO	NO	NO	NO	1	
Coilingo	2v4 ACT typical: como 2v2 ACT	Stained, sagging tiles; good condtion overall	NO	NO	NO	NO	2	Poplace demaged tiles
Ceilings	2x4 ACT, typical; some 2x2 ACT	overall	INO	INO	NO	NO	2	Replace damaged tiles.
	Wood solid core doors w/ metal							
Doors/borrowed lights	frames	Fair/original; good/1998	NO	NO	NO	NO	2	
								Replace w/ accessible
								hardware & required locking
Hardware		Good for ~75%/1998; Fair/original	NO	YES	NO	NO	3	sets.
	Stainless steel sink/counters w/							Replace casework to include
Interior built-in furnishings	painted wood cabinet, typ.; laminate counter/cabinets	Poor/original; good elsewhere	NO	YES	NO	NO	3	accessible hardware/sinks/fixtures.
		i cononginal, good oloomic.c		1.29				
Lockers/cubbies	Wood veneer cubbies	Good/1998	NO	NO	NO	NO	1	
Window treatments	Rolldown shades	Good	NO	NO	NO	NO	1	
Window troutmonto	Tiondown shades	4004	110	110		110	'	
	Adult: painted CMU/ceramic tile							
Toilet rooms	walls, VCT; wood/metal partitions	Poor/original. Non accessible	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
	Student: glazed CMU & ceramic tile;							
	metal partitions	Good	NO	NO	NO	NO	1	
	Concrete w/ steel nosing; wood/metal	Good/original Bailings and stair						Replace railings & stair
Stairs	hand & guardrails		NO	YES	NO	NO	2	nosing. Install guard rails.
		-						

3 Burr School



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Elevator		Good	NO	NO	NO	NO	1	Note: elevator does not provide access to all spaces
Signage	None		NO	YES	NO	NO	2	Install signage per AAB code
Gymnasium	Wood athletic floor; wood paneling and 1x1 acoustic tiles at walls; wood backstops; operable wall	Good/original. Acoustic tiles are poor/deteriorating. Operable wall does not work.	NO	NO	NO	NO	2	Replace acoustic tile.
Auditorium / Cafeteria	VCT	Good	NO	NO	NO	NO	1	
	Birch plywood paneling	Good/original	NO	NO	NO	NO	1	
	Wood platform is portable but is never moved; multiple fabric curtains	Good condition but inaccessible; curtains are poor/deteriorating	NO	YES	NO	NO	3	Provide ramp for accessibity; replace curtains.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
Code concerns	Elevator does not provide access to     Open cubbies in corridor create a fi				I			

			Грака::	A a a a a : !a :!!!	Life Cafat	Othor Ocal		
	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
DUIL DING OVOTEMO	Material	Condition/Age	133003	133003	133003	133003	riating	Comments
BUILDING SYSTEMS  Heating/ventilation/air conditioning	Hot water by gas, UV's in CR's (poor). AC top floor corridors and offices.	Poor - 45 years	Boiler inefficient	NO	NO	Ventilation issues	3	Central plant in good condition. One new boiler. AC office and CR corridors only. Serious oil in pneumatic lines issues.
Plumbing	Piping original, unknown	Fair - 45 years	NO	Fixtures not accessible	NO	NO	3	
Fire Protection	None							
Electrical Service Equipment	800A. 3 phase, 4 wire, 120/208V	Fair - + 45 years	NO	NO	NO	NO	3-4	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - 45 years and much newer	NO	NO	NO	NO	3-4	Should be upgraded.
Emergency System	15kW gas indoor generator in boiler room; serves corridor and stair lighting.	Fair - 45 years	NO	NO	NO	Insufficient working clearances; Not 2-hour fire rated room.	3-4	Generator should be replaced with Code compliant unit in 2-hour rated room.
Fire Alarm System	Multi-zone: ADA compliant; classroom, Library, and corridor smoke detectors and door holders; master box.	Good - 3 to 4 years. Can't be heard in some areas.	NO	Mounting height and locations of some pull stations.	NO		2	Some pull stations should be relocated. Add signals in areas where audibility is poor.
Telephone System	Multiple outside lines.	Good - 5 years	NO	NO	NO	NO	2	New in 2002. Phone lines should be extended to classrooms.
Lighting System	Generally 2x2 and 2x4 recessed fluorescent	Good - + 20 years	NO	NO	NO	No multiple switches in classrooms with natural light.	2-3	Broken and discolored lenses should be replaced. New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair to Good - 45 years and much newer; recently upgraded with plugmold.	NO	NO	NO		3	Additional receptacles/ circuits should be added throughout.



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues		Comments
	Keypads at specific doors; Motion detectors in corridors and stairs; Monitor switches on most exterior doors; interior alarm; Notifies UL							
Security System	Central Station.	Fair - Mixed - 10 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Push button at front and back entrances.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	Dial phone and speaker in offices; non dial phone in classrooms; ceiling/ wall speakers in corridors.		NO	NO	NO	NO		Independent sound system in Gym needs repair. Portable system in Auditorium. Add speakers in areas where audibility is poor.
Clock/Program Bell System	Classroom and Office battery clocks. Corridor and classroom speaker with bell tones.	· ·	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas; Minimal wireless system.	Good - 5 years	NO	NO	NO	NO	2	
Cablevision System	Outlets in Teacher's Room and Library	Good - + 10 years					-	

	-	1		A 11-112	Life Outer	Other Code	<u> </u>	
	Material	Condition/Age	Energy Issues	Accessibility Issues	Issues	Issues	Rating	Comments
SITE FEATURES	Waterial	GOTTAINTO IN THE	100000	100000	100000	100000	riaing	Commonte
Parking	Bituminous concrete at side of building, no parking outside of teachers drive	Good in front/fair in rear. No accessible route from faculty parking to school	NO	YES	NO	NO	2	Repair
Sidewalks/ramps	Concrete ramps	New ramp to accessible building entrance	NO	NO	NO	NO	1	
		Front stair railing collapsing	NO	YES	YES	NO	4	Repair
		Catch basin at entrance plaza collapsing	NO	YES	YES	NO	4	Repair
	Bituminous concrete sidewalks	Fair	NO	NO	NO	NO	3	Repair
Fields	Turf/skinned base area	Fair	NO	YES	NO	NO	3	Repair, fields constructed over landfill, may be settling/drainage issues. Accessible route needed ot some of the fields
Plantings	Mature plantings and lawn areas at front of school, atttrractive grove of mature trees to side of school	Lawn areas are eroded	NO	NO	NO	NO	3	Reconstruct eroded lawns
Play structures	2 separate: tot swings and garden , and large 3,4,5,	K-2 fair/poor - 3,4,5 good/fair. Surfacing (both) is not accessible	NO	YES	NO	NO	3	Reconstruction for K-2, repair/reconstruction for 3,4,5, need to cross drive to get to play area
Courts	Bituminous concrete basketball & tennis	Poor, no accessible route to tennis	NO	YES	NO	NO	4	Resurface
Benches/bike racks	Benches located at larger play area an din garden area	Good	NO	YES	NO	NO	1	benches in non- accessible areas
Fencing	Wire mesh, steel fencing at rear and side perimeter, separating faculty parking and paved play space	Fair/poor	NO	NO	NO	NO	3	repair/replace
Lighting	Parking area lighting	1 flood light on utility pole - good	NO	NO	NO	NO	1	
	Building flood lights	50% Fair/age unknown; 50% Good/newer	NO	NO	NO	NO	3	Replace lighting.
	Exterior door lights	50% Fair/age unknown; 50% Good/newer	NO	NO	NO	NO	3	Replace lighting.



Newton Schools Stud	y - Facility Assessment							
CABOT SCHOOL 229 CABOT STREET				<b>7</b>				
ELO GREGI GITTEL								
BUILDING DATA:								
	site area:	1 acre						
	zoning district:	PUB						
	building area:	41,000 gross square feet						*
	number of floors:	3		CABOT				
	historical status:	None		TIEE!				
	year built:	1929					Waster 1	
	additions/renovations/upgrades:	1957, 1991-modulars		, DODD ,				
	assessment value:	n/a						
						Part I		
Key to Rating:			THE REAL PROPERTY.		THE RESERVE THE PARTY OF THE PA			
1 = New or in good condition	on with ordinary maintenance required		W. San Tar					
2 = Good condition with m								
	airs or replacement required							
4 = Poor condition with rep	•							
-	·							



	Material		Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR		, and the second					Ŭ	
Roof systems	Asphalt shingle pitched roof	No active leaks reported, metal roof edge in good condition/14 years	NO	NO	NO	NO	2	
	Flat roof	No active leaks reported, metal roof edge in good condition/14 years	NO	NO	NO	NO	2	
	Load bearing masonry/concrete sills/stone detailing @ main façade.	Good/original. Minor cracks and staining at masonry, rusting lintels	NO	NO	NO	NO	1	Repair and clean
	Aluminum w/ thermal break and glazing, fixed, hopper and awning types. Opaque panels at top. Replacement plexi-glass/Lexan. Metal louvers.	Good/age unknown; Poor/original louvers, dented, rusted, peeling	NO	NO	NO	NO	3	Replace translucent windows w/ insulated glass panels. Replace louvers
	Steel single-pane storefront system	Poor/1957	YES	NO	NO	NO	4	Replace system.
Doors/hardware	Aluminum, metal and wood	Poor/ages unknown. Hardware is non accessible.	YES	YES	NO	NO	4	Replace with accessible hardware & auto-open device
	Concrete stairs, stoops and ramp w/ painted steel pipe guardrails	Fair/original, concrete is deteriorating and railing supports are rusting. Railings do not meet accessibility code.	NO	YES	NO	NO	3	Repair concrete and replace railings
Structural concerns	None.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues		Comments
BUILDING INTERIOR								
Partitions	Painted plaster and concrete, typical, painted gypsum wallboard	Fair/original, patched, cracks, peeling. Door surrounds do not meet accessibility code.	NO	YES	NO	NO	3	Repair/paint as necessary. Modify door surrounds to meet code.
Floors	Carpet, typical, VCT, VAT, sheet vinyl	Poor/original or ages unknown	NO	NO	NO	NO	4	Replace carpet and VAT w/ VCT.
Ceilings	Painted plaster, 2x4 ACT and 2x2 ACT	Good/original plaster, ACT ages unknown	NO	NO	NO	NO	2	Replace damaged tiles.
Doors/borrowed lights	Wood solid core doors w/ metal frames	Fair/original	NO	NO	NO	NO	3	
Hardware		Fair/original, hardware is non accessible	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, metal, laminate	Fair/original	NO	YES	NO	NO	3	Replace to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Wood cubbies, metal lockers of various sizes	Fair/ages unknownseem to be "hand-me-down"	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolling shades, typical	Good/age unknown	NO	NO	NO	NO	2	



		Energy	Accessibility	Life Safety	Other Code		
Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
Adult: Painted plaster and gypsum wallboard, VAT and VCT; wood/metal							
partitions	Poor/original. Non accessible	NO	YES	NO	NO	4	Replace/upgrade toilet rooms
Student: glazed or painted CMU, ceramic tile walls and floors; metal partitions	Poor/original. Non accessible	NO	YES	NO	NO	4	Replace/upgrade toilet rooms
Painted concrete w/ steel nosing; wood/metal hand & guardrails	Good/original. Railings and stair nosing are non accessible.	NO	YES	NO	NO	2	Replace railings & stair nosing.
None		NO	YES	NO	NO	4	Install elevator
Plastic plaques	Fair/age unknown	NO	YES	NO	NO	3	Replace signage to include braille
Wood athletic floor and backstops; wood paneling and painted CMU above; exposed acoustic deck	Good/original	NO	NO	NO	NO	2	
Wood platform; fabric curtains	Fair/original; platform is not accessible; Good/newer curtains	NO	YES	NO	NO	3	Provide ramp or lift solution for access to the platform
Warming kitchen	Functional	NO	NO	NO	NO	2	
<ol> <li>All hardware is non accessible.</li> <li>Open cubbies in corridor create a fl.</li> <li>No visual of front entry creates a se</li> </ol>	ammability risk. curity risk.						
Wood vertical siding; pre-fab metal	Poor/~16 years old, siding is deteriorating, physical connection is					was rea a seco window modula	modular location one room duced in size (the library) and nd room does not have ws. Two additional classroom ars are scheduled for
	Adult: Painted plaster and gypsum wallboard, VAT and VCT; wood/metal partitions  Student: glazed or painted CMU, ceramic tile walls and floors; metal partitions  Painted concrete w/ steel nosing; wood/metal hand & guardrails  None  Plastic plaques  Wood athletic floor and backstops; wood paneling and painted CMU above; exposed acoustic deck  Wood platform; fabric curtains  Warming kitchen  1. The majority of the building is inacc 2. All hardware is non accessible. 3. Open cubbies in corridor create a fl.4. No visual of front entry creates a se 5. Kindergarten without windows (one	Adult: Painted plaster and gypsum wallboard, VAT and VCT; wood/metal partitions  Student: glazed or painted CMU, ceramic tile walls and floors; metal partitions  Painted concrete w/ steel nosing; wood/metal hand & guardrails  Poor/original. Non accessible  Poor/original. Non accessible  Good/original. Railings and stair nosing are non accessible.  Plastic plaques  Fair/age unknown  Wood athletic floor and backstops; wood paneling and painted CMU above; exposed acoustic deck  Good/original  Fair/original; platform is not accessible; Good/newer curtains  Warming kitchen  Functional  1. The majority of the building is inaccessibleno elevator. 2. All hardware is non accessible. 3. Open cubbies in corridor create a flammability risk. 4. No visual of front entry creates a security risk. 5. Kindergarten without windows (one skylight only).  Poor/~16 years old, siding is deteriorating, physical connection is	Adult: Painted plaster and gypsum wallboard, VAT and VCT; wood/metal partitions  Student: glazed or painted CMU, ceramic tile walls and floors; metal partitions  Painted concrete w/ steel nosing; wood/metal hand & guardrails  Poor/original. Non accessible  NO  Painted concrete w/ steel nosing; wood/metal hand & guardrails  NO  None  Plastic plaques  Fair/age unknown  NO  Wood athletic floor and backstops; wood paneling and painted CMU above; exposed acoustic deck  Good/original  NO  Fair/age unknown  NO  Fair/original; platform is not accessible; Good/newer curtains  NO  Warming kitchen  Functional  NO  1. The majority of the building is inaccessible—no elevator. 2. All hardware is non accessible. 3. Open cubbies in corridor create a flammability risk. 4. No visual of front entry creates a security risk. 5. Kindergarten without windows (one skylight only).  Poor/~16 years old, siding is deteriorating, physical connection is	Material   Condition/Age   Issues   Issues	Material Condition/Age Issues Issues Issues Issues Adult: Painted plaster and gypsum wallboard, VAT and VCT; wood/metal partitions  Student: glazed or painted CMU, ceramic tile walls and floors; metal partitions  Poor/original. Non accessible  Poor/original. Non accessible  NO YES NO  Painted concrete w/ steel nosing; wood/metal hand & guardrails  NO YES NO  Painted concrete w/ steel nosing; wood/metal hand & guardrails  NO YES NO  Plastic plaques  Fair/age unknown  NO YES NO  Wood athletic floor and backstops; wood paneling and painted CMU above; exposed acoustic deck  Good/original  Fair/original; platform is not accessible; Good/newer curtains  NO NO NO  Warming kitchen  Functional  NO NO NO  1. The majority of the building is inaccessibleno elevator.  2. All hardware is non accessible.  3. Open cubbies in corridor create a flammability risk.  4. No visual of front entry creates a security risk.  5. Kindergarten without windows (one skylight only).  Wood vertical siding; pre-fab metal deteriorating, physical connection is	Material  Condition/Age Issues	Material   Condition/Age   Issues   I

			Fnorm.	A accesibility	Life Safety	Other Code		
	Material	Condition/Age	Energy Issues	Accessibility Issues	Issues		Rating	Comments
BUILDING SYSTEMS	Matorial	ochanion, rigo	100000	100000	100000	100000	riaing	Commonte
Heating/ventilation/air conditioning	Steam by oil, unit ventilators in Classrooms, some with companion exhausters. AC in Office and modulars.	Poor/original 78 years.	Boiler inefficient. Heat left on over night due to slow warm up.	NO	NO	NO	4	Only one operable boiler. Pipes leaking in Boiler Room.
Plumbing	Piping original, unknown	Poor/original	NO	Fixtures not accessible	NO	No domestic hot water throughout school.	4	Domestic water piping is corroded, pitting on inside, leaks patched with clamps.
Fire Protection	None						-	
Electrical Service Equipment	600A. 3 phase, 4 wire, 120/208V	Fair to Poor - + 50 years	NO	NO	NO	Insufficient working clearances	3-4	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair to Poor - + 50 years	NO	NO	NO	NO	3-4	Should be upgraded.
Emergency System	10kW gas indoor generator in boiler room; serves corridor and stair lighting.	Poor - + 50 years; not working; being fixed.	NO	NO	NO	Insufficient working clearances; Not 2 hour fire rated room.	3-4	Generator should be replaced with Code compliant unit in 2-hour rated room.
Fire Alarm System	Multi-zone: not ADA compliant; Library and corridor smoke detectors and door holders; exterior master box.	Good - + 30 years. Not heard throughout.	NO	NO	NO	Mounting height and locations of some pull stations.	2	All signals need to be ADA; Some pull stations should be relocated. Additional signals needed where audibility is poor.
Telephone System	Multiple outside lines.	Good - 3 years	NO	NO	NO	NO	2	New in 2004.
Lighting System	Generally 2x2 recessed, surface wraps and surface metal box fluorescents.	Good - 10 to 20 years	NO	NO	NO	NO	2-3	Lenses need replacement in some areas. New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair to Good - + 50 years and newer now being installed.	NO	NO	NO	NO	3-4	Additional receptacles/ circuits should be added throughout.



			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
	Keypad at Custodian door; Motion							
	detectors in corridors and							
	Administration office; Monitor							
	switches on exterior doors; Notifies	F : M: 1 40	NO	NO	NO	NO		
Security System	UL Central Station.	Fair - Mixed - 10 years	NO	NO	NO	NO	3	System will need upgrading.
	Push button at rear and front							
Door Bell System	entrance; Bell in Admin.	Fair	NO	NO	NO	NO	3-4	
	classrooms and offices; ceiling							
	speakers in corridors; Independent	Good - 5 years. Some repairs						
Sound/Intercom System	system in Auditorium.	needed.	NO	NO	NO	NO	2	
	Classroom and Office battery clocks							
	radio controlled. Corridor and	Good - New clocks provided as						
Clock/Program Bell System	classroom speaker with bell tones.	needed.	NO	NO	NO	NO	2	
Information Tachnology	Data in alcorrooms and office areas.							Additional data autlata
Information Technology	Data in classrooms and office areas;	Cood 6 years	NO	NO	NO	NO	2	Additional data outlets
System	Minimal wireless system.	Good - 6 years	NO	NO	NO	INO	2	needed in all classrooms.
	Outlets in science classroom and							
Cablevision System	adjacent room.	Good - 20 years					-	

HMFH Architects, Inc.

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			Гроком	Acceptibility	Life Cofety	Other Code		
	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues		Rating	Comments
SITE FEATURES	Waterial	Condition / tgo	100000	100000	100000	100000	riaing	Commonto
Parking	Bituminous concrete	Fair/poor	NO	NO	NO	NO	4	Replace/resurface - repair potholes
Sidewalks/ramps	Concrete curb ramp & entrance ramp & stair	Fair/poor	NO	YES	NO	NO	3	Surface condition
	Concrete/bituminous concrete front walks	Fair	NO	YES	NO	NO	3	Surface condition, some sections need to be replaced
	Concrete ramp to play area entrance	Poor	NO	YES	NO	NO	4	Drop off on stoop/ replace
	Brick seating area at side of school	Good	NO	NO	NO	NO	1	
	Ramp & stairs - access from parking area	Poor	NO	NO	NO	NO	4	Replace
Fields	Turf - skinned base area, L.L. baseball & soccer	Good/fair	NO	YES	NO	NO	2	Some turf restoration needed, curb cut but no accessible route to field
Plantings	Mature trees @ front & play area, turf	Plantings are in good or fair condition/turf is in poor condition	NO	NO	NO	NO	2 and 3	Turf compaction & shaded out
Play structures	5-12 - steel & swings - timber	5-12 is in good condition, swings are in fair condition	NO	YES	NO	NO	1 and 2	Play structure is accessible, swings are not
Courts	Bituminous concrete paved area @ school front for ball sports	Fair/poor	NO	YES	YES	NO	3	Old concrete footing is tripping/safety hazard, resurface
Benches/bike racks	Recycled composite benches by fields, seating area - metal bike rack	Good	NO	NO	NO	NO	1	
Fencing	CLF @ perimeter	Fair	NO	NO	NO	NO	3	Repair framework at front, new fabric in some areas
Lighting	Parking area lighting	None						
	Building flood lights	Fair/age unknown	NO	NO	NO	NO	3	Replace lighting.
	Exterior door lights	Poor/original.	NO	NO	NO	NO	4	Replace lighting.

Cabot School

Newton Schools Study	- Facility Assessment								
Trowton Concolo Clady	T domity / leadeddiffierit								
COUNTRYSIDE SCHO	OL								
191 DEDHAM STREET									_
									_
				Gleven		te			_
BUILDING DATA:					No. of Concession, Name of Street, or other party of the last of t				_
	-4	7.00							_
	site area:	7.39 acres			100 State 1000	THE REAL PROPERTY.		NOT SEE SEE	_
	zoning district:	PUB						B	_
	building area:	65,000 gross sq. ft.						THE REAL PROPERTY.	The same of
	number of floors:	3							
	historical status:	None			No. or no constitution of the				-
	year built:	1953							
	additions/renovations/upgrades:	1958, 1988, (1991-M, 1999-M)			ABA			THE THUM	
	assessment value:	n/a							
							Office Rules		-
							1		
Key to Rating:									
1 = New or in good condition	with ordinary maintenance required		AND DESCRIPTION OF THE PERSON				Control of	· 一一二二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十	
2 = Good condition with mind	or repairs required				1				
3 = Fair condition with repair	s or replacement required				100	MA STA			
4 = Poor condition with repla	cement required								



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Flat roof	Leaks reported/ 20 years, some new sections	YES	NO	NO	NO	2	Roofing >20 years old may not meet current codes.
Exterior walls	Load bearing masonry/concrete sills/polished granite at main entries	Good/original. Staining at concrete sills.	NO	NO	NO	NO	1	Clean concrete
Windows/louvers	Aluminum w/ thermal break and thermal glazing, fixed & single-hung operable; metal louvers	Good/~2001; Poor/original-louvers	NO	NO	NO	NO	3	Repair/replace damaged or missing screens. Note: difficult to operate, questionable quality. Replace louvers.
	Steel frame, single-pane glazing, metal louvers	Poor/original	YES	NO	NO	NO	4	Replace .
Doors/hardware	Metal, wood, aluminum, aluminum w/pebble fiberglass panels; metal frames	Good/newer; Poor/original and age unknown. Hardware is non accessible.	YES	YES	NO	NO	3	Replace doors, provide accessible hardware & autoopen devices.
Areaways	Brick/CMU w/ metal grate	Good/original	NO	NO	NO	NO	1	
Exterior steps/ramps	Concrete steps, stoops, ramps with metal pipe handrails/guardrails	Fair/original, rusting at rails	NO	YES	NO	NO	3	
Canopies	Metal-edged, flat roofed w/ brick piers and metal panel soffits	Good/original, metal is worn/faded	NO	NO	NO	NO	2	
Structural concerns	None.							

Countryside School

			Enorgy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Energy Issues	Issues	Issues	Issues	Rating	Comments
BUILDING INTERIOR		· ·						
Partitions		Good/original. Door surrounds are non accessible	NO	YES	NO	NO	3	Modify openings to comply with accessibility codes. No acoustic privacy between two sensitive spaces.
Floors	VAT, VCT, carpet, terrazzo	Fair/ages unknown; Good/newer VCT	NO	NO	NO	NO	3	Replace carpet and VAT w/ VCT
Ceilings	1x1 ACT, painted plaster, typical; 2x4 ACT and 2x2 ACT	Good	NO	NO	NO	NO	1	Replace damaged tiles.
Doors/borrowed lights	Wood solid core doors, some painted, w/ metal and wood frames	Fair/original	NO	NO	NO	NO	3	See "Partitions" for accessibility issue.
Hardware		Fair/original	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings		Fair to poor/original. 2 classrooms without sinks.	NO	YES	NO	NO	3	Replace casework, provide accessible hardware/sinks/fixtures.
Lockers/cubbies	Metal, single-tier, 15" x 60" for 2	Poor/originalrusting. Sized too small for shared use, non accessible hardware	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolling shades, typical	Good/age unknown	NO	NO	NO	NO	2	Replace as needed
Toilet rooms	Adult: CMU, ceramic tile, VCT; wood/metal partitions	Poor/original. Non accessible	NO	YES	NO	YES	4	Replace/upgrade toilet rooms. Too few toilet rooms and poorly distributed.
	Student: glazed CMU full height, 2x2 terrazzo tile, painted plaster ceiling; painted steel partitions	Poor/original. Non accessible	NO	YES	NO	YES	4	Replace/upgrade toilet rooms. Too few toilet rooms and poorly distributed.
Stairs		Good/original. Railings and stair nosing are non accessible.	NO	YES	NO	NO	2	Replace railings & stair nosing.
Elevator	None		NO	YES	NO	NO	4	Install elevator
Signage	None		NO	YES	NO	NO	4	Install signage to include braille

- 			T	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Energy Issues	Issues	Issues	Issues	Rating	Comments
Gymnasium equipment	Wood athletic floor and backstops	Good/original	NO	NO	NO	NO	2	
	Glazed CMU, full height; 2x2 ACT	Fair/ original-CMU, major vertical crack; Fair/age unknown-ACT, sagging/stained	NO	NO	NO	NO	3	Investigate/repair crack; replace ACT ceiling
Auditorium	VAT and poured concrete floor; painted plaster w/acoustic treatment at ceiling	Good/original.	NO	NO	NO	NO	2	
	Wood paneling at platform surround and wainscot; painted plaster w/acoustic treatment at walls	Good/original.	NO	NO	NO	NO	2	
	Wood platform; fabic curtains; painted plaster ceiling	Poor/original. Platform is not accessible from auditorium. Good/newer-curtains	NO	YES	NO	NO	4	Refinish/replace flooring. Provide accessible route from auditorium. Note: used for Music
	Wood seats, 432 seats	Good/original. No accessible seats	NO	YES	NO	NO	2	Provide accessible seating.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
Code concerns	<ol> <li>Use of Auditorium lobby for prograr</li> <li>No elevator.</li> <li>Site grading at building perimeter of</li> <li>Flooding at the basement level stor</li> <li>Quantity and distribution of toilet fa</li> <li>Open cubbies create a flammability</li> </ol>	auses extreme "ponding" at main entry age areas may cause a health risk. icilities do not meet code.		a safety risk.				
Modulars (4 classrooms plus 2 support spaces)	Wood vertical siding; carpet, VCT, 2x4 ACT	Fair/1991 and 1999						Note: too close to wetlands. No nearby toilet facilities.

Countryside School

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil, classroom unit ventilators without supplemental radiation.	Poor/original, 54 years	Boiler inefficient, unit ventilators run 24/7	NO	NO	Ventilation is suspect in some areas	4	Only one operable boiler. Boilers have been flooded a couple of times, ATC compressor "blows off".
Plumbing	Piping original, unknown	Unknown/ original, fair to poor	NO	Marginal accessibility	NO	Domestic hot water not available at all sinks.	4	Domestic water circulator looks inoperable. Ground water flooding in Basement from slightest rain.
Fire Protection	None						_	
FIIE FIOLECTION	Notice							
Electrical Service Equipment	400A. 3 phase, 4 wire, 120/208V	Fair - + 50 years	NO	NO	NO	Insufficient working clearances	3	Should be upgraded.
		,						10
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - + 50 years	NO	NO	NO	NO	3	Should be upgraded.
Emergency System	150kW diesel exterior generator serves corridor and stair lighting and boilers. (Possibly entire facility.)	Good - 5 to 10 years	NO	NO	NO	No 2-hour fire rated room for life safety system equipment.	2	
Fire Alarm System	Multi-zone: ADA compliant; auditorium and corridor smoke detectors and door holders; heat detectors in basement; master box.	Good - 5 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	Some pull stations should be relocated.



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	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Telephone System	Multiple outside lines.	Good - 10 years	NO	NO	NO	NO	2	Phone lines should be extended to classrooms.
Lighting System	Generally 2x2 and 2x4 recessed fluorescent; surface wrap around in classrooms and some corridors.	Good - + 15 years	NO	NO	NO	NO	2	Energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair - + 50 years	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed throughout facility.
Security System	Keypads at specific doors; Motion detectors in corridors and stairs; Notifies UL Central Station.	Fair - Mixed - + 30 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Push button at front door. Buzzer in office area.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	Privacy switches and surface speakers in classrooms; corridor speakers; exterior speakers.	Fair - + 30 years	NO	NO	NO	NO	3-4	
Clock/Program Bell System	Classroom and Office battery clocks. Corridor speakers with bell tone.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas. Some wireless.	Good - 10 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms and some offices.
Cablevision System	None						-	Service should be provided.

Countryside School

HMFH Architects, Inc.

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			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues		Rating	Comments
SITE FEATURES								
Parking	Bituminous concrete at side of school	Fair	NO	YES	NO	NO	3	Settlement @ curbramp is access issue, resurface
Sidewalks/ramps	Concrete sidewalks - sides of drive	Poor	NO	YES	NO	NO	4	Poor surface condition/replace
	Bituminous concrete @ front	Fair	NO	NO	NO	NO	3	
	Bituminous concrete courtyard	Fair	NO	NO	NO	NO	3	Resurface
Fields	Turf and skinned baseline - baseball, soccer	Fair/poor	NO	YES	NO	NO	3	No access path to field
Plantings	Mature plantings at school front, turf, garden @ courtyard	Plantings - fair/good, turf - fair/poor	NO	NO	NO	NO	2 and 3	Turf restoration
Play structures	(2) 5-12 timber/steel and K-2 timber/steel, swings	Good	NO	YES	NO	NO	2	Wood fibre surfacing, no accessible path to area
Courts	Bituminous concrete paved play area, basketball	Play area - fair, basketball - good	NO	YES	NO	NO	2	No marked crosswalk across drive, access path onto court has settled
Benches/bike racks	Wood/steel benches at front & fields	Good	NO	YES	NO	NO	2	Placement in fields - not accessible
Fencing	Perimeter CLF, vinyl coated CLF at front	Fair/poor	NO	NO	NO	NO	3	Repair framework/replace
Lighting	Parking area lighting	None						
	Building flood lights	Good/newer; Poor/older	NO	NO	NO	NO	3	Replace lighting.
	Exterior door lights	Poor/original. Rusted, most likely do not work.	NO	NO	NO	NO	4	Replace lighting.

Newton Schools Study	/ - Facility Assessment						
FRANKLIN SCHOOL							
125 DERBY STREET						4	
BUILDING DATA:						HAA	
	site area:	5.45 Acres					
		PUB					
	zoning district:		W / State of				一年 1201 工 1900年
	building area:	56,764 gross square feet					<b>一</b>
	number of floors:	3			1 10		
	historical status:	None		No. Committee			
	year built:	1939	ALL A	The state of the s			
	additions/renovations/upgrades:	1950, 1953					
	assessment value:	n/a					
			The state of the s		2 3		
			2/12		管理社员		WELL THE R
Key to Rating:							
1 = New or in good condition	on with ordinary maintenance required			Contract .			74
2 = Good condition with mi			A Line of the last		-		
3 = Fair condition with repa	irs or replacement required						
4 = Poor condition with rep							
·							



			Energy	Accessibility	Life Safety	Other Code		
	Material		Issues	Issues	Issues		Rating	Comments
BUILDING EXTERIOR		-						
Roof systems	Slate pitched roof w/ wood cupola; painted wood soffit	Good/original; peeling wood soffit	YES	NO	NO	NO	2	Scrape, paint wood soffit. The original roofing does not meet current energy codes.
	Flat roof	No active leaks reported/ 20 years	YES	NO	NO	NO	2	Roofing >20 years old may not meet current codes.
Exterior walls	Brick veneer / load bearing masonry/concrete sills/stone detailing.	Good/original	NO	NO	NO	NO	1	
Windows/louvers	Aluminum w/ thermal break and thermal glazing, fixed & single-hung operable; metal louvers		NO	NO	NO	NO	2	Repair/replace damaged or missing screens. Replace louvers. Note: difficult to operate, questionable quality. Poor style selection.
	Glass Block at Gym	Poor/original. Damaged block, poorly infilled; metal mesh installed over block is rusted and has stained concrete window surround.	YES	NO	NO	NO	3	Replace with translucent insulated panels.
Doors/hardware	50% aluminum w/ pebble fiberglass panels; 50% metal; painted wood trim and detailing		YES	YES	NO	NO	2	Replace doors. Replace with accessible hardware & autoopen device. Scrape, paint wood trim.
Areaways	Concrete retaining walls with painted steel grates, open steel pipe guardrails.	Fair/original. Deteriorating concrete, minor cracks at foundation, grates are rusted but appear structurally sound.	NO	NO	NO	NO	3	Repair/patch concrete, scrape and paint grates. Replace or modify guardrails. Remove flimsy fiberglass awning and steel framework over basement stairway-provide more permanent solution.
Exterior steps/ramps	Concrete ramp w/ stone face; granite steps. With painted steel pipe guardrails	Good/age unknown at main entry; poor/original all other locations, concrete is deteriorating and railing supports are rusting and not secure	NO	NO	YES	NO	3	Repair or replace ramps and railings as needed.
Structural concerns	None.							

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			Enorgy	Accessibility	Life Cefety	Other Code	1	
	Material	Condition/Age	Energy Issues	Issues	Issues		Rating	Comments
BUILDING INTERIOR							<u>J</u>	
Partitions	Glazed CMU w/ painted plaster above @ corridors; painted plaster walls, typical	Good/original	NO	NO	NO	NO	2	
Floors	VAT, Carpet, VCT, Sheet Vinyl	Fair/original	NO	NO	NO	NO	3	Replace VAT, carpet and sheet vinyl w/ VCT.
Ceilings	Painted plaster, typical, 2x4 ACT and 2x2 ACT	Good/original; some stained/damaged areas	NO	NO	NO	NO	2	Replace damaged tiles. Repaint painted clgs.
Doors/borrowed lights	Painted wood solid core doors w/ wire glass in metal frames	Fair/original	NO	NO	NO	NO	2	
Hardware		Fair/original	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, metal, laminate. Wood pivot doors for storage in classroom.	Poor/original. Inadequate student individual storage.	NO	YES	NO	NO	2	Replace casework to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Various types. Metal, single-tier, 15" x 60" for 2 students and wood closets in classrooms	Poor/age unknownrusting. Sized too small for shared use, non accessible hardware. Poor/original wood closets.	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolling shades, typical. Vertical blinds at Auditorium/Cafeteria	Good/age unknown	NO	NO	NO	NO	1	
Toilet rooms	Adult: CMU, ceramic tile, VCT; wood/metal partitions Student: glazed CMU & ceramic tile;	Poor/original. Non accessible Fair/original, age of metal partitions	NO	YES	NO	NO	4	Replace/upgrade toilet rooms
	metal partitions; painted plaster at upper walls and ceilings	unknown. Peeling plaster at walls/ceiling	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
Stairs	Painted concrete w/ steel nosing; wood/metal hand & guardrails	Good/original. Railings and stair nosing are non accessible.	NO	YES	NO	NO	2	Replace railings & stair nosing.
Elevator		Good/recent, age unknown	NO	NO	NO	NO	1	
Signage	Plastic plaques	Poor, non accessible	NO	YES	NO	NO	4	Replace signage to include braille



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
				luc .		NO		
Gymnasium equipment	Wood athletic floor and backstops	Good/original	NO	NO	NO	NO	2	
	Glazed CMU walls, 1x1 acoustic tile ceiling	Good/originalwalls; Fair/original ceiling	NO	NO	NO	NO	2	Replace ceiling
Auditorium/Cafeteria/Music	VCT floor, glazed CMU w/ regular CMU above, 2x4 ACT	Good/original-walls; Good/age unknown flooring; Good/original ceilingsome stains	NO	NO	NO	NO	2	Replace damage ceiling tiles. (Note: 3 lunches)
	Wood platform	Good/original. Platform is non accessible.	NO	YES	NO	NO	3	Provide accessible route to platform.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Code concerns	<ol> <li>Not all areas are accessible.</li> <li>Quantity and distribution of toilet factors.</li> <li>All door hardware is non accessible.</li> <li>No visual of front entrance creates.</li> </ol>							
"Permanent" modulars (4 classrooms)	Wood vertical siding and brick; single- pane glazing and pvc replacement casement windows; VCT and 2x4 ACT	Poor/age unknown.						

			Energy	Accessibility	Life Cefety	Other Code		
	Material	Condition/Age	Energy Issues	Issues	Issues	Issues	Rating	Comments
BUILDING SYSTEMS	Waterla	o martion way	100000	100000	100000	100000	riaing	Commonto
Heating/ventilation/air conditioning	Steam by oil, old unit ventilators in classrooms.	Boilers replaced, distribution system original. Fair to poor, 68 years.	Boiler inefficient	NO	NO	Classroom exhaust probably inoperable. Librarian reports musty smells.	4	Distribution system and terminal devices old and antiquated. Heating reported to be "awful"; hot and cold throughout.
Plumbing	Piping original, unknown.	Condition unknown. Fair to poor.	NO	Limited to none	NO	NO	4	Sewer odors in Boy's toilet.
Fire Protection	None						-	
Electrical Service Equipment	Inaccessible		-	-	-	-	-	
Distribution System	Circuit breaker panelboards with conduits and wire feeders.	Fair to Good - 39 years and much newer.	NO	NO	NO	NO	3	
Emergency System	Exterior generator.	Good - 5 years	NO	NO	Possibly no separation of life safety, lighting system.	NO	2	New in ± 2002 possibly serves entire building.
Fire Alarm System	Multi-zone; not ADA compliant; Library and corridor smoke detectors and door holders; master box.	Good - 25 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	Signals need to be ADA compliant. Some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 10 years.	NO	NO	NO	No	2	Should be upgraded.
Lighting System	2x2 recessed fluorescent in corridors; classroom surface and suspended fluorescent. Auditorium 2x4 recessed fluorescent.		NO	NO	NO	Most classrooms without multiple switches.	2	New energy efficient lamps and electronic ballast by utility company.
Receptacles	Generally standard duplex type	Fair <u>+</u> 50 years and under	NO	NO	NO	NO	2	Additional receptacles/circuits needed in classrooms and office area.



	Material	Condition/Age	Energy Issues	Accessibility Issues	I .	Other Code Issues		Comments
Security System	Keypads at specific doors; motion detectors in corridors; Notifies UL Central Station	Mixes - 5 to 15 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Intercom at front door; control station in Admin.	Working	NO	NO	NO	NO	3	
Sound/Intercom System	with private switches in classrooms; ceiling speakers in corridors. Auditorium with independent system.	Fair - + 20 years	NO	NO	NO	NO	3	System needs to be upgraded.
Clock/Program Bell System	•	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas	Good - 5 to 10 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms.
Cablevision System	Unknown						-	

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			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	-	Issues	Issues	Rating	Comments
SITE FEATURES								
	Bituminous concrete at back of building, some parent drop-off in							Resurface, conflict between staff parking and parents dropping off at rear, accessible route through
Parking	parking area	Poor	NO	YES	NO	NO	4	parking not marked
Sidewalks/ramps	Concrete ramps	Ramp to accessible building entrance good, ramp from gym to play spaces		YES	NO	NO	2	Top rail on ramp - obstructed w/ vertical posts, repair crack at entrance ramp
		Side entrances to fields not accessible	NO	YES	NO	NO	3	
		Ramp from gym to recreational	NO		NO	NO	3	
	Bituminous concrete paths	Fair/poor - sinkhole	NO	YES	YES	NO	3	
		Rear building entrances deteriorating	NO	YES	NO	NO	3	
Fields	Turf/skinned base area	Good	NO	YES	NO	NO	1	
Plantings	Mature plantings and planting at front of school/some eroded turf slopes at sidewalk	Good/fair	NO	NO	NO	NO	2	Restoration of eroded slope @ sidewalk
Play structures	2 separate: k-2, and 3,4,5,	3,4,5 - fair/good, surfacing and edging not accessible, k-2 fair/poor	NO	YES	NO	NO	2	Repair/replace surfacing, need to cross drive to access play area
Courts	Bituminous concrete basketball	Good	NO	NO	NO	NO	1	
Benches/bike racks	Benches located at play area, benches located at attractive seating area at front	Some very good (new), some poor	NO	YES	NO	NO	3	Replace old benches, benches located in non- accessible locations
Fencing	Wire mesh, steel fencing at rear and side perimeter separating play areas and at front	Fair/good	NO	NO	NO	NO	2	Repair
Lighting	Parking area lighting	None						
	Building flood lights	Good/newer; Fair/older	NO	NO	NO	NO	3	Replace lighting.
	Exterior door lights	None						



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Newton Schools Study	/ - Facility Assessment							
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HORACE MANN SCH	OOL							
687 WATERTOWN ST								
BUILDING DATA:								
	site area:	1.59 Acres					A.	
	zoning district:	PUB					3	-
	building area:	37,500 gross square feet						V
	number of floors:	3				HORACE		
	historical status:	None				MAIN	Wood L	1
	year built:	1965						
	additions/renovations/upgrades:	2001-enclosed operable w/ walls						
	assessment value:	n/a		130 18	Manager -	The state of		
						MILES.	- EE	ľ
			Sport	<b>三</b>		THE STATE OF		
Key to Rating:						1		
1 = New or in good condition	on with ordinary maintenance required							
2 = Good condition with mir	nor repairs required		STATE OF THE PARTY					
3 = Fair condition with repa	irs or replacement required							
4 = Poor condition with repl	lacement required							



	Material	l	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Flat roof	No active leaks reported, metal roof edge in good condition/ 17 years	NO	NO	NO	NO	2	
	Brick veneer w/ concrete window surrounds at upper level; painted CMU at lower level w/murals	Good/original. Minor cracks, spalling and staining at concrete, rusting lintels	NO	NO	NO	NO	1	Patch/repair/clean concrete
Windows/louvers	Steel-frame, single-pane glazing, metal louvers	Poor/original, inadequate amount of operable windows	YES	NO	NO	NO	4	Replace windows.
Doors/hardware	Metal/wire glass doors in metal frames	Good/original w/ glass replacement at necessary; hardware is non accessible.	NO	YES	NO	NO	2	Replace with accessible hardware & auto-open device
	Concrete landing at main entry; concrete and bituminous at rear entry	Good/age unknown at main entry; Poor, inaccessible at rear entry	NO	YES	NO	NO		Upgrade entry path to be accessible
Structural concerns	None.							

Horace Mann School

HMFH Architects, Inc.

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			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues		Rating	Comments
BUILDING INTERIOR								
Partitions	Painted CMU, plaster, and gypsum wallboard (enclosing original operables), typical; exposed brick at building perimeter	Good/original. Door surrounds are not accessible.	NO	YES	NO	YES	3	Modify openings to comply with accessibility code. Note: secondary corridors too narrow, 3', do not meet code
Floors	VAT at corridors; carpet and VCT at classrooms, typical	Good/original VAT, age unknown for VCT and carpet	NO	NO	NO	NO	2	Replace carpet and VAT w/VCT.
Ceilings	Tectum acoustic ceilings, typical; some painted plaster	Good/original	NO	NO	NO	NO	2	Replace damaged tiles.
Doors/borrowed lights	Wood solid core doors w/ painted wood frames	Fair/original frames; good/newer doors	NO	NO	NO	NO	2	See "Partitions" for accessibility issue.
Hardware		Good/newer hardware, does not meet accessibility code	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood storage closets, custodial sinks some with laminate counter/cabinet; painted wood closets at corridor	Poor/original and poor updates	NO	YES	NO	NO	4	Replace built-ins to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Wood closets in corridor and classrooms; one location w/ coat hooks and one location w/ wood cubbies	Poor/original	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Horizontal blinds, typical	Fair/age unknown	NO	NO	NO	NO	3	Replace/upgrade to provide consistent light control.
Toilet rooms	Adult: ceramic tile floor and wainscot tile at walls	Poor/original. Non accessible	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
	Student: epoxy floor, vinyl walls, laminate partitions	Good/2006 upgrade, non accessible	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
Stairs	Concrete w/ steel nosing; wood/metal hand & guardrails	Poor/original. Railings and stair nosing are non accessible.	NO	YES	NO	NO	3	Replace railings & stair nosing.
Elevator	None		NO	YES	NO	NO	4	Install elevator

Horace Mann School

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Signage	None		NO	YES	NO	NO	4	Install AAB signage.
Gymnasium	Wood athletic floor and backstops	Fair/original	NO	NO	NO	NO	3	
	Wood paneling and painted CMU above	Fair/original	NO	NO	NO	NO	3	
Assembly/Cafeteria/Music	VAT; painted CMU and wood paneling at walls	Fair/original; clerestory light blocked with metal panels	NO	NO	NO	NO	3	Replace VAT w/ VCT
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
Code concerns	<ol> <li>No elevator.</li> <li>Secondary corridors are too narrow</li> <li>All stairs are open from floor-to-floo</li> <li>Basement art classroom, book roor</li> <li>Quantity and distribution of toilet fac</li> <li>Open cubbies in corridor create a fl</li> </ol>	r, therefore no protected egress path. n, and music space with no windows. cilities does not meet code.	onal use.					
Modulars (1 classroom, 1 Library)		Poor/arrived in 2001, were previously at a middle school and Carr, ~10 years old. Poor physical connection to schoolleaks.					was red second 4' away modula 2007, v	modular location one room duced in size, the windows of a froom look out at the modular y. Additional classroom ar is scheduled for September which will block all windows to ent classroom.

Horace Mann School

		Energy	Accessibility	Life Safety	Other Code		
Material	Condition/Age	Issues	Issues	,		Rating	Comments
	3					J	
		One boiler inefficient	NO			3	AC in mod's & offices. One new boiler in '07.
Piping original, unknown	Fair - 43 years	NO	Yes. Toilets redone in '06, reused fixtures.		conservatio n, not enough	3	Electric and gas domestic water heater's twinned.
None						-	
800A. 3 phase, 4 wire, 120/208V	Fair - + 43 years	NO	NO			3-4	Should be upgraded.
Circuit breaker panelboards with conduit and wire feeders.	Fair - + 43 years	NO	NO	NO	NO	3-4	Should be upgraded.
30kW gas indoor generator in boiler room; serves corridor and stair lighting and boilers.	Fair - + 43 years	NO	NO		clearances; Not 2 hour	3-4	
Multi-zone: ADA compliant; corridor smoke detectors and door holders; heat detectors in classrooms; master box.	Good - 3-4 years	NO	NO		some pull	2	Some pull stations should be relocated.
Multiple outside lines.	Good - 4 years	NO	NO	NO	NO	2	New in 2003.
Generally 2x4 recessed fluorescent	Good - + 20 years	NO	NO	NO	NO	2-3	Additional fixtures needed in some areas. New energy efficient lamps and electronic ballasts by utility company.
Generally standard duplex type.	Fair - 43 years	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed throughout facility.
Keypads at specific doors; Motion detectors in corridors first floor and stairs; Notifies UL Central Station.	Fair - Mixed - 15 years	NO	NO	NO	NO	3	System will need upgrading.
	Hot water by gas, UV's in CR's. AC in Office, mod's and a couple CR's.  Piping original, unknown  None  800A. 3 phase, 4 wire, 120/208V  Circuit breaker panelboards with conduit and wire feeders.  30kW gas indoor generator in boiler room; serves corridor and stair lighting and boilers.  Multi-zone: ADA compliant; corridor smoke detectors and door holders; heat detectors in classrooms; master box.  Multiple outside lines.  Generally 2x4 recessed fluorescent  Generally standard duplex type.  Keypads at specific doors; Motion detectors in corridors first floor and	Hot water by gas, UV's in CR's. AC in Office, mod's and a couple CR's.  Piping original, unknown  Fair - 43 years  None  800A. 3 phase, 4 wire, 120/208V  Fair - + 43 years  Circuit breaker panelboards with conduit and wire feeders.  Fair - + 43 years  30kW gas indoor generator in boiler room; serves corridor and stair lighting and boilers.  Multi-zone: ADA compliant; corridor smoke detectors and door holders; heat detectors in classrooms; master box.  Multiple outside lines.  Good - 3-4 years  Generally 2x4 recessed fluorescent  Good - + 20 years  Keypads at specific doors; Motion detectors in corridors first floor and	Hot water by gas, UV's in CR's. AC in Office, mod's and a couple CR's.  Piping original, unknown  Fair - 43 years  NO  None  800A. 3 phase, 4 wire, 120/208V  Fair - + 43 years  NO  Circuit breaker panelboards with conduit and wire feeders.  Fair - + 43 years  NO  30kW gas indoor generator in boiler room; serves corridor and stair lighting and boilers.  Fair - + 43 years  NO  Multi-zone: ADA compliant; corridor smoke detectors and door holders; heat detectors in classrooms; master box.  Multiple outside lines.  Good - 3-4 years  NO  Generally 2x4 recessed fluorescent  Good - + 20 years  NO  Keypads at specific doors; Motion detectors in corridors first floor and detectors in corridors first floor and detectors in corridors first floor and	Material Condition/Age Issues Issues  Hot water by gas, UV's in CR's. AC in Office, mod's and a couple CR's.  Fair - 43 years One boiler inefficient NO  Yes. Toilets redone in '06, reused fixtures.  None  800A. 3 phase, 4 wire, 120/208V Fair - + 43 years NO NO  Circuit breaker panelboards with conduit and wire feeders.  Fair - + 43 years NO NO  NO  Multi-zone: ADA compliant; corridor smoke detectors and door holders; heat detectors and door holders; heat detectors in classrooms; master box.  Generally 2x4 recessed fluorescent Good - + 20 years NO NO  Keypads at specific doors; Motion detectors in corridors first floor and detectors in corridors; Motion detectors in corridors; Motion detectors in corridors first floor and detectors in corridors first floor and detectors in corridors; Motion detectors in corridors first floor and detectors in corridors first floor a	Material Condition/Age Issues	Material Condition/Age Issues	Material Condition/Age Issues Issues Issues Issues Issues Rating Hot water by gas, UV's in CR's. AC in Office, mod's and a couple CR's.  Fair - 43 years Piping original, unknown Fair - 43 years NO

Horace Mann School



	Material	Condition/Age	Energy Issues	Accessibility Issues		Other Code Issues	Rating	Comments
Door Bell System	Push button at Gym entrance.	Fair	NO	NO	NO	NO	3-4	
	Dial phone and speaker in classrooms and offices; ceiling							
Sound/Intercom System	speakers in corridors.	Good - 6 years	NO	NO	NO	NO	2	Sound system - portable
	Classroom and Office battery clocks. Corridor and classroom speaker with	•	NO	NO	NO	NO		
Clock/Program Bell System	beil tones.	needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas.	Good - 6 to 12 years	NO	NO	NO	NO		Additional data outlets needed in classrooms.
Cablevision System	Outlets in classrooms and Library.	Good - 10 years					-	

Horace Mann School

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	•	Issues	Rating	Comments
SITE FEATURES								
Darking	Bituminous concrete at side of building, parent drop-off at side as	Cood	NO	YES	NO	NO	1	
Parking	well	Good	INO	YES	NO	NO	1	
Sidewalks/ramps	Bituminous concrete entrance path	Fair, path too narrow and drop off at edge is access problem	NO	YES	NO	NO	3	Width and grading issue to be addressed
	Concrete side terrace - proposed student waiting area	Fair	NO	YES	NO	NO	3	No accessible entrance to proposed student waiting terrace, pavement in disrepair
	Bituminous concrete paths to play	Fair, not accessible (grade)	NO			NO	3	71
	Concrete sidewalk at rear	Fair, curb ramp in disrepair	NO	YES	NO	NO	3	
Fields	Turf/skinned base area	Fair/poor	NO	YES	NO	NO	3	Turf restoration/replacement
Plantings	Severe erosion of some turf areas	Fair	NO	NO	NO	NO	3	Replace eroded turf areas
Play structures		Steel is very good condition, timber is fair	NO	YES - timber structure only	NO	NO	2	Repair/replace timber structure and surfacing, need to cross parking to access play area
Courts	Bituminous concrete basketball	Good	NO	YES	NO	NO	2	Provide accessible route
Benches/bike racks	Benches located at play area, new benches at proposed student waiting area	Good	NO	YES	NO	NO	1	Benches @ proposed student waiting area are not accessible
Fencing	Wire mesh, steel fencing at side perimeter securing play areas	Good	NO	NO	NO	NO	1	
Lighting	Parking area lighting	N/A						
	Building flood lights	Good/newer	NO	NO	NO	NO	2	
	Exterior door lights	Unknown age or if they work downlights in building overhang	NO	NO	NO	NO	4	Replace lighting.
			1			l .	<u> </u>	<u> </u>



Horace Mann School

Newton Schools Stud	y - Facility Assessment							
TOTALOTA COMOCIO CICA	y radiiity raddddinaiit							
INCOLN-ELIOT SCH	HOOL		The state of the s					NEW TOTAL CONTRACTOR
91 PEARL STREET								AND AMPLE
							THE NA	VAKINAM S
							VAI	THE REPORT OF THE PERSON OF TH
BUILDING DATA:								
	site area:	4 acres			1			
	zoning district:	PUB						THE PARTY OF
	building area:	51,074 Gross Square Feet						R SERVICE
	number of floors:	2/3						4 4 1
	historical status:	None	State of the second	Elegania -				
	year built:	1939						
	additions/renovations/upgrades:	1965, 1974						
	assessment value:	n/a						1 Charles Comme
			y Alle	-				
			A. A.			melt la		200 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Key to Rating:				State of the				
-	on with ordinary maintenance required			Mary Mary M.	Y	A A		
2 = Good condition with mi					THE RESERVE THE PARTY OF THE PA	STATE OF THE PARTY		(Alpha de Angle de An
B = Fair condition with repart	airs or replacement required							
= Poor condition with rep	placement required							



Lincoln-Eliot School

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING EXTERIOR								
		Good/original; gutters newer-good						Original roofing does not
Roof systems	Slate pitched roof w/ wood cupola	condition	YES	NO	NO	NO	2	meet current energy codes.
		No potive looks reported motel roof						Doofing : 00 years old may
	Flat roof	No active leaks reported, metal roof edge in good condition/ 22 years	YES	NO	NO	NO	2	Roofing >20 years old may not meet current codes.
	That 1001	eage iii geed condition 22 years						
	Load bearing masonry/concrete	Good. Minor cracks and staining at						
Exterior walls	sills/stone detailing.	masonry, rusting lintels/original	NO	NO	NO	NO	1	Repair and clean
	Brick veneer with concrete at floor							
	elevations; slate sills at 1965; painted CMU wall at 1975	Good/1965 and 1975	NO	NO	NO	NO	1	
	OWO Wall at 1979	4000/1000 and 1070	110		110			
								Repair/replace damaged or
	L							missing screens. Replace
	Aluminum w/ thermal break and thermal glazing, fixed & single-hung	Good/~1985 replacement at 1939						rusted panels. Note: difficult to operate, questionable
Windows/louvers		building; solid panels are rusted	NO	NO	NO	NO	1	quality. Poor style selection.
		Poor/Original windows at 1965						Replace steel frame windows
	Steel-frame, single-pane glazing,	building; Lexan replacement glazing						w/ alum thermal break and
	casement windows; metal louvers	is aged and translucent.	YES	NO	NO	NO	4	thermal glazing.
	Aluminum w/ thermal break and							
	thermal glazing: fixed, awning & casement operable windows	Good/1975	NO	NO	NO	NO	,	
	casement operable windows	G00d/1975	NO	INO	NO	INO	1	
	Aluminum w/ pebble fiberglass	Good condition, hardware is non						Replace with accessible
Doors/hardware	panels		NO	YES	NO	NO	2	hardware & auto-open device
		Fair/original. Concrete w/ minor						
		spalling and concrete that is						
		deteriorating; railing supports are						
Exterior steps/ramps		rusted. Guardrails are not code compliant	NO	YES	NO	NO	3	Replace guardrails and handrails.
LAIGHUI SIGPS/TAITIPS	ramp w/ painted steet pipe guardrails	Compilant	INO	ILO	INO	INO	3	manuralis.
Structural concerns	None.							

Lincoln-Eliot School

			Energy	Accessibility	Life Safety	Other Code		
	Material		Issues	Issues	Issues		Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU w/ painted plaster above @ corridors; painted plaster walls, typical 1939 building	Good/original. ~30% of door surrounds are non accessible	NO	YES	NO	NO	3	Modify openings to comply with accessibility codes
	Painted CMU, painted gypsum wallboard w/ vinyl base, typical; operable walls at classrooms in 1975 building		NO	YES	NO	NO	3	Modify openings to comply with accessibility codes
Floors	Carpet and VAT, typical; VCT	Fair/original;	NO	NO	NO	NO	3	Replace VAT w/ VCT.
Ceilings	2x4 ACT, 2x2 ACT and 1x1 ACT	Good at 2x2 and 2x4 conditions. 1x1 interlocked ACT in poor condition.	NO	NO	NO	NO	3	Replace damaged tiles. Replace 1x1 interlocked ACT.
Doors/borrowed lights	Wood solid core doors w/ wire glass in painted metal frames	Good/original for 1965 and 1975; Fair/original at 1939	NO	NO	NO	NO	2	See "Partitions" for accessibility issue.
Hardware		Good/original for 1965 and 1975; Fair/original at 1939	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, metal, plastic laminate	Good/1975; Fair/1939; Poor/1965 - rusted metal cabinets; wood closets are fair.	NO	YES	NO	NO	2	Replace/repair as required, replacement to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Wood, open cubbies in corridors; and coat hooks. Student storage closet in classrooms at 1939 building.	1939 buildingsome unoperable or	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolling shades, typ.; curtains at clerestory windows in 1975 building	Good, typ. Fair, curtains.	NO	NO	NO	NO	2	
Toilet rooms	Adult: glazed CMU, painted CMU, ceramic tile, VCT; wood/metal partitions	Poor/original 1939. Non accessible. Fair/1965 and 1975	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
	Student: glazed CMU, painted CMU & ceramic tile; metal partitions	Poor/original 1939. Non accessible. Fair/1965 and 1975	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
Stairs	Terrazzo w/ steel nosing; wood/metal hand & guardrails		NO	YES	NO	NO	2	Replace railings & stair nosing.

3 Lincoln-Eliot School



	Material	Condition/Age	Energy Issues	Accessibility Issues	,	Other Code Issues	Rating	Comments
	Concrete/metal pan construction; rubber treads, VCT landings; painted metal hand & guardrails	Good/1965 and 1975. Handrails does not meet code requirements.	NO	YES	NO	NO	2	Replace handrails. Note: door swings into the path of travel at 1965 stair.
Elevator		Fair/1939 building; sized too small, worn. Good/1975 building; renovated in 2000	NO	YES	NO	NO	1/4	Elevator at 1939 building does not meet code
Lifts	Two 1/2 flight lifts	Good/age unknown	NO	NO	NO	NO	1	
Signage	Paper or none	Poor	NO	YES	NO	NO	4	Install signage to meet AAB standards.
Gymnasium equipment	Wood athletic floor and wood backstops; painted CMU walls; 2x2 ceiling	Good/original 1975	NO	NO	NO	NO	1	
Cafeteria	·	Good/functional; minimal natural lighting.	NO	NO	NO	NO	1	
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
	1. Main entrance is not accessible. 2. Elevator is too small to meet AAB s 3. Door swings into the path of travel a 4. No visual of front entry creates a se 5. Open cubbies in corridor create a fl							
Code concerns	+							

Lincoln-Eliot School

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	Matarial	Condition/Ara	Energy	Accessibility		Other Code	Datina	0.0000000000000000000000000000000000000
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil, original boilers, one new burner.	Fair to poor/original, 68 years. Unit ventilator noise is a problem.	Boiler inefficient	NO	NO	Units aren't run due to noise. Some classroom exhaust blocked.	4	System is past its useful life. Heat varies around the building and is unreliable. Boiler feed unit leaking badly. Needs more service, constant breakdowns and repairs. Constant thermostat recalibration.
Plumbing	Piping original, unknown, kitchen on ejector.	Original, fair to poor.	NO	No accessible fixtures noted.	NO	No domestic hot water through building. Point of use electric heaters at some lavs. A lot of DF's inoperable.	4	Nurse sink unusable, no hot water.
Fire Protection	None						-	
Electrical Service Equipment	800A. 3 phase, 4 wire, 120/208V	Fair - + 45 years	NO	NO	NO	NO	3-4	Should be upgraded.
' '		,						1.0
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - 45 years and newer	NO	NO	NO	NO	3-4	Should be upgraded.
Emergency System	Gas indoor generator in boiler room; serves corridor and stair lighting.	Fair - 45 years	NO	NO	NO	Insufficient working clearances; Not 2-hour fire rated room.	3-4	Generator should be replaced with Code compliant unit in 2-hour rated room.
Fire Alarm System	Multi-zone: not ADA compliant; classroom, Library, and corridor smoke detectors and door holders; master box.	Good - + 25 years.	NO	NO	NO	Mounting height and locations of some pull stations.	2	Signal needs to be ADA compliant; some pull stations should be relocated.
Telephone System	Multiple outside lines.	Being upgraded at this time.	NO	NO	NO	NO		
D								

Lincoln-Eliot School

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Lighting System	Generally 2x2 and 2x4 recessed fluorescent and surface wrap arounds.	Good - + 20 years	NO	NO	NO	NO	2-3	New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair to Good - 45 years and newer.	NO	NO	NO	NO	3	Additional receptacles/ circuits should be added throughout.
Security System	Keypads at specific doors; Motion detectors in corridors and stairs; Monitor switches on most exterior doors; interior alarm; Notifies UL Central Station.	Fair - Mixed - 10 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Push button at front entrance with buzzer in Admin.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	Being upgraded.	Being upgraded.	NO	NO	NO	NO	1	
Clock/Program Bell System	Classroom and Office battery clocks. Corridor and classroom speaker with bell tones.		NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas; Minimal wireless system.	Good - 5 years	NO	NO	NO	NO	2	
Cablevision System	Outlets in Admin Office, Library and most classrooms	Good - + 10 years	NO	NO	NO	NO	-	

Lincoln-Eliot School

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues		Rating	Comments
SITE FEATURES								
Parking	Bituminous concrete, granite & concrete curbs	Fair/poor	NO	NO	NO	NO	3	Replace/resurface - repair potholes
Sidewalks/ramps	Concrete perimeter walks	Good	NO	NO	NO	NO	2	
	Concrete/bituminous concrete front walks	Fair	NO	YES	NO	NO	3	Surface condition, some sections need to be replaced
	Concrete walk at granite stair to main entrance		NO	YES	NO	NO	3	Main entrance is not accessible
	Path to play area from building	Fair/good	NO	YES	NO	NO	2	Not accessible from building
Fields	Turf - skinned base area, baseball & soccer	Fair	NO	NO	NO	NO	3	Turf restoration is needed
Plantings	Mature trees @ front & on slope by play area, turf	Plantings are in good or fair condition/turf on slope is in poor condition	NO	NO	NO	NO	2	Check trees on slope/ turf restoration on slope
Play structures	(2) steel - younger children's, steel swings	structures are in good condition, swings are in fair condition	NO	YES	NO	NO	1 and 2	Play structure is accessible, swings are not
Courts	Bituminous concrete paved area by play area, basketball	Paved play area is in fair condition, basketball is in good condition	NO	NO	NO	NO	2 and 1	
Benches/bike racks	Recycled composite benches by play area	Good	NO	YES	NO	NO	1	Not in accessible locations
Fencing	CLF @ perimeter, basketball and between play area and parking	Perimeter and play area - fair, basketball is good	NO	NO	NO	NO		Replace/repair framework and fabric
Lighting	Parking area lighting	Flood light on utility poles - good	NO	NO	NO	NO	1	
	Building flood lights	Good/newer	NO	NO	NO	NO	2	
	Exterior door lights	Poor/age unknown	NO	NO	NO	NO	4	Replace lighting.

Lincoln-Eliot School

lewton Schools Study	- Facility Assessment			
Newton Schools Study	- Facility Assessment			
MASON-RICE SCHOO				
	<u> </u>			
49 PLEASANT STREET				
BUILDING DATA:				
	site area:	3.99 acres		
	zoning district:	PUB		
	building area:	39,000 gross square feet	MASONRICE	
	number of floors:	2		
	historical status:	None		
	year built:	1959		
	additions/renovations/upgrades:			
	assessment value:	n/a		
Key to Rating:				
= New or in good conditio	n with ordinary maintenance required			
2 = Good condition with mir	nor repairs required			
B = Fair condition with repa	irs or replacement required			
l = Poor condition with repl	acement required			

Mason-Rice School



	Material		Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Flat roof	No active leaks reported, metal roof edge in good condition/ 17 years	NO	NO	NO	NO	2	
	Octagon shaped pitched roof	No active leaks reported, no snow guards, no gutters/ 17 years	NO	NO	NO	NO	2	
Exterior walls	Load bearing masonry/concrete sills; concrete exposed foundation.	Good/original-masonry. Minor cracks in masonry; cracks and staining at sills. Fair/original-foundation. Rebar exposed, spalling and cracking.	NO	NO	NO	NO	3	Repair/patch and clean masonry and concrete.
Windows/louvers	Steel-frame, single-pane glazing storefront system with metal panels and casement operables; glazed block above wood-framed, single- pane glazing; metal louvers	Poor/original	YES	NO	NO	NO	4	Replace windows and louvers.
Doors/hardware	Metal, wood, aluminum, aluminum w/ pebble fiberglass panels; metal and wood frames	unknown. Hardware is non	YES	YES	NO	NO	3	Replace doors, provide accessible hardware & autoopen device
Areaways	Concrete retaining walls with steel grates.	Good/original, minor rusting	NO	NO	NO	NO	2	
Exterior steps/ramps	Concrete stoops, steps and ramps w/ painted steel pipe guardrails		NO	NO	NO	NO	3	Replace railings.
Structural concerns	None.							

Mason-Rice School

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU w/ painted CMU above @ corridors; painted plaster walls, typical; painted CMU; wood paneling; exposed brick	Good/original.	NO	NO	NO	NO	2	Refinish wood paneling or replace.
Floors	Carpet, VCT, VAT, and Rubber	Good/age unknown-VCT; Fair/ages unknown-other	NO	NO	NO	NO	3	Replace carpet and VAT w/VCT.
Ceilings	2x4 ACT, 2x2 ACT, 1x1 ACT, painted plaster, acoustic panels.	Good/newer; Fair/original	NO	NO	NO	NO	3	Replace damaged tiles.
Doors/borrowed lights	Wood solid core doors w/ metal and wood frames	Poor/original	NO	NO	NO	NO	4	Replace doors/frames
Hardware		Fair/original	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, metal, laminate	Poor/original	NO	YES	NO	NO	4	Replace casework to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Open, wood cubbies	Good/original	NO	NO	NO	NO	2	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Horizontal blinds	Fair/age unknown	NO	NO	NO	NO	3	Replace/upgrade to provide consistent light control.

3 Mason-Rice School



			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues		Rating	Comments
	Adult: CMU, ceramic tile, VCT;							
Toilet rooms	wood/metal partitions	Poor/original. Non accessible	NO	YES	NO	NO	4	Replace/upgrade toilet rooms
	Student: glazed CMU & ceramic tile;	Poor/original. Fair/newer. Not fully						
	steel partitions	accessible	NO	YES	NO	NO	4	Replace/upgrade toilet rooms
								Upgrade railings and add
	Concrete w/ steel and rubber nosing;	Good/original. Railings and stair						guard rails, infill to reduce
Stairs	wood/metal hand & guardrails	nosing are non accessible.	NO	YES	NO	NO	2	size of large openings.
								Not all areas are accessible
								(library plus other support
Lift		Good/2006	NO	YES	NO	NO	1	spaces)
								Install signage and include
Signage	Various	Poor/ages unknown	NO	YES	NO	NO	4	Install signage and include braille
	74.1000	- conagos animom		1.20				
Gymnasium equipment	Wood athletic floor and backstops	Fair/original	NO	NO	NO	NO	3	Refinish/upgrade
	Wood paneling, painted CMU, tectum	Good/original: Fair/original-wood						
	panel ceiling	paneling	NO	NO	NO	NO	3	Refinish/replace paneling
		Poor/original. Slope of floor is not						
Auditorium	Painted concrete floor	accessible	NO	YES	NO	NO	4	
	Painted CMU walls; exposed deck w/	Fair/original-walls, large crack at						
	floating ceiling of 1x1 ACT	back wall; Good/age unknown-ceiling	NO	NO	NO	NO	3	
		Poor/original. Platform is not						Provide accessible route from
	Wood platform/steps	accessible from the auditorium.	NO	YES	NO	NO	4	auditorium.
	·							
	Wood/metal seats, 285 seats; fabric	Good/original-seating; Good/new-		\/F0				
	curtains	curtain	NO -	YES	NO	NO	2	Provide accessible seating.
	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Pating	Comments
	iviaterial	Condition/Age	133063	155005	155005	133063	rialing	
IV:talaara	Manusin a Litalia		NO	NO	NO	NO		Abate deteriorating VAT,
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	2	replace VAT with VCT
	1. Library and other support spaces a							
Code concerns	<ul><li>2. All door hardware is non accessible</li><li>3. Open cubbies in corridor create a fl</li></ul>							
Code Concerns	3. Open cubbles in corridor create a fi	anniability risk.						
		1	I	1	<u> </u>	1	l	l .

Mason-Rice School

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Hot water by oil, UV's in CR's. AC Offices and Library.	Poor - 48 years	Boiler inefficient	NO	NO	NO	3	Heat variations around building.
Plumbing	Piping original, unknown - old valves don't hold.	Poor - 48 years	NO	Marginal accessibility	NO	Fixtures not water conserving	3	Some pipe system leaks.
Fire Protection	None						-	
Electrical Service Equipment	Utility company transformer vault within building; 800A. 3 phase, 4 wire, 120/208V	Fair to Poor - 46 years	NO	NO	NO	Insufficient working clearances	3-4	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair to Poor - 46 years	NO	NO	NO	NO	3-4	Should be upgraded.
Emergency System	50kW gas indoor generator in boiler room; serves corridor and stair lighting and boilers.	Fair to Poor - 46 years; operation questionable	NO	NO	NO	Insufficient working clearances; Not 2 hour fire rated room.	3-4	Generator should be replaced with Code compliant unit in 2-hour rated room.
Fire Alarm System	Multi-zone: not ADA compliant; Library, Gym, and corridor smoke detectors and door holders; exterior pedestal master box.	Good - + 25 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	All signals need to be ADA; Some pull stations should be relocated.

5 Mason-Rice School



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Telephone System	Multiple outside lines.	Good - 6 years	NO	NO	NO	NO	2	New in 2001. Add Dial phone to all classrooms.
Lighting System	Generally 2x4 recessed fluorescent	Good - + 20 years	NO	NO	NO	NO	2-3	Additional fixtures needed in some areas. New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair to Good - 48 years and much newer; recently upgraded with Plugmold.	NO	NO	NO	NO	3-4	Additional receptacles/ circuits shall be added throughout.
Security System	Keypads at specific doors; Motion detectors in corridors; Monitor switches on exterior doors; Notifies UL Central Station.	Fair - Mixed - 10 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Push button at rear and front entrance; Bell in Admin.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	classrooms and offices; ceiling speakers in corridors; Independent system in Auditorium.	Good - 6 years	NO	NO	NO	NO	2	
Clock/Program Bell System	Classroom and Office battery clocks. Corridor and classroom speaker with bell tones.	•	NO	NO	NO	NO	2	
Information Technology System	Data in most classrooms and office areas; Minimal wireless system.	Good - 6 years	NO	NO	NO	NO	2	Additional data outlets needed in all classrooms.
Cablevision System	Outlets in classroom #10, Library, Main Office and Principle's Office.	Good - 10 years					-	

Mason-Rice School

		0 101 /4	Energy	Accessibility	•	Other Code	<b>5</b> .:	
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
SITE FEATURES								
Parking	Bituminous concrete and concrete curbs - side of building	Poor	NO	NO	NO	NO	4	Significant cracking - resurface or replace
Sidewalks/ramps	Concrete walk from parking to main entrance	Fair	NO	YES	NO	NO	3	Path is too steep for accessibility
	Concrete walks in front	New areas - good, others - fair	NO	NO	NO	NO	1 and 2	
	Walk from blue curb to front -	Fair	NO		NO	NO	3	No crosswalk marked, indirect crossing to other side
	Bituminous concrete walks around	Fair	NO		NO	NO	3	Some crosspitches on walks are too steep
Fields	Turf - soccer	Fair/poor	NO	NO	NO	NO	3	Turf eroded on hillside - turf restoration needed
Plantings		Turf between parking and front - poor, plantings - fair/good, garden - good	NO	YES	NO	NO	2 and 3	Garden not accessible, turf restoration
Play structures	K-2 and swings - steel/plastic with polyurethane tile surfacing, 5-12 timber, wood fibre surfacing	Fair	NO	YES	NO	NO	3	Tile surfacing is accessible, structure is accessible by ramp but no loop
Courts	Bituminous concrete basketball, sand volleyball	Fair	NO	YES	NO	NO	3	No accessible path connection
Benches/bike racks	Recycled slats and steel benches, bike racks by courts, steel picnic table	Benches/picnic - good, bike rack fair/poor	NO	NO	NO	NO	1 and 3	Replace bike rack
Fencing	CLF at perimeter by play area -fair	Fair	NO	NO	NO	NO	3	Repair/replace
Lighting	Parking area lighting	None						
	Building flood lights	Good/newer	NO	NO	NO	NO	2	
	Exterior door lights	Poor/original. Rusted, most likely do not work. Good/newer at main entry	NO	NO	NO	NO	4	Replace lighting.

Mason-Rice School

lewton Schools Study	r - Facility Assessment					
MEMORIAL-SPAULDI 250 BROOKLINE STREET						
UILDING DATA:					**	
	site area: zoning district:	5.59 acres PUB		WALL SPAULDING 50	HOOL .	
	building area: number of floors:	68,775 gross square feet	EEREI	沙莲		
	historical status: year built:	None 1954				
	additions/renovations/upgrades: assessment value:	1959, 2002 n/a			-	
Key to Rating:						
	n with ordinary maintenance required					
2 = Good condition with mir $B = Fair condition with repa$	nor repairs required irs or replacement required					
1 = Poor condition with repl	acement required					



	Material		Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR		•						
Roof systems	Flat roof; overhang w/ painted metal soffit	No active leaks reported, metal roof edge in good condition/ 25 years	YES	NO	NO	NO	2	Roofing >20 years old may not meet current codes.
Exterior walls	Brick veneer	Good/original	NO	NO	NO	NO	1	
	Brick veneer/metal panel at upper walls/exposed concrete foundation	Good/2002-brick; dinged metal panels; spalling concrete; poor connection from brick to concrete	NO	NO	NO	NO	2	
Windows/louvers	Aluminum w/ thermal break and thermal glazing, fixed & awning. Metal, single-pane storefront	Good/2002; Poor/original storefront	YES	NO	NO	NO	2	Replace storefront location.
Doors/hardware	Metal, aluminum, aluminum w/ pebble fiberglass panels, steel frames	Good/~2002, Fair/original. Older frames are rusting. 25% hardware is non accessible.	YES	YES	NO	NO	3	
Areaway	At grade with metal grate	Fair/original. Grate is rusted but appears structurally sound	NO	NO	NO	NO	3	Replace grate.
Exterior steps/ramps	Granite and concrete stoops/steps; concrete ramp with painted metal pipe guardrail	Good/original and ages unknown	NO	NO	NO	NO	1	
Canopies	Metal edge, flat roof, painted metal soffit	Good/original with updates, damaged metal edge at side entry	NO	NO	NO	NO	2	Repair metal edge.
Structural concerns	Floor/slab settlement in Music Root	m, ~4" drop at the new addition.	1	1		1		

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues		Rating	Comments
BUILDING INTERIOR		-						
	Glazed CMU w/ painted plaster above @ corridors; painted plaster walls, typical; 1x1 ACT at upper walls;							Modify openings to comply
Partitions	painted brick	non accessible	NO	YES	NO	NO	3	with accessibility codes
	Painted gypsum wallboard w/ vinyl base, wood chair rail @corridors, typical	Good/2002.	NO	NO	NO	NO	1	
Floors	Carpet, VAT, VCT, terrazzo	Poor/original; Good/2002	NO	NO	NO	NO	4	Replace carpet and VAT w/ VCT.
Ceilings	Painted plaster, 1x1 ACT, 2x4 ACT and 2x2 ACT	Fair/original; Good/2002	NO	NO	NO	NO	2	Replace damaged tiles.
Doors/borrowed lights	Wood doors w/ painted metal frames	Good/2002 and painted original frames	NO	NO	NO	NO	2	See "Partitions" for accessibility issue.
Hardware		Good/2002; Fair/original	NO	YES	NO	NO	2	Provide upgraded hardware for all doors
Interior built-in furnishings	Wood, metal, laminate, ceramic tile	Fair/original; Good/2002-minimal quantity	NO	NO	NO	NO	2	Replace as required, replacement to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Metal, single-tier, 15" x 60" for 2 students	Good/2002; Fair/originalrusting. Sized too small for shared use, non accessible hardware	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolling shades, typical	Good/2002	NO	NO	NO	NO	1	
Toilet rooms	Glazed CMU, ceramic tile/VCT; wood/metal partitions; painted plaster ceiling Ceramic tile floor and walls; coffered	Poor/original. Non accessible	NO	YES	NO	NO	4	Replace/upgrade toilet rooms
	concrete structure ceiling/ACT; metal	Good/2002	NO	NO	NO	NO	1	
Stairs	Painted concrete w/ steel nosing; wood/metal hand & guardrails; painted metal pipe hand & guardrails	Good/original. Railings and stair nosing are non accessible.	NO	YES	NO	NO	2	Replace railings & stair nosing.



		1						
		4	Energy	Accessibility		Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
	Painted concrete/metal pan							
	construction; painted metal hand &	0 1/0004	NO	NO	NO	NO	_	
	guardrails	Good/2001	NO	NO	NO	NO	1	
Elevator		Good/2001	NO	NO	NO	NO	1	
		Good/2001; Fair/all other, non						Provide signage for all rooms
Signage	Plastic plaques	accessible	NO	YES	NO	NO	2	to meet code
0.9.1490	r radio pragado			. = 0				io inidet dedani
Gymnasium equipment	Wood athletic floor and backstops	Good/original	NO	NO	NO	NO	2	
Cymnasiam equipment	Wood attrictic floor and backstops	a dod / original	110	110	140	110		
	Painted CMU walls; 1x1 ACT	Good/original	NO	NO	NO	NO	2	
Auditorium	Painted concrete/carpet at the aisles	Good/original.	NO	YES	NO	NO	2	
	B :							
	Painted plaster walls with wood	Cood/original	NO	NO	NO	NO		
	paneling wainscot; 1x1 ACT	Good/original.	INO	NO	NO	NO	2	
		Poor/original. Lift provides						
	Wood platform and steps; painted brick walls; fabric curtains; lift	accessibility to platform from auditorium	NO	NO	NO	NO	3	
	brick wails, labric curtains, iiit	auditorium	INO	INO	INO	INO	3	
	Wood seats, 210 seats	Good/original	NO	YES	NO	NO	2	Provide accessible seating.
	Wood Seats, 210 Seats	G000/original	INO	ILO	INO	INO		Frovide accessible seating.
/:t-	M/a wasing a kitala an		NO	NO	NO	NO		
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
	1. Floor/slab settlement in Music Room	m. ~4" drop at the new addition	I			1	1	
	2. Basement programmed spaces wit							
Code concerns	Flooding at basement level creates							
	<u> </u>						1	
	i	I	1	1	1	1	1	

Memorial-Spaulding School

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Poting	Comments
BUILDING SYSTEMS	Iviaterial	Condition/Age	issues	155065	issues	issues	natilig	Comments
Heating/ventilation/air conditioning	Steam by oil, hot water for '02 and addition. AC for main office and Teacher's Room.	Fair/original, 53 years.	Boiler inefficient	NO	NO	NO	3	One new boiler being installed. Heating inconsistent through building, hot/cold. Thermostat recalibration helped.
Plumbing	Piping original, unknown	Fair/original	NO	Marginal accessibility, no Faculty handicap.	NO	Some fixtures don't get hot water.		Storm water issue in elevator pit.
Fire Protection	Sprinkler system	Good/2002	NO	NO	NO	NO	1	Dry systems assumed to serve crawl spaces. No standpipes. A&E Uses not separated.
Electrical Service Equipment	600A. 3 phase, 4 wire, 120/208V	Fair - + 50 years	NO	NO	NO	Insufficient working clearances	3	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - + 50 years	NO	NO	NO	NO	3	Should be upgraded.
Emergency System	100kW diesel exterior generator serves corridor and stair lighting and boilers. (Probably most of facility.)	Good - 5 to 10 years	NO	NO	NO	No 2-hour fire rated room for life safety system equipment.	2-3	



			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues		Rating	Comments
Fire Alarm System	Multi-zone: ADA compliant; Library and corridor smoke detectors and door holders; exterior master box.	Good - 5 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	Some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 5 years	NO	NO	NO	NO	2	
Lighting System	Generally 2x2 and 2x4 recessed fluorescent; surface wrap around in corridors.	Good - + 5 years	NO	NO	NO	NO	3	Energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair - + 50 years in existing Wing. Good - + 5 years in Addition.	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed throughout existing wing.
Security System	Keypads at specific doors; Motion detectors in corridors and stairs; Notifies UL Central Station.	Fair - Mixed - + 5 to 20 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Push button at front door. Buzzer in Lobby.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	Surface speakers and dial phones in classrooms; Not heard well in corridors, toilets, and exterior.	Good - + 5 years	NO	NO	NO	NO	2-3	Need corridor, toilet and exterior speakers.
Clock/Program Bell System	Classroom and Office battery clocks. No bell tones in corridors or exterior.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	Need bell tones in corridors and exterior.
Information Technology System	Data in classrooms and office areas. Wireless in Library and Principle Office.	Good - 10 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms .
Cablevision System	Possible service. No system outlets.						-	Service should be provided.

			Enorgy	Accessibility	Life Cefety	Other Code		
	Material Material	Condition/Age	Energy Issues	-	Issues		Rating	Comments
SITE FEATURES		ornament ge					- Island	
OTTE TEXTOTIES								0 0
Parking	Bituminous concrete at side of school	  Fair	NO	YES	NO	NO	3	Settlement @ curbramp is access issue, resurface
				1				
								Poor surface
Sidewalks/ramps	Concrete sidewalks - sides of drive	Poor	NO	YES	NO	NO	4	condition/replace
	Bituminous concrete @ front	Fair	NO	NO	NO	NO	3	
	Bituminous concrete courtyard	Fair	NO	NO	NO	NO	3	Resurface
	Turf and skinned baseline - baseball.							
Fields		Fair/poor	NO	YES	NO	NO	3	No access path to field
		-						
DI I	Mature plantings at school front, turf,		NO	NO	NO	NO	2 and	<b>-</b>
Plantings	garden @ courtyard	Plantings - fair/good, turf - fair/poor	NO	NO	NO	NO	3	Turf restoration
	(2) 5-12 timber/steel and K-2							Wood fibre surfacing, no
Play structures	timber/steel, swings	Good	NO	YES	NO	NO		accessible path to area
Courte	Bituminous concrete paved play area	Good	NO	YES	NO	NO	2	No accessible route
Courts	Bituminous concrete paved play area	G000	INO	TES	INO	INO		INO accessible route
	Wood/steel benches at front, wood							
Benches/bike racks	picnic table	Good	NO	YES	NO	NO	2	Picnic table not accessible
								<b>5</b>
Fencing	Wood rail fence at entrance, CLF at upper level of play area, perimeter	Wood rail fence - good, other fencing varies - fair/poor	NO	NO	NO	NO	3	Repair /replace sections along street
	apper level of play area, perimeter	varios ran/posi						
Lighting	Parking area lighting	None						
	Building flood lights	Poor/age unknown	NO	NO	NO	NO	4	Replace lighting.
	Exterior door lights	Fair/unknown- lights at canopies	NO	NO	NO	NO	3	Replace lighting.



Newton Schools Study -	Facility Assessment						
PEIRCE SCHOOL				1		weath.	
170 TEMPLE STREET				1			<u> </u>
					25		
DI III DINIG DATA							
BUILDING DATA:				See London	PEIDO	Was a second	
					SCHOOL SCHOOL		
	site area:	3.68 acres					7500
	zoning district:	PUB					
k	ouilding area:	33,800 gross square feet					
ı	number of floors:	2		*			
ŀ	nistorical status:	None				THE REAL PROPERTY.	E
	year built:	1951					
í	additions/renovations/upgrades:	1955		17			
	assessment value:	n/a		*	X.		
							400
							Call Control
Key to Rating:			S-48			-	The second secon
1 = New or in good condition	with ordinary maintenance required						
2 = Good condition with minor	repairs required						
3 = Fair condition with repairs	or replacement required						
4 = Poor condition with replac	ement required						
							·



			Ī_			011 0 1		
	Material	Condition/Age	Energy	Accessibility Issues	,	Other Code Issues	Poting	Comments
	Ivialeriai	Condition/Age	Issues	155065	issues	issues	пашіў	Comments
BUILDING EXTERIOR								
Roof systems	Flat roof	No active roof leaks reported/ 6 years	NO	NO	NO	NO	1	
		Good/original. Damage at						Repair/replace
	Brick veneer/masonry backup,	sills/surrounds, broken/crumbling,						sills/surrounds. Clean and
		staining. Rusted lintels. Water						repoint. Investigate cause of
Exterior walls	limestone sills.	damage at high wall of gym reported.	NO	NO	NO	NO	2	water damage.
	Aluminum w/ thermal break and							
	thermal glazing, fixed & hopper							
Windows/louvers		Good/2006; Poor/original-louvers	NO	NO	NO	NO	1	
Villaows/louvers	operables, metariouvers	G000/2000, 1 00//original-louvers	NO	NO	110	INO	<u>'</u>	
	Aluminum w/ pebble fiberglass	D // D	VE0	V/E0	NO	NO	_	Replace with accessible
Doors/hardware	panels; a few metal.	Good/new; Poor/original	YES	YES	NO	NO	1	hardware & auto-open device.
								Scrape and paint. Replace
	Concrete retaining walls with steel	Fair/original. Grates are rusted and						damaged/bent steel grate.
Areaways	grates,	bent.	NO	NO	NO	NO	3	Clear out areaway.
	Slate steps/landing at main entry.							
		Good/originalsome slates are						
Exterior steps/ramps	steel pipe guardrails at rear entry.	cracked. Good/unknown age at ramp.	NO	YES	NO	NO	2	
	1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2							
Structural concerns	None.							

HMFH Architects, Inc.

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues		Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU w/ painted brick above @ corridors; painted plaster walls, typical, with 1x1 peg board at upper walls of classrooms. Painted gypsum walls at addition, typical.		NO	YES	NO	NO	2	Enlarge classroom openings to comply with accessibility codes
Floors	VCT, typical. Terrazzo at entry. Carpet and VAT.	Good/on-going installation of VCT	NO	NO	NO	NO	2	Replace carpet and VAT w/VCT.
Ceilings	1x1 ACT, painted plaster, 2x2 ACT	Fair/original 1x1; Good/at newer 2x2	NO	NO	NO	NO	2	Replace 1x1 ACT
Doors/borrowed lights	Wood solid core doors w/ painted metal frames (wood frames at corridor doors)	Good/original	NO	NO	NO	NO	2	See "Partitions" for accessibility issue.
Hardware		Fair/original	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, metal, laminate	Poor/original	NO	YES	NO	NO	4	Replace to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Metal, single-tier, 15" x 60" for 2 students	Poor/originalrusting. Sized too small for shared use, non accessible hardware	NO	YES	NO	NO	4	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolldown shades, typical	Good/age unknown	NO	NO	NO	NO	1	
Toilet rooms	Adult: CMU, plaster walls, ceramic tile, VCT; wood/metal partitions	Poor/original. Non accessible	NO	YES	NO	NO	4	Replace/upgrade toilet rooms
	Student: glazed CMU & ceramic tile; wwd/metal partitions	Poor/original. Non accessible	NO	YES	NO	NO	4	Replace partions. Provide accessible fixtures.
Stairs	Concrete/metal pan w/ steel nosing; wood/metal hand & guardrails	Good/original. Railings and stair nosing are non accessible.	NO	YES	NO	NO	2	Replace railings & stair nosing.
Elevator	None		NO	YES	NO	NO	4	Install elevator
Signage	None		NO	YES	NO	NO	4	Install AAB signage.
		•	ī		ī			

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues		Comments
Gymnasium equipment	Wood athletic floor; and backstops	Good/original	NO	NO	NO	NO	2	
	Glazed brick lower and painted brick upper; exposed acoustic deck	Good/original-walls; Fair/original- acoustic deck, aged, stained	NO	NO	NO	NO	2	
Auditorium/Music	Colored concrete floor; wood paneling; 2x2 ceiling	Good/original. Cracks in concrete. Slope is not accessible.	NO	YES	NO	NO	2	
	Wood platform; fabric curtain	Fair/original. Platform is not accessible from the auditorium. Good/newer curtain	NO	YES	NO	NO	2	Provide ramp for accessibility.
	Wood seats; 200 seats	Good/original. No designated, accessible seating.	NO	YES	NO	NO	2	Provide accessible seating.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	Note: difficult circulation from basement level
Code concerns	No elevator.     Basement art classroom and general classroom are inaccessible.     Quantity and distribution of toilet facilities does not meet code.							

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air	Steam by oil, unit ventilators in classrooms with supplemental radiation. Portable AC for two		Boiler	No	No	Ventilation is suspect in some areas. Some classroom exhaust fans not		Boilers and heating system are original equipment. CI panel radiation. Heating issues throughout. Traps not serviced. Admin window AC
conditioning	students.	Poor/original/56 years	inefficient	NO	NO	operable.	4	units removed. Pipe leaks.
Plumbing	Piping original, unknown.	Fair to poor/original.	NO	Marginal accessibility	NO	NO	4	
Fire Protection	None						-	
Electrical Service Equipment	One 400A. 1 phase, 3 wire, 120/240V and one 100A, 1 phase and 120/240V.	Fair to Poor - 56 years and newer	NO	NO	NO	Insufficient working clearances	3-4	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair to Poor - 56 years and newer	NO	NO	NO	NO	3-4	Should be upgraded.
Emergency System	Gas indoor generator in boiler room; unsure of equipment served.	Fair to Poor - 56 years; operation questionable	NO	NO	NO	Insufficient working clearances; Not 2 hour fire rated room.	3-4	Generator should be replaced with Code compliant unit in 2-hour rated room.
Fire Alarm System	Multi-zone: not ADA compliant; Library, Auditorium, Gym, and corridor smoke detectors and door holders; exterior master box.	Good - + 25 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	Signals need to be ADA compliant; Some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 10 years	NO	NO	NO	NO	2	Should be upgraded.
Lighting System	Generally 2x2 recessed fluorescent and suspended wrap arounds.	Good - + 5 to 10 years	NO	NO	NO	NO	2-3	Additional fixtures needed in some areas. New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair - 46 years and newer.	NO	NO	NO	NO	3-4	Additional receptacles/ circuits needed throughout.



	Material		Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Security System	Keypad at custodian entrance; Motion detectors in corridors; Monitor switches on custodian entrance door; Notifies UL Central Station.		NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Intercom at parking lot door and front entrance; Control station in Admin.		NO	NO	NO	NO	3-4	
Sound/Intercom System	with private switches in classrooms; ceiling speakers in corridors; Independent system in Auditorium.	Fair - + 20 years	NO	NO	NO	NO	3	System needs to be upgraded.
Clock/Program Bell System	Classroom and Office battery clocks. Corridor and classroom speaker with bell tones.	•	NO	NO	NO	NO	2	
Information Technology System	Data in some classrooms and office areas.	Good - 10 years	NO	NO	NO	NO	2	Data outlets needed in all classrooms and offices.
Cablevision System	Outlets in Library and Custodian's Office.	Fair - 10 years	NO	NO	NO	NO	3	

HMFH Architects, Inc.

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues		Rating	Comments
SITE FEATURES								
Parking	Bituminous concrete, concrete curb	Fair/good	NO	NO	NO	NO	3	Replace/resurface, replace concrete curb, resurface bit. Conc. Drive
Sidewalks/ramps	Concrete entrance ramp & walk	Fair	NO	YES	NO	NO	3	Surface condition
	Concrete pavers in seating area	Good	NO	NO	NO	NO	1	
	Brick seating area at building front	Good	NO	NO	NO	NO	1	
	Concrete walks	Varies - good by parking, poor at rear building	NO	YES	NO	NO	1 and 4	No accessible route from parking to front door, main building entrance not accessible, paths from drive are greater than 5%
Fields	Turf - skinned base area, baseball & soccer	Fair/good	NO	YES	NO	NO	3	No accessible route to baseball, drainage issues in field
Plantings	Turf/trees/flowers	Good	NO	NO	NO	NO	1	Attractive plantings at both main building entrances
Play structures	5-12 & swings/timber & steel	Fair/good	NO	YES	NO	NO	2	Wood edge and wood fibre surfacing - no accessible passage to play structures
Courts	Paved informal play area							
Benches/bike racks	Metal bike rack by baseball, benches and picnic table by paved play area and play structures	Bike rack - poor, benches & picnic -	NO	NO	NO	NO	4 and	Replace bike rack
Fencing	CLF & vinyl coated CLF	Perimeter @ baseball - fair	NO	NO	NO	NO	3	Exposed footings at drive, replace fabric and some framework
Lighting	Parking area lighting	None						
	Building flood lights	Poor/age unknown	NO	NO	NO	NO	4	Replace lighting.
	Exterior door lights	Fair/age unknown. Downlights at main entry canopy only	NO	NO	NO	NO	3	Replace lighting.
		1	1	1	1		1	1

Jowton Schools Study	y - Facility Assessment						
NEWION SCHOOLS Study	y - I acinty Assessment						
JNDERWOOD SCHO	OOL					ni later	Maria Chap VIII
01 VERNON STREET					0.1	A MA	The William
						Maria Maria	
NIII DINIO DATA							
BUILDING DATA:							WEWT 28
	site area:	1 acre					<b>大社</b> 经红
	zoning district:	PUB					W Take
	building area:	43,300 gross square feet				N. J. K.	
	number of floors:	3		SXI VIII			A KIND TOWN
	historical status:	None	- AL Mar. man	118			
	year built:	1924					
	additions/renovations/upgrades:	1978 (elevator, entry, small rooms)				ALA PAR	MILESPAN
	assessment value:	n/a				48	四 多 海
			AR HIS	ALCO SAND			
(							
Key to Rating:			The state of the s				
	on with ordinary maintenance required		Mark Sandar				
= Good condition with mi					Control of the last	And the second	
	airs or replacement required						
= Poor condition with rep	lacement required						



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Flat roof	Problems of on going leaks reported, metal roof edge in good condition/ 20 years		NO	NO	NO	3	Roofing > 20 years old may not meet current codes.
Exterior walls	Load bearing masonry/concrete sills/stone detailing @ at entries	Good/original. Minor cracks and staining at masonry, rusting lintels	NO	NO	NO	NO	2	Repair, repoint and clean
	Aluminum w/ thermal break and thermal glazing, fixed & single-hung operable	Good/~2001	NO	NO	NO	NO	1	Repair/replace damaged or missing screens. Note: difficult to operate, questionable quality.
		Good/newer doors; Fair/original, all hardware is non accessible.	YES	YES	NO	NO	3	Replace with accessible hardware & auto-open device
	Concrete steps and stoops. Bituminous concrete from parking lot to accessible entry.	Fair/original. Spalling concrete.	NO	YES	NO	NO	3	Note: most entries, including main entry, are inaccessible
Structural concerns	None.							

HMFH Architects, Inc.

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed Brick w/ painted plaster above @ corridors; painted plaster walls, typical. Painted CMU at Basement level.	Fair/original. Cracking, water damaged, stained, peeling. Door surrounds non accessible.	NO	YES	NO	NO	3	Repair and paint. Modify door surrounds for accessibility.
Floors	VCT, Carpet	Fair/ages unknown. Mixed VCT colors, carpet worn in areas.	NO	NO	NO	NO	3	Replace carpet w/ VCT.
Ceilings	2x4 ACT, typical. 2x2 ACT and painted plaster	Good/age unknown. Stained and damaged tiles	NO	NO	NO	NO	2	Replace damaged tiles.
Doors/borrowed lights	Wood solid core doors w/ wire glass in metal frames. Painted metal doors and frames w/ wire glass in corridors.		NO	NO	NO	NO	2	See "Partitions" for accessibility issue.
Hardware		Fair/age unknown, "handles"	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets as needed.
Interior built-in furnishings	Wood, metal, laminate	Poor/original; a few locations with newer casework.	NO	YES	NO	NO	4	Replace to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Painted wood cubbies	Poor/age unknown	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolldown shades, typical	Good/age unknown	NO	NO	NO	NO	1	
Toilet rooms			NO	YES	NO	NO	3	Modify and update toilet rooms for accessibility.
	Student: ceramic floor tile, epoxy poured floor, ceramic wall tile; metal partitions	Good/age unknown. Does not have required floor space for accessibility, incorrect door swing	NO	YES	NO	NO	2	Modify toilet rooms for accessibility.
Stairs	wood/metal hand & guardrails;	Fair/original Railings and stair nosing are non accessible. Surface material is lifting. Good/newer stair	NO	YES	NO	YES	3	Replace railings & stair nosing. Note: main entry stair is 12' wide without a center handrail.



	Material	Condition/Age	Energy Issues	Accessibility Issues		Other Code Issues		Comments
Elevator		Fair/~1980, sized too small	NO	YES	NO	NO	3	Elevator is too small to meet current accessibilty requirements.
Signage	Plastic plaques	Good/age unknown	NO	YES	NO	NO	2	Relocate at accessible height.
Gymnasium	Wood athletic floor and backstops; painted brick w/ plaster above	Fair/original	NO	NO	NO	NO	3	Refinish floor.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
Code concerns	Library is configured on multiple, inaccessible levels.     Front entry stair is 12' wide without a center handrail.     Open cubbies in corridor create a flammability risk.							

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil, classroom unit ventilators. AC in office.	Fair/poor/original, 83 years.	Boiler inefficient. Classroom exhaust runs 24/7.	NO	NO	Toilet exhaust inoperable. Air quality in Art Room. Unit ventilator noise issues. Some classroom exhaust blocked.		One new and one original boiler with new burner. Heating system poor; inconsistent, erratic, hot/cold through school. New boiler has problems and keeps shutting down.
Plumbing	Piping unknown, original	Poor/original	NO	Some accessible fixtures.	NO	Domestic water recirc. Inoperable?	4	
Fire Protection	None						-	
Electrical Service Equipment	400A. 3 phase, 4 wire, 120/208V	Fair to Poor - + 50 years	NO	NO	NO	Insufficient working clearances	3-4	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair to Poor - + 50 years	NO	NO	NO	NO	3-4	Should be upgraded.
Emergency System	15kW gas indoor generator in boiler room; serves corridor and stair lighting and boilers.	Fair to Poor - 50 years	NO	NO	NO	Insufficient working clearances; Not 2 hour fire rated room.		Generator should be replaced with Code compliant unit in 2-hour rated room.
Fire Alarm System	Multi-zone: not ADA compliant; Library, Gym, Multipurpose Room, and corridor smoke detectors and door holders; exterior master box.	Good - + 25 years	NO	NO	NO	Mounting height and locations of some pull stations.		All signals need to be ADA; Some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 6 years	NO	NO	NO	NO		Add Dial phone to all classrooms.



			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
Lighting System	Generally 2x4 recessed; surface/ suspended wrap around fluorescents.	· ·	NO	NO	NO	NO		Additional fixtures needed in some areas. Broken lenses need replacement. New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair to Good - 50 years and newer.	NO	NO	NO	NO		Additional receptacles/ circuits shall be added throughout.
Security System	Keypad at Custodian specific door; Motion detectors in corridor and some high value rooms. Monitor switches on some exterior doors; Notifies UL Central Station.	Fair - Mixed - 10 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Push button at rear and front entrance; Bell in Admin.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	classrooms and offices; no ceiling speakers in corridors; Not heard throughout.	Good - 6 years	NO	NO	NO	NO	2	System needs to be replaced.
Clock/Program Bell System	Classroom and Office battery clocks. Corridor bells.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas	Good - 5 to 10 years	NO	NO	NO	NO		Additional data outlets needed in all classrooms.
Cablevision System	None						-	Service should be provided.

HMFH Architects, Inc.

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
SITE FEATURES								
Parking	Bituminous concrete, concrete hc parking space	Fair/good	NO	NO	NO	NO		Replace/resurface, reconstruct building entrance which is flush w/ parking
Sidewalks/ramps	Concrete walk to front door, stairs at o	Fair/good	NO	YES	NO	NO		Main entrance is not accessible
	Concrete walk by parking area	Poor	NO	YES	NO	NO		Surface condition, replace
	Concrete walk at granite stair to main entrance		NO	YES	NO	NO		Main entrance is not accessible
	Concrete walk at rear	Poor	NO	YES	NO	NO	4	Danlace catury no moreland be
	Concrete HC entry at parking	Fair	NO	YES	NO	NO		Replace entry, no marked ho route to entrance
Fields	Turf - skinned base area, small baseball	Fair	NO	YES	NO	NO		No accessible route, turf restoration is needed
Plantings	Garden area to side of school, mature trees @ play area and around building, turf		NO	YES	NO	NO		Garden area not accessible, turf restoration
Play structures	5-12 structure - timber, steel swings	Timber structure in fair condition, swings are in good condition	NO	YES	NO	NO	3 and	Play structure and swings are not fully accessible, surfacing is not accessible - wood fibre and wood edging
Courts	Bituminous concrete paved play area behind building, basketball area	Paved play area is in fair condition, basketball is in fair/good condition	NO	YES	NO	NO		No accessible route to basketball
Benches/bike racks	Wood and steel benches by play area, wood picnic table at garden, granite benches at entrance	Wood/steel benches, picnic table - fair	NO	YES	NO	NO		Non-accessible locations, replace wood /steel benches, picnic table
Fencing	CLF @ perimeter, play area and front by garden	Fair	NO	NO	NO	NO	3	
Lighting	Parking area lighting	NO						
	Building flood lights	Poor/age unknown	NO	NO	NO	NO	4	Replace lighting.
	Exterior door lights	Poor/age unknown	NO	NO	NO	NO	4	Replace lighting.
			_	_	_		_	

Jourton Cabaala Ctud	v Facility Assessment						
newton Schools Stud	y - Facility Assessment						
WARD ELEMENTAR	YSCHOOL			1	1		
10 DOLPHIN ROAD							
						ult	
DI III DINO DATA.							
BUILDING DATA:							
	site area:	3.16 acres					
	zoning district:	PUB			- 4		
	building area:	38,000 gross square feet		1 1	35,00		-
	number of floors:	3					
	historical status:	None			一 土土 数		54
	year built:	1928					
	additions/renovations/upgrades:	1950, 1954				E 100 100	
	assessment value:	n/a			10	And the same of th	
						45000000000000000000000000000000000000	
Key to Rating:							-
1 = New or in good conditi	on with ordinary maintenance required		S. Commercial Commerci				
2 = Good condition with m	inor repairs required						
B = Fair condition with repart	airs or replacement required						
4 = Poor condition with rep	placement required						



			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	1	Issues	Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Flat roof	Leaks reported/ 20 years	YES	NO	NO	NO	3	Roofing > 20 years old may not meet current codes.
	Pitched slate shingles	Original	YES	NO	NO	NO	2	Original roofing does not meet current energy codes.
	Load bearing masonry/stone sills and stone detailing; exposed concrete foundation. Wood trim/details.	Fair/original. Spalling, stained, rusting	NO	NO	NO	NO	3	Repair, repoint, and clean masonry and concrete. Repair, scrape and paint wood.
	Brick veneer/concrete sills; exposed concrete foundation	Fair/original. Stained/spalling concrete.	NO	NO	NO	NO	3	Repair and repoint
	Aluminum w/ thermal break and thermal glazing, single-hung operable; metal louvers; cast iron grills	Good/~1990-windows. Good/original grills high on walls. Poor/original-windows and louvers	YES	NO	NO	NO	3	Repair/replace missing screens. Replace old windows/louvers. Note: difficult to operate, questionable quality.
	Steel frame, single-pane window wall system, hopper operables; metal louvers	Poor/1950s, Lexan infills, peeling/rusting frames	YES	NO	NO	NO	4	Replace window system and louvers
Doors/hardware	Metal, wood, aluminum, aluminum w/pebble fiberglass panels	Good/newer; Poor/original and ages unknown-including frames. Hardware is non accessible.	YES	YES	NO	NO	3	Replace doors, frames, hardware. Note: main entry is not an accessible route.
Areaways	Concrete retaining walls with painted steel grates.	Poor/original. Deteriorating concrete, minor cracks at foundation, grates are rusted but appear structurally sound	NO	NO	NO	NO	4	Repair/patch concrete, scrape and paint grates.
	Granite steps; concrete steps, stoops, and ramps w/ painted steel pipe guardrails; wrought iron railings	Fair to poor/original and ages unknown. Rusting railing supports,spalling concrete.	NO	YES	NO	NO	3	Repair or replace railings/concrete. Note: the only accessible entrance door is at the rear of the building and the path to that door is non accessible.
Structural concerns	None.							

		I		A ile ilite :	Life Cefety	Other Code		
	Material	Condition/Age	Energy Issues	Accessibility Issues	Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR	Waterial	Condition// igo	100000	155405	100000	100000	riating	Comments
BUILDING INTERIOR								
		Fair/original-cracking, peeling,						
	•	stained at corridors; rooms more						
Partitions	painted plaster walls, typical.	recently painted.	NO	YES	NO	NO	3	Repair/paint corridor walls.
	Painted gypsum wallboard, typical.	Fair/1954. Door surrounds are non						Modify openings to comply
	With vinyl wall covering @ corridors.	accessible	NO	YES	NO	NO	3	with accessibility codes
	Carpet, VCT, vinyl flooring, VAT,							Replace carpet, VAT and
Floors	terrazzo	Fair/original. Good/newer VCT	NO	NO	NO	NO	2	vinyl w/ VCT.
	Painted plaster, typical; 2x4 ACT and							
Ceilings	2x2 ACT	Good/original and ages unknown.	NO	NO	NO	NO	2	Replace stained tiles.
	Wood solid core doors w/ wood							See "Partitions" for
Doors/borrowed lights	frames	Fair/original	NO	NO	NO	NO	3	accessibility issue.
								Replace w/ accessible
								hardware & required locking
Hardware		Fair/original	NO	YES	NO	NO	3	sets.
								Replace as required, replacement to include
								accessible
Interior built-in furnishings	Wood, painted wood, metal, laminate	Poor/original	NO	YES	NO	NO	4	hardware/sinks/fixtures.
		Poor/age unknown-metal lockers, rusting. Sized too small for shared						Replace with metal double
	Painted wood cubbies. Metal, single-	use, non accessible hardware.						tier 15" x 30" or 12" x 60" if
Lockers/cubbies	tier, 15" x 60" for 2 students	Fair/ages unknown-wood cubbies.	NO	YES	NO	NO	3	space allows.
		-						
Window treatments	Rolling shades, typical	Good/ages unknown	NO	NO	NO	NO	2	
<b>-</b>	Adult: CMU, ceramic tile, VCT;	_ , , .,		\/F0				
Toilet rooms	wood/metal partitions	Poor/original. Non accessible	NO	YES	NO	NO	4	Replace/upgrade toilet rooms
	Student: VAT/VCT/ceramic tile; steel	Poor/original. Non accessible. 1954						
	partitions, painted metal/wood partitions; painted plaster ceilings;	addition has some modifications/updates but still not						
	painted concrete walls/glazed CMU	accessible.	NO	YES	NO	NO	4	Replace/upgrade toilet rooms
								, , , , , , , , , , , , , , , , , , , ,
	Concrete w/ steel nosing; wood/metal	Poor/original. Worn. Railings and						Replace railings & stair
Stairs	hand & guardrails	stair nosing are non accessible.	NO	YES	NO	NO	4	nosing.



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues		Comments
Elevator	None							
Signage	Plastic plaques	Fair, non accessible	NO	YES	NO	NO	2	Replace signage to include Braille
Gymnasium	Wood athletic floor and backstops	Good/original	NO	NO	NO	NO	2	
	Wood paneling, painted CMU above; exposed acoustic deck; clerestory windows w/ vertical blinds	Good/original. Poor/age unknown- vertical blinds	NO	NO	NO	NO	2	Replace window treatment
	Wood platform; fabric curtains	Poor/original. Platform is not accessible.	NO	YES	NO	NO	3	Refinish floor; provide access
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	2	Kitchen is at furthest point from classrooms; students carry food trays up multiple floor levels.
Code concerns	1. Inaccessible at both the interior and 2. No elevator. 3. "Dead-end" corridors do not meet of 4. Open cubbies in corridor create a fluid 5. No visual of front entry creates a second for the control of the control o	ode. ammability risk. curity risk.						
		-						

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS	Matorial	Oonation #7 igo	100000	100000	100000	100000	riaing	Commonte
Heating/ventilation/air conditioning	Steam, dual fuel burners, AC in office and Comp. Storage.	One original/poor, 79 years.	Boiler inefficient	NO	NO	Some classroom exhaust registers blocked. Oil storage inside exceeds code.	4	One new boiler, one original with newer burner, but in poor condition.
Plumbing	Piping original, unknown	Poor/original	Electric point-of-use domestic water heaters added at toilets.	Limited accessibility.	NO	NO	4	Possible sewage ejectors? Domestic water main service leaks.
Fire Protection	None						-	
Electrical Service Equipment		Fair - + 60 years. Very serious water penetration.	NO	NO	NO	Insufficient working clearances	3	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - + 60 years and newer	NO	NO	NO	NO	3	Should be upgraded.
Emergency System	100kW diesel exterior generator serves possibly entire facility.	Good - 5 to 10 years	NO	NO	NO	No 2-hour fire rated room for life safety system equipment.	2-3	



	Material		Energy Issues	Accessibility Issues	Life Safety Issues		Rating	Comments
Fire Alarm System	Multi-zone: not ADA compliant; Library and corridor smoke detectors and door holders; exterior master box.	Good - 25 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	Signals should be replaced with ADA compliant type. Some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 6 years	NO	NO	NO	NO		Phone lines should be extended to classrooms.
Lighting System	Generally 2x2 and 2x4 recessed fluorescent; surface wrap around in classrooms and some corridors.	Good - 2 years and older	NO	NO	NO	NO	2	Energy efficient fixtures, lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair - + 50 years. Many plug strips.	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed throughout facility.
Security System	Keypads at specific doors; Motion detectors in corridors and stairs.	Fair - Mixed - + 30 years. Connection to Alarm Company not operating.	NO	NO	NO	NO		System needs repair and upgrading.
Door Bell System	Push button at front door. Buzzer in office area.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	Privacy switches and surface speakers in classrooms; corridor speakers; exterior speakers. Independent system in Gym.	Fair to Poor - + 30 years	NO	NO	NO	NO		System needs to be upgraded.
Clock/Program Bell System	Classroom and Office battery clocks. Corridor speakers with bell tone.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas. Some wireless.	Good - 15 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms.
Cablevision System	In after school room only.	N/A					-	Service should be provided.

6 Ward School

HMFH Architects, Inc.

		Energy	Accessibility	Life Safety	Other Code		
Material		Issues	Issues	Issues		Rating	Comments
	Ţ						
Bituminous concrete drive at back w/ parking and back parking	Fair/poor	NO	YES	NO	NO	3	Replace/resurface, route from hc parking space is too steep
Concrete walk at left front entrance	Fair/poor	NO	YES	NO	NO	3	Stairs, no ramp provided
Bituminous concrete walk at right front entrance	Fair	NO	YES	NO	NO	3	Stairs, no ramp provided, no handrails at door
Concrete perimeter walk	Good w/ some bad sections	NO	YES	NO	NO	1 & 3	Replace bad sections
Concrete stair at rear	Good w/ some bad sections	NO	YES	NO	NO	1	
Bituminous concrete path around building	Fair	NO	YES	NO	NO	3	
Turf - skinned base area - baseball (2), soccer	Fair	NO	YES	NO	NO	3	No accessible route, turf restoration is needed
Mature plantings, turf and shrubs in planters at school entrance, school garden at front, eroded turf at back side of play area and side slopes	Plantings are in good or fair condition/turf is in fair/poor condition	NO	NO	NO	NO	3	Garden area not accessible, turf restoration
5-12 structure, swings - timber	Fair	NO	YES	NO	NO	3	Accessible ramp onto structure but no accessible loop
Bituminous concrete paved play area at side, tennis courts	Paved play area is in fair condition/poor, tennis is in good condition	NO	YES	NO	NO	3 and 1	Access through parking lot, no accessible entrance
wood and steel benches by play area, bike racks in field	Fair	NO	YES	NO	NO	3	Non-accessible locations, repair/replace
CLF separates drive & fields, and paved play and structures area, CLF at basketball	Fair, basketball CLF - poor	NO	NO	NO	NO	3 and 4	Repair/replace
Parking area lighting	NO						
Building flood lights	Good/newer, Poor/older	NO	NO	NO	NO	3	Replace lighting.
Exterior door lights	Fair/original pole light at main entry	NO	NO	NO	NO	3	Replace lighting.
	Bituminous concrete drive at back w/ parking and back parking  Concrete walk at left front entrance  Bituminous concrete walk at right front entrance  Concrete perimeter walk  Concrete stair at rear  Bituminous concrete path around building  Turf - skinned base area - baseball (2), soccer  Mature plantings, turf and shrubs in planters at school entrance, school garden at front, eroded turf at back side of play area and side slopes  5-12 structure, swings - timber  Bituminous concrete paved play area at side, tennis courts  wood and steel benches by play area, bike racks in field  CLF separates drive & fields, and paved play and structures area, CLF at basketball  Parking area lighting  Building flood lights	Bituminous concrete drive at back w/ parking and back parking  Concrete walk at left front entrance  Bituminous concrete walk at right front entrance  Concrete perimeter walk  Concrete stair at rear  Good w/ some bad sections  Concrete stair at rear  Good w/ some bad sections  Bituminous concrete path around building  Fair  Turf - skinned base area - baseball (2), soccer  Mature plantings, turf and shrubs in planters at school entrance, school garden at front, eroded turf at back side of play area and side slopes  Plantings are in good or fair condition/turf is in fair/poor condition  5-12 structure, swings - timber  Bituminous concrete paved play area at side, tennis courts  Paved play area is in fair condition/poor, tennis is in good condition  wood and steel benches by play area, bike racks in field  CLF separates drive & fields, and paved play and structures area, CLF at basketball  Parking area lighting  NO  Building flood lights  Good/newer, Poor/older	Bituminous concrete drive at back w/ parking and back parking  Concrete walk at left front entrance  Bituminous concrete walk at right front entrance  Concrete perimeter walk  Concrete stair at rear  Good w/ some bad sections  NO  Concrete stair at rear  Bituminous concrete path around building  Turf - skinned base area - baseball (2), soccer  Mature plantings, turf and shrubs in planters at school entrance, school garden at front, eroded turf at back side of play area and side slopes  Fair  NO  Plantings are in good or fair condition/turf is in fair/poor condition  NO  5-12 structure, swings - timber  Bituminous concrete paved play area at side, tennis courts  Paved play area is in fair condition/poor, tennis is in good condition  NO  CLF separates drive & fields, and paved play and structures area, CLF at basketball  Parking area lighting  NO  Building flood lights  Good/newer, Poor/older  NO	Bituminous concrete drive at back w/ parking and back parking  Concrete walk at left front entrance Bituminous concrete walk at right front entrance entrance entrance Bituminous concrete walk at right front entrance Concrete perimeter walk  Concrete perimeter walk  Concrete stair at rear  Good w/ some bad sections  NO  YES  Concrete stair at rear  Good w/ some bad sections  NO  YES  Bituminous concrete path around building Fair  NO  YES  Turf - skinned base area - baseball (2), soccer  Mature plantings, turf and shrubs in planters at school entrance, school garden at front, eroded turf at back side of play area and side slopes  Mature plantings - timber  Fair  NO  YES  Plantings are in good or fair condition/turf is in fair/poor condition  NO  NO  YES  Bituminous concrete paved play area and side, tennis courts  Fair  NO  YES  Fair  NO  YES  Fair  NO  YES  Fair  NO  YES  Fair  Paved play area is in fair condition/poor, tennis is in good condition  Wood and steel benches by play area, bike racks in field  CLF separates drive & fields, and paved play and structures area, CLF at basketball  Parking area lighting  NO  Building flood lights  Good/newer, Poor/older  NO  NO  NO	Biturninous concrete drive at back w/ parking and back parking  Concrete walk at left front entrance  Biturninous concrete walk at right front entrance  Biturninous concrete walk at right front entrance  Concrete perimeter walk  Concrete perimeter walk  Concrete perimeter walk  Concrete stair at rear  Good w/ some bad sections  NO  YES  NO  Concrete stair at rear  Good w/ some bad sections  NO  YES  NO  Turf - skinned base area - baseball (2), soccer  Mature plantings, turf and shrubs in planters at school entrance, school garden at front, eroded turf at back side of play area and side slopes  Mature plantings are in good or fair condition/turf is in fair/poor condition  Fair  NO  YES  NO  NO  NO  NO  NO  NO  NO  NO  NO  N	Material Condition/Age Issues	Material Condition/Age Issues

Ward School



Newton Schools Stud	ly - Facility Assessment		
WILLIAMS SCHOOL			
41 GROVE STREET			
BUILDING DATA:			
	site and a	0.0000	
	site area:	2 acres	
	zoning district:	PUB	
	building area:	41,700 gross square feet	
	number of floors:	2	
	historical status:	None	AND
	year built:	1950	WILLIAMS TO THE PARTY OF THE PA
	additions/renovations/upgrades:	2001	
	assessment value:	n/a	
Key to Rating:			
	ion with ordinary maintenance required	<u> </u>	
2 = Good condition with m	· · · · · · · · · · · · · · · · · · ·		
	airs or replacement required		
= Poor condition with re			



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Flat roof	No active leaks reported, metal roof edge in good condition/ 15 years	NO	NO	NO	NO	2	
Exterior walls	Load bearing masonry/concrete sills/stone detailing @ main façade.	Good. Minor cracks and staining at masonry, rusting lintels/original	NO	NO	NO	NO	1	Repair and clean
	Brick veneer	Good/2001	NO	NO	NO	NO	1	
Windows/louvers	Steel-frame, single-pane glazing, metal louvers	Original windows at gym area only. Louvers are rusting/peeling/original	YES	NO	NO	NO		Replace gym windows, scrape and paint louvers.
	Aluminum w/ thermal break and thermal glazing, fixed & single-hung operable	Good/2001	NO	NO	NO	NO		Repair/replace damaged or missing screens. Note: difficult to operate, questionable quality.
Doors/hardware	Aluminum w/ pebble fiberglass panels	Good condition, hardware is non accessible/~2001	NO	YES	NO	NO		Replace with accessible hardware & auto-open device
Areaways	Concrete retaining walls with painted steel grates, open steel pipe guardrail.	Deteriorating concrete, minor cracks at foundation, grates are rusted but appear structurally sound/original	NO	NO	YES	NO		Repair/patch concrete, scrape and paint grates. Replace or modify guardrails.
Exterior steps/ramps	Concrete ramps w/ painted steel pipe guardrails		NO	NO	YES	NO	3	Replace ramps and railings
Structural concerns	None.							

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			Energy	Accessibility	Life Cefety	Other Code		
	Material	Condition/Age	Energy Issues	Issues	Issues		Rating	Comments
	Material	Somethion and the second secon	100000	100000	100000		riainig	
BUILDING INTERIOR								
	Glazed CMU w/ painted plaster	Good/original. Refurbished						
	above @ corridors; painted plaster	classroom door surrounds are non						Modify openings to comply
Partitions	walls, typical	accessible	NO	YES	NO	NO	3	with accessibility codes
	Gypsum wallboard, painted w/ vinyl							
	base, typical; steel corner guards	Good/2001. Door surrounds are non						Modify openings to comply
	@corridors	accessible	NO	YES	NO	NO	3	with accessibility codes
Floors	Carpet, typical	Good/2001	NO	NO	NO	NO	3	Replace carpet w/ VCT.
	1 / 31							'
		Good/2001. Older ceilings have						
Ceilings	2x4 ACT and 2x2 ACT	sagging/stained tiles.	NO	NO	NO	NO	1	Replace damaged tiles.
	Wood solid core doors w/ metal							See "Partitions" for
Doors/borrowed lights	frames	Good/2001; Fair/original	NO	NO	NO	NO	2	accessibility issue.
		o.coc. 2001, Fam. o.i.g.i.a.						•
								Replace w/ accessible
l la nels cana		0	NO	VEO	NO	NO		hardware & required locking
Hardware		Good for ~75%/2001; Fair/original	NO	YES	NO	NO	3	sets.
								Replace as required,
								replacement to include
								accessible
Interior built-in furnishings	Wood, metal, laminate	Good/2001; Poor/original	NO	YES	NO	NO	2	hardware/sinks/fixtures.
		Good/2001; Fair/originalsome						Replace with metal double
	Metal, single-tier, 15" x 60" for 2	rusting. Sized too small for shared						tier 15" x 30" or 12" x 60" if
Lockers/cubbies	students	use, non accessible hardware	NO	YES	NO	NO	3	space allows.
	Various: vertical & horizontal blinds,							Replace/upgrade to provide
Window treatments	and shades	Good/2001; Fair/older versions.	NO	NO	NO	NO		consistent light control.
	Adult: CMU, ceramic tile, VCT;							
Toilet rooms	wood/metal partitions	Poor/original. Non accessible	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
	Student: glazed CMU & ceramic tile;							
	stainless steel partitions	Good/2001	NO	NO	NO	NO	1	
	·							
	Concrete w/ steel nosing; wood/metal	Good/original. Railings and stair						Replace railings & stair
Stairs	hand & guardrails	nosing are non accessible.	NO	YES	NO	NO		nosing.
		-						-
	Concrete/metal pan construction; painted metal hand & guardrails	Good/2001	NO	NO	NO	NO	4	
	painteu metarnanu a guardrans	G000/2001	INO	INO	INO	INO	'	

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Elevator		Good/2001	NO	NO	NO	NO	1	
Signage	Plastic plaques	Good/2001; Fair/all other, non accessible	NO	YES	NO	NO	2	Replace signage to include braille
Gymnasium equipment	Wood athletic floor; wood backstops	Good	NO	NO	NO	NO	1	
Auditorium	Painted concrete floor	Good/original. Slope of floor is not accessible	NO	YES	NO	NO	3	Partial reconstruction required.
	Wood platform	Good/original. Platform is accessible and is used for Music	NO	NO	NO	NO	1	
	Metal/fabric seats	Good/2001. Designated "accessible" seats are not accessible	NO	YES	NO	NO	2	Provide accessible seating.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
Cafeteria	VCT floor/painted plaster walls	Good/functional	NO	NO	NO	NO	1	Note: cafeteria formerly a classroom. 3 lunches of ~100
Code concerns	1. Main entrance is not clearly indicate 2. Doors swing open into original stair 3. Elevator access is far from main en 4. No visual of front entry creates a se	try.	I ad to doors w	I vithout accessi	I ble hardware			

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			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil w/UV's AC in Office	Poor - 58 years	Boiler inefficient	NO	NO	Mechanical ventilation below standard or missing in areas		Systems are near the end of their normal useful life
Plumbing	Piping unknown	Poor - 58 years	NO	Not ADA, minimal accessibility	NO	Fixtures not water conserving		Systems are near the end of their normal useful life
Fire Protection	Wet sprinkler; dry for Gym/Auditorium area	Good - 6 years	NO	Coverage not to code in some areas	NO	Coverage issues; dry serving occupied areas		Drawings and hydraulic calculations prob available
Electrical Service								
Equipment	400A. 3 phase, 4 wire 120/208V	Good - 6 years	NO	NO	NO	NO	2	New in 2001
Distribution System	Circuit breaker panelboards with conduits and wire feeders	Good - 6 years and older	NO	NO	NO	NO	2	Mostly new in 2001
Emergency System	Exterior generator; auto transfer switch in main electrical room.	Good - 6 years	NO	NO	NO	No separation of life safety, lighting system.		New in 2001 serves entire building.
	Multi-zone; ADA compliant; corridor smoke detectors and door holders; master box.	Good - 6 years	NO	NO	NO	No smoke detectors in Kindergarte n Room; no A/V signal in Cafeteria		New in 2001
Telephone System	Multiple outside lines.	Good - 6 years	NO	NO	NO	NO	2	New in 2001



			Energy	Accessibility	,	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
Lighting System	Generally 2x4 recessed fluorescent	Good - 6 years and older	NO	NO	NO	No multiple switching or occupancy sensor in classrooms and offices with natural light.	2	New energy efficient lamps and electronic ballast by utility company.
Receptacles	Generally standard duplex type	Good - 6 years and older	NO	NO	NO	No child safety in kindergarten rooms; no ground fault in kitchen.		Additional receptacles needed in classrooms and office areas.
Security System	Control panel in Administration Office; keypads at specific doors; motion detectors in corridors; Notifies UL Central Station.	Mixed	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Button at back door; Bell in Admin. Office	Working - 3 years - "residential"	NO	NO	NO	NO	3	
Sound/Intercom System	Dial phone and speaker in classrooms; ceiling speakers in corridors.	Good - 6 years	NO	NO	NO	NO	2	No independent system in Auditorium or Gym.
Clock/Program Bell System	Classroom and Office battery clocks; Corridor and classroom speakers with bell tones.	Good - 6 years	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas	Good - 6 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms.
Cablevision System	None						-	Service should be provided.

HMFH Architects, Inc.

		Energy	Accessibility	Life Safety	Other Code		
Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
Bituminous concrete at rear of building, drop off at building front	Fair. No crosswalk/curb cuts from drop off across street. No visitor parking. Parking area requires tandem parking.	NO	YES	YES	NO	3	Reconstruction
Concrete	Fair/Poor. Entrance ramps and railings are deteriorating and not compliant	NO	YES	YES	NO	3	Reconstruction
Turf/skinned infield	Average. Gym entrance is not accessible, paved accessible route stops at field. Need to walk through parking area to field.	NO	YES	YES	NO		Repair. Note: softball used by PE
Plantings at building edge/mature site trees		NO	NO	NO	NO		
One structure/timber	Fair/poor. Surfacing/structure not accessible. Need to walk through parking area.	NO	YES	YES	NO	3	Replace
Bituminous concrete	Poor.	NO	NO	NO	NO	4	Reconstruction
None							Note: school has plans for outdoor classroom
None							
None							
Parking area lighting	By building flood lights.	NO	NO	NO	NO	3	Replace lighting.
Building flood lights	Fair/ages unknown. One missing at rear of building	NO	NO	NO	NO	3	Replace lighting.
Exterior door lights	Poor/original. Rusted, most likely do not work.	NO	NO	NO	NO	4	Replace lighting.
	Bituminous concrete at rear of building, drop off at building front  Concrete  Turf/skinned infield  Plantings at buiding edge/mature site trees  One structure/timber  Bituminous concrete  None  None  Parking area lighting  Building flood lights	Bituminous concrete at rear of building, drop off at building front  Concrete  Concrete  Concrete  Concrete  Concrete  Fair. No crosswalk/curb cuts from drop off across street. No visitor parking. Parking area requires tandem parking.  Fair/Poor. Entrance ramps and railings are deteriorating and not compliant  Average. Gym entrance is not accessible, paved accessible route stops at field. Need to walk through parking area to field.  Plantings at building edge/mature site trees  Fair/poor. Surfacing/structure not accessible. Need to walk through parking area.  Fair/poor. Surfacing/structure not accessible. Need to walk through parking area.  Bituminous concrete  Poor.  None  Parking area lighting  By building flood lights.  Fair/ages unknown. One missing at rear of building  Poor/original. Rusted, most likely do	Bituminous concrete at rear of building, drop off at building front  Fair. No crosswalk/curb cuts from drop off across street. No visitor parking. Parking area requires tandem parking.  NO  Fair/Poor. Entrance ramps and railings are deteriorating and not compliant  NO  Average. Gym entrance is not accessible, paved accessible route stops at field. Need to walk through parking area to field.  Plantings at building edge/mature site trees  NO  Plantings at building edge/mature site trees  Poor. Surfacing/structure not accessible. Need to walk through parking area.  NO  Bituminous concrete  Poor.  NO  None  None  Parking area lighting  By building flood lights.  NO  Fair/ages unknown. One missing at rear of building Poor/original. Rusted, most likely do	Material  Condition/Age  Issues  Issues  Fair. No crosswalk/curb cuts from drop off across street. No visitor parking. Parking area requires tandem parking.  Fair/Poor. Entrance ramps and railings are deteriorating and not compliant  Average. Gym entrance is not accessible, paved accessible route stops at field. Need to walk through parking area to field.  Plantings at building edge/mature site trees  Plantings at building edge/mature site trees  Poor.  Fair/poor. Surfacing/structure not accessible. Need to walk through parking area.  NO  YES  NO  YES  Pair/poor. Surfacing/structure not accessible. Need to walk through parking area.  NO  YES  Poor.  Bituminous concrete  Poor.  NO  NO  NO  NO  NO  NO  NO  NO  NO  N	Material Condition/Age Issues	Material  Condition/Age  Issues  Issue	Material Condition/Age Issues Issues Issues Issues Rating  Fair. No crosswalk/curb cuts from drop off across street. No visitor parking. Parking area requires tandem parking.  Fair/Poor. Entrance ramps and ralilings are deteriorating and not compliant accessible, paved accessible route stops at field. Need to walk through parking area to field.  Plantings at building edge/mature site trees  Poor.  NO NO NO NO NO NO NO  Pair/poor. Surfacing/structure not accessible. Need to walk through parking area.  Pisturinous concrete  Poor.  NO NO NO NO NO NO NO A  Parking area.  Parking area lighting  By building flood lights.  Poor/original. Rusted, most likely do

Nouton Coboola Ctudy	Facility Accomment						
Newton Schools Study	- Facility Assessment						
ZERVAS SCHOOL				·	'	1	8
30 BEETHOVEN AVENUE							
							1-11V-a
DI III DINO DATA							
BUILDING DATA:				area de la companya d		Walnamer -	
	site area:	5.28 acres					
	zoning district:	PUB		111			PARK RIVAS ACOUNT
	building area:	30,646 gross sq. ft.					
	number of floors:	1					A STATE OF THE STA
	historical status:	None			Mark Mark	A COLOR	Mary State of Mary State of the
	year built:	1954			THE NOW DE THE	TAX XX	MAN DAG INN XX
	additions/renovations/upgrades:	1999 modulars			AND MINING		29 13 6 0 0 18 16 1
	assessment value:	n/a			MAN WELLEN		
					TO WAS THE WAY!	AY ANY	
Karata Datia ar					A CANADA SALVA		
Key to Rating:					TO SHAPE WENT TO		
	n with ordinary maintenance required				<b>美国军队的大学</b>		186年1977日日本
2 = Good condition with min			3-1-54		Section of the second		
3 = Fair condition with repair							
4 = Poor condition with repla	acement required						



	Material	Condition/Age	Energy Issues	Accessibility Issues	,	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	•	Skylight leaks reported, peeling paint at soffits/ 12 years	NO	NO	NO	NO	3	
Exterior walls	former auditorium entrance; concrete		NO	NO	NO	NO	2	Repair and clean
Windows/louvers	Steel-frame, single-pane glazing, fixed and hopper; metal louvers	Poor/original, peeling, deteriorating	YES	NO	NO	NO	4	Replace windows/louvers
Doors/hardware	Painted metal, aluminum and aluminum w/ pebble fiberglass panels	Poor/original, Fair/replacement doors, hardware is non accessible	YES	YES	NO	NO	4	Replace doors and provide accessible hardware & auto- open device
Areaways		Fair/original, concrete spalling, stained; grates are rusted	NO	NO	NO	NO	3	Replace grates, repair concrete
Exterior steps/ramps	steel and painted metal pipe	Poor/original or ages unknown, concrete is deteriorating and railing supports are rusting and not secure	NO	YES	NO	NO	4	Rebuild concrete steps and replace older railings.
Structural concerns	None.							

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	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU w/ painted plaster above @ corridors; painted plaster walls, typical; wood paneling at entries	Fair/original, door surrounds are non accessible; wood paneling is worn	NO	YES	NO	NO	3	Modify for door surrounds for accessibility
Floors	Carpet, typical; VCT	Fair/ages unknown, VCT of various colors	NO	NO	NO	NO	3	Replace carpet w/ VCT.
Ceilings	Painted plaster and 1x1 ACT, typical; 2x4 ACT and 2x2 ACT	Fair/originalsagging/stained or broken tiles; Good/newer ACT	NO	NO	NO	NO	3	Replace damaged tiles.
Doors/borrowed lights	Wood solid core doors w/ wire glass in metal and wood frames	Fair/original	NO	NO	NO	NO	3	Replace doors. See "Partitions" for accessibility issue.
Hardware		Fair/original, hardware is non accessible	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, metal, laminate	Fair/original	NO	YES	NO	NO	3	Replace/upgrade casework to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Wood cubbies and metal, single-tier lockers of various sizes/configurations.	Poor/original and ages unknown rusting. Sized too small for shared use, non accessible hardware	NO	YES	NO	NO	4	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolling shades, typical	Good/age unknown	NO	NO	NO	NO	2	



	Material	Condition/Age	Energy Issues	Accessibility Issues	,	Other Code Issues	Rating	Comments
Toilet rooms	Adult	Poor/original. Non accessible	NO	YES	NO	NO	4	Replace/upgrade toilet rooms
	Student: glazed CMU & ceramic tile; painted metal/wood partitions	Poor/original. Not fully accessible	NO	YES	NO	NO	4	Upgrade toilet rooms.
Stairs	Not applicable, 1 floor							
Elevator	Not applicable, 1 floor							
Signage	Printed paper	Poor, non accessible	NO	YES	NO	NO	4	Install signage w/ braille.
Gymnasium/assembly	Wood athletic floor and backstops; built-in cafeteria tables	Fair/original, tables not uesd/not safe	NO	NO	NO	NO	3	Refinish floor
	Glazed CMU, painted brick above; 1x1 ACT	Good/original	NO	NO	NO	NO	2	
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
Code concerns	Flooding at crawl space may create     Open cubbies in corridor create a flag.     All hardware is non accessible.		ı	J	1			

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	Matarial		Energy	Accessibility	-	Other Code	Datina	Commonto
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by gas, original classroom unit ventilators. Burners piped for gas and oil. Library with RTU AC		Boiler inefficient		Cond rec'r vent run through Boiler Room (egress) door.	Ventilation suspect, some areas "stuffy".	4	Only one operable boiler. Problems with heating, not warm enough through building. Steam taps need work. No overhaul of controls.
Plumbing	Piping original, unknown.	Unknown/original, Fair to poor	NO	Marginal accessibility	NO	NO	4	
Fire Protection	None						-	
Electrical Service Equipment	Utility company transformer vault within building; 400A. 3 phase, 4 wire, 120/208V	Fair to Poor - + 50 years	NO	NO	NO	Insufficient working clearances	3-4	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair to Poor - + 50 years, some newer.	NO	NO	NO	NO	3-4	Should be upgraded.
Emergency System	Exterior diesel generator in boiler room; serves corridor and stair lighting and boilers. (Possibly entire facility.)	Good - 10 years	NO	NO	NO	Not 2-hour fire rated room for life safety equipment.	3-4	Life safety equipment should be placed in Code compliant 2-hour rated room.
Fire Alarm System	Multi-zone: not ADA compliant; Library and corridor smoke detectors and door holders; exterior master box.	Good - + 25 years	NO	YES	NO	Mounting height and locations of some pull stations.	2	All signals need to be ADA; Some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 5 to 10 years	NO	NO	NO	NO	2	Add Dial phone to all classrooms.
Lighting System	Generally suspended/surface wrap around fluorescents; Library 2x2 recessed fluorescent.	Good - + 20 years	NO	NO	NO	NO	2-3	Additional fixtures needed in some areas. New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair to Good - + 50 years and newer.	NO	NO	NO	NO	3-4	Additional receptacles/ circuits should be added throughout.
i			1	1	1	1		i e

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues		Comments
	Keypad at parking lot door; Motion detectors in corridors; Monitor switches on exterior doors; Notifies	· ·						
Security System	UL Central Station.	Fair - Mixed - 10 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Unknown	-	-	-	-	_	-	
Sound/Intercom System	Dial phones in offices and speakers with private switch in classrooms; speakers in corridors.	Fair - 30 years and newer.	NO	NO	NO	NO	3-4	System should be upgraded.
Clock/Program Bell System	Classroom and Office battery clocks. Corridor and classroom speaker with bell tones.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas.	Good - 6 years	NO	NO	NO	NO	2	Additional data outlets needed in some classrooms.
Cablevision System	None						-	Service should be provided.

HMFH Architects, Inc.

		Energy			Other Code		
Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
Bituminous concrete	Fair/poor	NO	YES	NO	NO	3	Resurface, route from hc parking, non-complaint rails
Bituminous concrete walk at main ent	Fair/good	NO	NO	NO	NO	1	
Route from bus stop		NO	YES	NO	NO		Is either through drive or uses non-complaint walks/ramps
Concrete paver seating area near front	Good w/ some bad sections	NO	YES	NO	NO	1	
Back entrance stairs/railing	Poor	NO	YES	NO	NO	4	Repair/replace
Bituminous concrete/conc ramps	Good/fair	NO	NO	NO	NO	2	
Turf - soccer	Poor	NO	YES	NO	NO		Severe compaction/turf restoration needed, turf in back is eroded
Mature plantings and turf, attractive gardens in front	Good/fair	NO	NO	NO	NO	2	Some turf restoration, pruning
K-2 by school - steel/plastic, 5-12 steel/plastic, wood fibre surfacing	Good	NO	YES	NO	NO	1	Surfacing is access issue - edging with wood fibre surfacing
Bituminous concrete paved play area at building, basketball in back	Good	NO	YES	NO	NO	1	Access through parking area
	· · · · · · · · · · · · · · · · · · ·	NO	NO	NO	NO		Repair/replace wood/steel benches
CLF front by soccer, some wood perimeter	Fair	NO	NO	NO	NO	3	repair/replace
Parking area lighting	Good	NO	NO	NO	NO	1	Replace lighting.
Building flood lights	Fair/age unknown	NO	NO	NO	NO	3	Replace lighting.
Exterior door lights	Poor/age unknown	NO	NO	NO	NO	4	Replace lighting.
	Bituminous concrete walk at main entermediate from bus stop  Concrete paver seating area near front  Back entrance stairs/railing  Bituminous concrete/conc ramps  Turf - soccer  Mature plantings and turf, attractive gardens in front  K-2 by school - steel/plastic, 5-12 steel/plastic, wood fibre surfacing  Bituminous concrete paved play area at building, basketball in back  Wood and steel benches and bike racks by play area, wood bench in front, steel picnic table  CLF front by soccer, some wood perimeter  Parking area lighting  Building flood lights	Bituminous concrete  Bituminous concrete walk at main entr Fair/good  Route from bus stop  Concrete paver seating area near front  Back entrance stairs/railing  Poor  Bituminous concrete/conc ramps  Good/fair  Turf - soccer  Poor  Mature plantings and turf, attractive gardens in front  K-2 by school - steel/plastic, 5-12 steel/plastic, wood fibre surfacing  Bituminous concrete paved play area at building, basketball in back  Wood and steel benches and bike racks by play area, wood bench in front, steel picnic table  CLF front by soccer, some wood perimeter  Parking area lighting  Good  Building flood lights  Fair/age unknown	Bituminous concrete  Bituminous concrete  Bituminous concrete walk at main entr Fair/poor  NO  Route from bus stop  Concrete paver seating area near front  Back entrance stairs/railing  Poor  Bituminous concrete/conc ramps  Good/fair  NO  Turf - soccer  Poor  Mature plantings and turf, attractive gardens in front  K-2 by school - steel/plastic, 5-12 steel/plastic, wood fibre surfacing  Bituminous concrete paved play area at building, basketball in back  Wood and steel benches and bike racks by play area, wood bench in front, steel picnic table  CLF front by soccer, some wood perimeter  Fair/age unknown  NO  NO  NO  Parking area lighting  Good  NO  Bituminous concrete paved play area at building, basketball in back  Good  NO  NO  NO  NO  NO  NO  NO  NO  NO  N	Material Condition/Age Issues Issues  Bituminous concrete Fair/poor NO YES  Bituminous concrete walk at main entr Fair/good NO NO NO YES  Concrete paver seating area near front Good w/ some bad sections NO YES  Back entrance stairs/railing Poor NO YES  Bituminous concrete/conc ramps Good/fair NO NO YES  Bituminous concrete/conc ramps Good/fair NO NO YES  Mature plantings and turf, attractive gardens in front Good/fair NO NO YES  Mature plantings and turf, attractive gardens in front Good/fair NO NO YES  Bituminous concrete paved play area at building, basketball in back Good  Wood and steel benches and bike racks by play area, wood bench in front, steel picnic table Good NO NO NO  CLF front by soccer, some wood perimeter Fair NO NO NO  Parking area lighting Good NO NO NO  Building flood lights Fair/age unknown NO NO NO	Material Condition/Age Issues	Material Condition/Age Issues	Material Condition/Age Issues Issues Issues Issues Issues Rating  Bituminous concrete Fair/poor NO YES NO NO 3  Bituminous concrete walk at main ent Fair/good NO NO NO NO NO NO NO 1  Route from bus stop NO NO YES NO NO NO 1  Back entrance stairs/railing Poor NO YES NO NO NO 1  Back entrance stairs/railing Poor NO YES NO NO NO 1  Bituminous concrete/conc ramps Good/fair NO NO NO NO NO 2  Turf - soccer Poor NO YES NO NO NO 2  Turf - soccer Poor NO YES NO NO NO 2  K-2 by school - stoel/plastic, 5-12 steel/plastic, 5-12 steel/plastic, wood fibre surfacing Bituminous concrete paved play area at bullding, basketball in back Wood and steel benches and bike racks by play area, wood bench in front - good, wood and steel in play area a fair NO

2.81 Acres		i e E L o N		
PUB				
92,500 gross square feet		- 1 - 1 - 1		
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None				
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1993 (opened as MS)				N N N N N N N N N N N N N N N N N N N
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	92,500 gross square feet 3 None 1967 1993 (opened as MS)	PUB 92,500 gross square feet 3 None 1967 1993 (opened as MS)	PUB 92,500 gross square feet 3 None 1967 1993 (opened as MS)	PUB 92,500 gross square feet 3 None 1967 1993 (opened as MS)

Bigelow Middle School



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Flat roof	Active minor leaks reported/ 16 years	NO	NO	NO	NO	2	
Exterior walls	Brick veneer, precast concrete panels/columns and window surrounds	Good/original. Major cracking of veneer noted at corner of Park and Vernon Streets. Spalling, cracking, staining, rebar exposed at concrete. Window sill concrete separating from wall concrete.	NO	NO	NO	NO		Repair major crack. Repair concrete.
Windows	Aluminum-frame storefront system with single-pane glazing.	Poor/original	YES	NO	NO	NO		Replace with energy code compliant curtainwall system.
	Aluminum w/ thermal glazing, fixed and awning type.	Good/1993	NO	NO	NO	NO	1	
Doors/hardware	Metal, aluminum, aluminum w/ pebble fiberglass panels	Good/recent-aluminum. Poor/original- steel, rusting. Non accessible hardware.	YES	YES	NO	NO		Replace doors, provide accessible hardware.
Areaways	Concrete retaining walls with steel grates, open steel pipe guardrail w/chain link fence.	Fair/orginal. Broken, spalling concrete; rusting at guardrails/grates	NO	NO	NO	NO		Patch/repair concrete. Replace rusted railings.
Exterior steps/ramps	Concrete walls, steps, stoops and ramps w/ painted steel pipe guardrails	Poor/original w/updates. Spalling, broken, stained, deteriorating concrete. Ongoing settlement and repairs at main stair. Railings rusted and deteriorated.	NO	YES	NO	NO		Repair/replace concrete and replace guardrails.
Structural concerns	Review masonry cracks on NorthW	/est corner	1					

Bigelow Middle School

HMFH Architects, Inc.

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Painted CMU, typical; painted plaster walls; exposed brick at entry; wood paneling at cafeteria	Good/original. A portion of door surrounds are non accessible.	NO	YES	NO	NO		Modify openings to comply with accessibility code.
Floors	Carpet, terrazzo, concrete, VCT, VAT, wood, rubber	Poor/various ages, duct tape used on carpet. Good/newer VCT	NO	NO	NO	NO		Replace carpet at classrooms w/ VCT; abate and replace VAT with VCT.
Ceilings	Concrete coffered ceiling, 2x4 ACT, 2x2 ACT, painted plaster, and various acoustic treatments		NO	NO	NO	NO	2	Replace damaged tiles.
Doors/borrowed lights	Wood solid core doors w/ metal frames and w/ wood frames	Poor/original	NO	NO	NO	NO		Refinish or replace doors. See "Partitions" for accessibility issue.
Hardware		Fair/original, A portion of hardware is non accessible	NO	YES	NO	NO		Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood built-ins of various configurations	Fair/original	NO	YES	NO	NO		Replace with accessible casework.
Lockers/cubbies	Metal lockers-narrow single-tier, some with boxes above	Fair/orginal, rusting	NO	YES	NO	NO	3	
Window treatments	Rolling shades, typical	Good/ages unknown	NO	NO	NO	NO	2	
Toilet rooms	Painted CMU w/ painted plaster above/ceramic tile walls; ceramic tile floors; metal partitions	Good/1993 updates. Not fully accessible Fair/original-non accessible	NO	YES	NO	NO	3	Update toilet rooms
Stairs	Concrete and steel pan; VCT, rubber; wood/metal hand & guardrails		NO	YES	NO	NO	2	Replace railings.
Elevator		Good/1993	NO	NO	NO	NO		Remove furniture to provide a clear accessible route.
Signage	Various types, no standard	Poor/original. Recent signs are of paper.	NO	YES	NO	NO		Provide code-compliant signage

Bigelow Middle School

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Gymnasium equipment	Wood athletic floor; wood bleachers; divider wall.	Good/original floor. Fair/original bleachers. Poor/age unknown-divider	NO	YES	NO	NO		Refinish floor, provide new bleachers that are accessible. Replace divider wall.
	Painted CMU w/ tectum panels; exposed concrete deck	Good/original	NO	NO	NO	NO	2	
Locker rooms	Concrete floors and coffered concrete ceilings	Good/original	NO	NO	NO	NO	2	
	Toilet areas updated w/ ceramic tile floors and walls, metal partitions	Good/1993	NO	NO	NO	NO	1	
	Multi-sized metal lockers	Fair/original. Rusting.	NO	YES	NO	NO		Replace lockers, provide code-compliant lockers/area.
	Individual showers at girls; shared shower at boys	Good/1993 -unused. Used for storage.	NO	NO	NO	NO	1	
Auditorium	Sealed concrete sloped floor, VAT	Good/original	NO	NO	NO	NO	2	Replace VAT with VCT
	Operable wall, splits auditorium into two lecture halls	Unknown if it works/original	NO	NO	NO	NO	2	
	Wood stage, painted CMU walls, fabric curtains	Poor/original flooring. Good/newer curtains	NO	YES	NO	NO		Refinish wood. Design / install accessible route.
	Hard, molded plastic seats, 156 seats plus flat floor area for movable seating	Good/1993	NO	YES	NO	NO		Provide accessible seating locations
Lab Equipment	Wood cabinets w/ resin tops	Good/1993	NO	YES	NO	NO		Update w/ current technology to meet educational standards, incl. accessible sinks/fixtures
Lab Equipment	Wood cabinets w/ resin tops	G000/1993	INO	163	INO	INO	2	SITIKS/TIXTUTES
Kitchen	Full kitchen	Good/functional	NO	NO	NO	NO	1	
Code concerns	No visual of front entry creates a se     Dampness concerns at basement le							

Bigelow Middle School

HMFH Architects, Inc.

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam converted to hot water, by oil.	Original/fair to poor, 37 years	Boilers inefficient, steam to water inefficient	NO	NO	Noisy unit ventilators interfere with teaching.	3	Heating is sporadic, especially bad this winter. Maintenance required weekly. Unit ventilator coil freeze-ups. One thermostat for every two classrooms.
Air conditioning	Classroom chiller inoperable (at least 3 years).	Inoperable / original				Some interior space	4	
Plumbing	Piping original, unknown	Original/poor	NO	Accessible fixtures but outdated	NO	No domestic hot water throughout building. No parts for EWC's.		One domestic water heater inoperable? Showers not used.
Fire Protection	Building not sprinklered, 4 inch fire protection water service, destination unknown.							
Electrical Service Equipment	2500A, 3 phase, 4 wire, 120/208V	Good - 37 years and newer	NO	NO	NO	Tight working clearances	2-3	Should be upgraded.
Distribution System	Circuit breaker panelboard with conduit and wire feeders.	Good - 37 years and newer	NO	NO	NO	NO	2-3	Should be upgraded.
Emergency System	45kW gas indoor and ATS in electric room; serves corridor and stair lighting some kitchen refrig and boilers; Battery emergency lighting in corridors.	Good to Fair - 37 years	NO	NO	NO	Insufficient working clearances; Not 2-hour fire rated room.	2-3	Generator should be replaced with Code compliant unit in 2-hour rated room.

Bigelow Middle School

	_		1	•	1	T		
			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
						Mounting		
						height and		
	Multi-zone; mostly ADA compliant;					location of		
	smoke detectors in all rooms; master					some pull		All signals should be changed
Fire Alarm System		Good - 3 to 15 years	NO	NO	NO	stations	2	to ADA compliant.
								тели остиристи
	A DE LES CONTRACTOR		NO	NO	NO	NO		
Telephone System	Multiple outside lines.	Good - 20 years	NO	NO	NO	NO	3	System should be upgraded.
						No multiple		ļ
						switches in		
						classrooms.		
						Occupancy		(r) (r)
						sensors in		Older energy efficient lamps
						some		and electronic ballasts by
	Generally: Surface/suspended wrap					classrooms,		utility company. Many ballast
		Good - 10 years and newer; poor				not all		failures. Auditorium lighting
Lighting System	fluorescent	Auditorium lighting.	NO	NO	NO	working.	2	should be upgraded.
								Some classrooms need more
December	Concrelly standard dupley type	Cood 27 years and names	NO	NO	NO	NO	2	
Receptacles	Generally standard duplex type	Good - 37 years and newer	INO	INO	INO	NO		receptacles / circuits.
	Keypads at specific doors; motion							
	detectors in corridors and high value							
	rooms; exterior doors with monitor							
Security System	switches. Notifies UL Central Station.	Fair - Mixed	NO	NO	NO	NO	2-3	Systems will need upgrading.
Cocaming Cyclem								
	Clock/speaker unit with private switch							Independent sound systems
	in classrooms; ceiling speakers in							in Auditorium and
	corridors; intercom/telephone in							Gymnasium. System should
Sound/Intercom System	offices.	Good - 37 years and newer	NO	NO	NO	NO	2-3	be upgraded.
,								
	Classroom and office battery clocks;							
	corridor and classroom speakers with	The state of the s		1				
Clock/Program Bell System	bell tones	needed.	NO	NO	NO	NO	2	
-								
Information Technology	Data in classrooms and office areas;							
System		Good - 6 years	NO	NO	NO	NO	2	
,		- ,	_	-	-			
	TV outlets in classrooms, large group							
	areas and main lobby; TV station							
Cablevision System		Good - 6 years	NO	NO	NO	NO	2	
•	·	<u> </u>		1				

Bigelow Middle School

**HMFH** Architects, Inc.

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues		Comments
SITE FEATURES								
		Pavement - fair/poor, curbs -						
Parking	Bituminous concrete, granite curbs	good/fair	NO	NO	NO	NO	3	Replace/resurface
Sidewalks/ramps	Concrete walk at front	Fair	NO	YES	NO	NO	3	Surface condition, replace
·								
	Concrete walk at lower parking	Fair	NO	NO	NO	NO	3	Needs railing
	Concrete walls/steel rails	Fair	NO	NO	NO	NO	3	Repair
								Accessible route from bus is
	Concrete walls & stair at front, accessible route from bus	Poor	NO	YES	NO	NO	4	through driveway curb cut, sidewalk is in disrepair
	accessione reade from suc	1 001		120				oldowalit lo iii diolopali
Fields	None							
								Turf restoration in some
Plantings	Mature trees, turf at entrance	Fair	NO	NO	NO	NO	3	areas
Courts	None							
Courts	INOTIE							
	Concrete sidewalk, wood benches,							
Courtyard	mature plantings	Good	NO	NO	NO	NO	2	
Benches/bike racks	None							
			NO	NO	NO	NO		
Fencing	Minimal perimeter - wood	Fair/good	NO	NO	NO	NO	2	
Lighting	Parking area lighting	None						
	Building flood lights	Poor/age unknown	NO	NO	NO	NO	4	Replace lighting.
	Exterior door lights	Poor/age unknown	NO	NO	NO	NO	4	Replace lighting.



7 Bigelow Middle School

Jewton Schools Study	/ - Facility Assessment		
BROWN MIDDLE SCH	HOOL		
25 Meadowbrook Road			
BUILDING DATA:			
	site area:	8.27 Acres	
	zoning district:	PUB	
	building area:	146,000 gross square feet	
	number of floors:	2	
	historical status:	None	
	year built:	1956	
	additions/renovations/upgrades:	1962, 1982, 1997	
	assessment value:	n/a	
			and the second of the second o
Cey to Rating:			
	on with ordinary maintenance required		
e = Good condition with min			
	irs or replacement required		
= Poor condition with repl	lacement required		

Brown Middle School



			F	A 11-1114	1.4- 0-4-4	04		
	  Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR	Material	Condition// ige	100000	155005	100000	133463	riating	Comments
BUILDING EXTENION								
		No active leaks reported, metal roof					_	Roofing > 20 years old may
Roof systems	Flat roof	edge in good condition/ 20 years	YES	NO	NO	NO	2	not meet current codes.
		Masonry in good condition/original.						
	Driek veneer steel window sterefront	Overall minor cracks and staining. At						
Exterior walls	Brick veneer, steel window storefront system, stone panels at main entry	north side significant settlement cracks.	NO	NO	NO	NO	2	Repair and clean
Exterior waiis	system, stone panels at main entry	oracio.	110		110	110		ricpair and cicari
	Brick veneer	Good/1997	NO	NO	NO	NO	1	
	Steel-frame storefront system with							Danlaga with anaray and
	single-pane glazing, opaque blank-off							Replace with energy code compliant curtainwall system.
	panels and louvers. Fixed, awning							Possible return to the multi-
Windows	and hopper type.	Poor/original	YES	NO	NO	NO	4	colored opaque panels.
	Aluminum w/ thermal glazing, fixed							
	and awning type.	Good/1997	NO	NO	NO	NO	1	
		Aluminum: good/recent, hardware is						Replace with accessible
		non accessible. Steel: poor/original,						hardware & auto-open device.
D //	~50%-aluminum w/ pebble fiberglass	rusting and hardware is non	VE0	VEO	NO	NO		Replace old doors with
Doors/hardware	panels; 50% steel doors	accessible.	YES	YES	NO	NO	3	aluminum doors.
		Minor deterioration of concrete,						
	Concrete retaining walls with painted	grates are rusted but appear structurally sound/original. Areaways						Clean out areaways, fix any inoperable drains, repaint
		are full of debris, trees are growing in						grates and repair chain link
Areaways		them and it is unclear if drains work.	NO	NO	NO	NO	1	fencing.
	Concrete ramps w/ painted steel pipe	Fair/original and 1997 - concrete is						Repair concrete and replace
Exterior steps/ramps	guardrails		NO	NO	NO	NO	3	guardrails.
		Main entry-good/1997; elsewhere						Repair damaged canopy;
	Flat roofed, metal edge, plaster soffit.	canopies have been removed or are						properly seal where canopies
Canopies @ exterior doors	Main entry w/ brick piers.		NO	NO	NO	NO	3	have been removed.
	1 Review foundation/massery eracks	on NorthEast corner at girl's locker roo	ım.					
Structural concerns	Replacement of window walls may		лп.					
	1							

Brown Middle School

HMFH Architects, Inc.

			Energy	Accessibility	-	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU w/ painted plaster above @ corridors; painted plaster walls, typical; some painted CMU	Good/original. Most classroom entries are non accessible.	NO	YES	NO	NO	3	Modify openings to comply with accessibility code.
	Painted gypsum wallboard w/ vinyl base, typical	Good/1997	NO	NO	NO	NO	1	
Floors	Terrazzo, concrete, VCT, VAT, carpet, wood	Various conditions and ages.	NO	NO	NO	NO	2	Replace carpet at classrooms w/ VCT; abate and replace VAT with VCT.
Ceilings	2x4 ACT, 2x2 ACT, plaster, and various acoustic treatments	Good to fair. Older ceilings have sagging/stained tiles.	NO	NO	NO	NO	2	Replace damage tiles. Provide consist ceiling treatment in classrooms.
Doors/borrowed lights	Wood solid core doors w/ metal frames and w/ wood frames	Poor/original; good/1997	NO	NO	NO	NO	4	Refinish or replace doors. See "Partitions" for accessibility issue.
Hardware		Fair/original	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood built-ins of various configurations	Poor/original	NO	YES	NO	NO	4	Replace w/ plastic laminate shelves and counters.
Lockers/cubbies	Steel, 12" x 60" for 1 students	Poor/original. Rusting, damaged, and ~25% inoperable.	NO	YES	NO	NO	4	Replace.
Window treatments	Various: vertical & horizontal blinds, and shades	Fair/older versions	NO	NO	NO	NO	2	Replace/upgrade to provide consistent light control.
Toilet rooms		Fair/original with some updated fixtures. Staff toilets are non accessible	NO	YES	NO	NO	3	Update fixtures.
Stairs	Steel pan; wood/metal hand & guardrails	Good/original. Railings are non accessible.	NO	YES	NO	NO	2	Replace railings.
Elevator		Fair/original. Undersized and remotely located.	NO	YES	NO	NO	3	Provide new elevator near main lobby.
Signage		Poor/original. Recent signs are of paper.	NO	YES	NO	NO	4	Provide code-compliant signage

Brown Middle School

			Energy	Accessibility	•	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
	Wood athletic floor; wood bleachers, divider curtains, aluminum bball	Good/original floor. Fair/original bleachers. New divider curtains and	NO	YES	NO	NO	3	Refinish floor, provide new
Gymnasium equipment	backstops	recent backstops.	NO	YES	NO	NO	3	bleachers that are accessible.
Locker rooms	Concrete and ceramic tile floors	Fair/original. Some cracking and curbs are inaccessible.	NO	YES	NO	NO	3	Repair and eliminate curbs to make accessible.
	Metal partitions	Fair/original. Unused/no curtains	NO	NO	NO	NO	1	Unused space, may be reprogrammed.
	Multi-sized metal lockers	Fair/original. Some rusting.	NO	YES	NO	NO	3	Replace lockers, provide code-compliant lockers/area.
	Individual marble showers at girls; shared ceramic tile shower at boys	Fair/original. Unused. Used for storage at girls.	NO	YES	NO	NO	1	Unused space, may be reprogrammed.
Auditorium	Sealed concrete floor	Good/original	NO	NO	NO	NO	1	Repair any minor cracks
	Wood stage/steps; metal pipe painted handrails	Fair/original	NO	YES	NO	NO	3	Refinish wood. Replace railings.
	Wood/fabric auditorium seating, seats 600	Poor/original	NO	YES	NO	NO	4	Replace, provide required accessible seating.
	Lighting by flourescent tubes at perimeter; stage lighting	Poor/original not used; Poor/recent	NO	NO	NO	NO	4	Update lighting; provide current technology for stage lighting
	Wood cabinets w/ laminate tops,							Update w/ current technology to meet educational standards, incl. accessible
	some resin tops	Fair/original	NO	YES	NO	NO	3	sinks/fixtures
Kitchen	Full kitchen	Good/some recent. New sinks and stove.	NO	NO	NO	NO	1	
Code concerns	No visual of front entry creates a se	curity risk.						

Brown Middle School

HMFH Architects, Inc.

			Enoray	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Energy Issues	Issues	Issues		Rating	Comments
BUILDING SYSTEMS							9	
Heating/ventilation/air conditioning	Steam by oil w/UV's AC in Offices and head end	Very poor - 51 years	Boilers inefficient	NO	NO	Ventilation suspect in some areas	4+	The H&V system is well past its normal useful life and appears to effect the educational process
Plumbing	Assumed copper with lead solder and cast iron	poor - 51 years	NO	A few fixtures marginally accessible	NO	Fixtures not water conserving	4	Systems are at the end of their normal useful life
Fire Protection	None							
Electrical Service Equipment	800A, 3 phase, 4 wire, 120/208V.	Good - 20 years and older	NO	NO	NO	Tight working clearances	2-3	Some new in 1985
Distribution System	Circuit breaker panelboard with conduit and wire feeders.	Good - 20 years and older	NO	NO	NO	NO	2-3	Some new in 1985
Emergency System	Exterior generator; Auto transfer switch in main electric room.	Good - 10 years	NO	NO	NO	No separation of life safety lighting system.	2	New in 1997. Facility used as storm shelter.
Fire Alarm System	Multi-zone; not ADA compliant; smoke detectors in corridors and classrooms of 1985 addition; master box.	Good to fair - 30 years	NO	NO	NO	A/V signals not all ADA; Mounting height and locations of some pull stations.	2-3	All A/V signals need to be ADA; some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 5 to 10 years	NO	NO	NO	NO	2	
Lighting System	Generally: 2x4 recessed fluorescent; 2x2 recessed fluorescent; wrap around suspended fluorescent	Good to Fair - 25 years and older	NO	NO	NO	NO	2	Some new energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type	Good - 5-10 years	NO	NO	NO	NO	2	Additional receptacle/circuits needed in classrooms and office areas.

Brown Middle School

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
	Material	Container in Figure	100000	100000	100000	100000	riamig	Commente
	Control panel in main electrical room; keypads at specific doors; motion detectors in corridors; some exterior							
Security System	doors with monitor switches. Notifies UL Central Station.	Fair - Mixed	NO	NO	NO	NO	3	Systems need upgrading.
Sound/Intercom System	Dial phone and speaker and private switch in classrooms; ceiling speakers in corridors.	Good - 6 years	NO	NO	NO	NO	2	Independent sound system in Auditorium
Clock/Program Bell System	Classroom and office battery clocks; corridor and classroom speakers with bell tones	Good - 6 years	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas	Good - 6 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms
Cablevision System	TV outlets in classrooms, large group areas and main lobby	Good - 6 years	NO	NO	NO	NO	2	

Brown Middle School

HMFH Architects, Inc.

	Matarial		Energy	Accessibility		Other Code	Detic	0
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
SITE FEATURES								
Parking	Bituminous concrete large parking area across street, smaller area at side of school	Average condition, crossing area not marked	NO	YES	YES	NO	3	Repair/reconfiguration
Sidewalks/ramps	Concrete; bituminous concrete at terrace	Fair/poor - settling. Ramp at main entrance: railing and ramp not to code, terrace deteriorating and entrance is not accessible	NO	YES	YES	NO	3	Reconstruction
Fields	Soccer/football/track used by school	Good	NO	YES	NO	NO	2	Provide accessible route
Plantings	Attractive mature plantings, lawns at building		NO	NO	NO	NO		
Courts	None							
Courtyard	Concrete sidewalks, wood trellis, plantings	Good	NO	NO	NO	NO	1	
Benches/bike racks	In front of school and by play area	Good	NO	NO	NO	NO	1	
Fencing	None							
Lighting	Building mounted and pole mounted parking/roadway lighting; Entrance doorway lighting.	Good - 20 years					1	
						1		



Brown Middle School

Newton Schools Study	- Facility Assessment				
DAY MIDDLE SCHOOL 21 MINOT PLACE	_				
BUILDING DATA:					
	site area:	8.57 Acres			AND
	zoning district:	PUB	156		1 2 2 2 2
	building area:	145,600 gross square feet			
	number of floors:	3			A PARTITION OF THE PART
	historical status:	None		L. Williams	AND A LACTOR
	year built:	1971		TO DESIGN	
	additions/renovations/upgrades:	1997			
	assessment value:	n/a		<b>= 3</b>	Property of the Control of the Contr
			F		
Key to Rating:			88		
1 = New or in good condition	with ordinary maintenance required			20.	
2 = Good condition with min-	or repairs required				
3 = Fair condition with repair					
4 = Poor condition with repla	•				
·					



			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Flat roof typical w/ sloping Sarnofil roof at Auditorium	Active leaks reported at skylights; metal roof edge in good condition/ 14 years	NO	NO	NO	NO	3	Repair/reflash at skylights
Exterior walls	Brick veneer	Good. Minor cracks and staining at masonry, rusting lintels/original	NO	NO	NO	NO	1	
Windows	Storefront systems in stairways - steel-frame, single-pane glazing and solid panels	Fair/original; metals panels are dented	YES	NO	NO	NO	3	Replace single glazed storefront.
	Aluminum w/ thermal break and thermal glazing, fixed & operable awnings; aluminum louvers	Good/1997	NO	NO	NO	NO	1	Operable awning windows are very small/insufficient.
Doors/hardware	50% aluminum w/ pebble fiberglass panels; 50% metal doors	Good newer doors, hardware is non accessible. Poor/original	YES	YES	NO	NO	3	Replace doors; provide accessible hardware & autoopen device as required.
Areaways	None							
Exterior steps/stoops	Concrete steps w/ steel pipe guardrails; concrete stoops	Good/original; guardrails rusted and not code compliant	NO	YES	NO	NO	3	Replace guard rail/handrails
Canopies @ exterior doors	Flat roof, metal roof edge and metal panel soffit/surround. Flag entrance w/ brick piers and exposed steel	Good/original. Rusting at exposed steel	NO	NO	NO	NO	1	
Arcade	Concrete slab, brick arched colonade	Good/original	NO	NO	NO	NO	1	Note: not used, does not lead to any entrance
Structural concerns	None.							

Day Middle School

HMFH Architects, Inc.

			Enorgy	Accessibility	Life Safety	Other Code	Ĭ	
	Material	Condition/Age	Energy Issues	Issues	Issues	Issues	Rating	Comments
BUILDING INTERIOR		Ç						
Partitions	Painted CMU, pre-fab metal panels at corridors; exposed brick at entry and stairs; painted CMU, pre-fab metal panels, plaster and gypsum walls, typ.	Good/original; ~15% inaccessible	NO	YES	NO	NO	3	Modify openings to comply with accessibility codes
	Carpet, typical; VCT at science; wood						_	Replace carpet w/ VCT.
Floors	at shop/art	Good/1997	NO	NO	NO	NO	3	Refinish wood floors.
Ceilings	2x4 ACT coffered at lights; 1x1 ACT	Poor/original; sagging, stained, missing tiles; system no longer manufactured.	NO	NO	NO	NO	4	Replace ceiling.
	2x4 ACT, 2x2 ACT	Good/1997	NO	NO	NO	NO	1	
Doors/borrowed lights	Painted wood solid core doors w/ wire glass in painted metal frames	Good/original; some toilet room doors are sized too small	NO	YES	NO	NO	2	Replace/upgrade doors as necessary and to meet code. Also, see "Partitions" for accessibility issue.
Hardware		Good/original; does not meet accessibility code	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Science casework: laminated plywood, painted in most location; resin tops	Poor/original; deteriorating cabinets	NO	YES	NO	NO	4	Replace casework to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Metal, double-tier, typ; "hand-me- down" mix of other metal type lockers	Fair/originalsome rusting. Poor/"hand-me-down" lockers	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolling shades, typ.	Good/1997	NO	NO	NO	NO	1	
Toilet rooms	Adult/Student: ceramic tile walls and floors (a few poured epoxy floors); metal partitions	Fair/original. Non accessible	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
Stairs	Terrazzo treads and landings; wood/metal hand & guardrails	Good/original. Railings are non accessible. Stair at "Flag Pole" entry is in fair condition; is worn and cracking; with concrete patches	NO	YES	NO	NO	2	Replace railings.
Elevator		Good/original	NO	NO	NO	NO	1	



Day Middle School

			Energy	Accessibility	Life Sefety	Other Code	1	
	Material	Condition/Age	Issues	Issues	Issues		Rating	Comments
Signage	Plastic plaques on doors w/ room numbers only	Fair/original; do not comply with accessibility code	NO	YES	NO	NO	3	Replace signage to include braille
Gymnasium	Wood athletic floor and bleachers	Good/original	NO	YES	NO	NO	2	Provide accessible seating at bleachers
	Wood paneling w/ CMU above	Good/original	NO	NO	NO	NO	1	
	Newer wood backstops and divider curtains	Good	NO	NO	NO	NO	1	
Multi-purpose room	Wood athletic floor; concrete steps and ramp w/ surface treatment	Good/original	NO	NO	NO	NO	1	
Locker rooms	Painted CMU walls	Good/original	NO	NO	NO	NO	2	Paint walls
	Concrete and ceramic tile floors	Fair/original Broken/damaged tiles; missing tile base	NO	NO	NO	NO	3	Patch/repair flooring
	Metal partitions	Fair/original	NO	YES	NO	NO	3	Replace partitions, provide accessible locations.
	Multi-sized metal lockers	Poor/original. Rusted, deteriorating	NO	YES	NO	NO	4	Replace lockers, provide accessible lockers.
Auditorium	Painted concrete floor w/ carpet at aisles	Good/original	NO	NO	NO	NO	1	Note: auditorium is not accessible from corridor
	Wood stage/steps; fabric curtains	Fair/original. Deteriorating curtains	NO	YES	NO	NO	2	Refinish wood floor. Replace curtains. Note: stage is not accessible from auditorium
	Painted plaster walls; operable wall	Good/original. Operable wall is not usedunsure if it works.	NO	NO	NO	NO	1	
	Painted plaster ceiling with hung wood slat ceiling system	Good/original. Water damaged ceiling	NO	NO	NO	NO	1	Repair and paint ceiling
	Metal/fabric seats; seats 295	Good/original; some broken, "lumpy" cushions	NO	YES	NO	NO	2	Provide accessible seating.
Kitchen	Full kitchen	Good/functional	NO	NO	NO	NO	1	
Cafeteria	Linoleum floor; painted plaster walls	Good	NO	NO	NO	NO	1	Note: 5 lunches
Overall concerns	<ol> <li>Poor site and building entry sequer</li> <li>No visual security at main entryad</li> <li>No vestibule at main entry.</li> <li>Classrooms with no windows.</li> <li>Dampness issues may cause healt</li> </ol>		site circulation	on is unsafe to	navigate.			

HMFH Architects, Inc.

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues		Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Hot water gas, package rooftop air conditioning/ ventilation. AC CR's and offices only.	Very poor - 36 years	Inefficient reheat system. Poor design.	NO	NO	Ventilation issues in areas. Noise issues	3-4	Attention of Head Custodian keeps school going. Zoned vertically. Constant control of adjustments.
Plumbing	Piping original, unknown	Fair - 36 years	NO	Limited accessibility	NO	Water conservatio n	3	Replaced all buried piping due to building settling. Hot water unreliable.
Fire Protection	Standpipe system	Fair - 36 years	NO	NO	Remove fire hose.	NO	2	Old unusable first aid type FDV's.
Electrical Service Equipment	2000A, 3 phase, 4 wire, 277/480V.	Good - 36 years and newer	NO	NO	NO	Tight working clearances	2-3	Some new in 1997
Distribution System	Circuit breaker panelboard with conduit and wire feeders.	Good - 36 years and newer	NO	NO	NO	NO	2-3	Some new in 1997
Emergency System	85kW gas indoor and ATS in boiler room.	Good - 36 years	NO	NO	NO	No separation of life safety, lighting system.	2	
Fire Alarm System	Multi-zone; not ADA compliant except new areas; smoke detectors in corridors, stairs and some classrooms; master box.	Good to fair - 36 years	NO	NO	NO	A/V signals not all ADA; Mounting height and locations of some pull stations.	2-3	All A/V signals need to be ADA; some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 4 years	NO	NO	NO	NO	2	New in 2003.
Lighting System	Generally: Coffered surface wrap around fluorescent; some 2x2 recessed fluorescent	Fair in original building areas; Good in renovated areas; 36 years and newer	NO	NO	NO	No multiple switches in classrooms.	2	New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type	Good - 36 years and newer	NO	NO	NO	NO	2	

	Material	l	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Security System	Keypads at specific doors; motion detectors in corridors and Computer Room; exterior doors with monitor switches. Notifies UL Central Station.	Fair - Mixed	NO	NO	NO	NO	2-3	Systems will need upgrading.
Door Bell System	Push button at back door; bell in corridor	Good - 36 years	NO	NO	NO	NO	2-3	
Sound/Intercom System	classrooms; ceiling speakers in corridors; exterior flush wall mounted speakers.	Good - 6 years	NO	NO	NO	NO	2	Independent sound system in Auditorium
Clock/Program Bell System	Classroom and office battery clocks; corridor and classroom speakers with bell tones		NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas	Good - 6 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms
Cablevision System	TV outlets in classrooms, large group areas and main lobby; TV station within facility.	Good - 6 years					2	

HMFH Architects, Inc.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
SITE FEATURES	Iviaterial	Condition/Age	155065	155065	155065	155065	riating	Comments
Parking	Bituminous concrete drive and parking around building	Good, non compliant curb ramp from parking to building entrance	NO	YES	NO	NO	1 and 2	Reconstruct curb ramp
Sidewalks/ramps	Concrete path to main entrance	Fair/poor	NO	NO	NO	NO		Reconstruct, stair rails non- compliant
Fields	Turf fields at adjacent park	Good	NO	YES	NO	NO		Curb cut needed on path to fields, access path crosses drive
Courtyard	Bituminous concrete; concrete planter bed curbs; plantings	Good	NO	NO	NO	NO	1	
Plantings	Mature Plantings	Good	NO	NO	NO	NO	1	
Courts	Bituminous concrete adjacent park	Good	NO	YES	NO	NO		Curb cut needed on path to recreational facilities
Benches/bike racks	None							
Fencing	Wire mesh, steel fencing perimeter	Poor	NO	NO	NO	NO	4	
Lighting	Parking area lighting	On utility poles	NO	NO	NO	NO	1	
	Building flood lights	Fair/age unknown	NO	NO	NO	NO	3	Replace lighting.
	Exterior door lights	Poor/original. Most do not work.	NO	NO	NO	NO	4	Replace lighting.

7



Day Middle School

Jourton Cohoole Stud	dy Facility Assassment					
NEWTON SCHOOLS SING	dy - Facility Assessment	T.				
OAK HILL MIDDLE S	CHOOL					
130 WHEELER ROAD						WALES STATE OF THE
BUILDING DATA:						
	site area:	8.04 acres			7	
	zoning district:	PUB				
	building area:	91,000 gross square feet				
	number of floors:	3				
	historical status:	None			OAK HILE MIDDLE SCH	IOOL I I I I I I I I I I I I I I I I I I
	year built:	1936				
	additions/renovations/upgrades:	1960, 1997 (opened as MS)				
	assessment value:	n/a		AND THE PARTY OF T	The state of the s	The second secon
			The second second		A LONG	The second secon
						na-
Key to Rating:						
	ion with ordinary maintenance required					
2 = Good condition with m	ninor repairs required					
	pairs or replacement required					
4 = Poor condition with rep	placement required					

Oak Hill Middle School



	Material	Condition/Age	Energy Issues	Accessibility Issues	•	Other Code Issues	Rating	Comments
BUILDING EXTERIOR	Material	Condition # rigo	155465	133463	100000	133463	riating	Comments
Roof systems	Pitched roof; wood cupola with weathervane	No active leaks reported/ 10 years; painted wood eaves peeling	NO	NO	NO	NO	1	
	Flat roof	Good/1997	NO	NO	NO	NO	1	
Exterior walls	Load bearing masonry/painted wood sills and detailing/stone detailing.	Good/original; wood trim peeling	NO	NO	NO	NO	2	Scrape, paint wood trim
	Brick veneer with concrete details	Good/1997	NO	NO	NO	NO	1	
Windows	Aluminum replacement windows w/ thermal glazing, single-hung, fixed and awning types; metal louvers	Good/1997; Fair/original-louvers	NO	NO	NO	NO	2	Scrape and repair/paint wood sills and wood frames. Reseal. Replace louvers
Doors/hardware		Good/1997; Fair/original framespeeling. Hardware is accessible. Missing thresholds.	YES	NO	NO	NO	2	Repair/replace original frames. Provide thresholds.
Areaways	Concrete retaining walls with galvanized steel grates.	Fair/original-concrete, cracked, deteriorating. Good/newer-grates	NO	NO	NO	NO	2-3	Repair concrete. Install/attach loose grate at left front side of bldg.
Exterior steps/ramps	Concrete slab entries, concrete and granite steps w/ painted steel and steel pipe guardrails	Good/original and 1997. Rusted original metal guardrails	NO	NO	NO	NO	2	
Canopy @ main entry	Pitched roofed, concrete edge, metal panel soffit with brick/concrete piers.	Good/1997; metal soffit is dinged/dented	NO	NO	NO	NO	2	
Structural concerns	None.							

2

Oak Hill Middle School

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU w/ painted plaster above @ corridors; painted plaster walls, typical; painted CMU and concrete	Good/original. Columns at band room damaged. Water damage at nurse's suite.	NO	NO	NO	NO	2	Repair damaged corners/walls. Consider adding corner guards to columns.
	Painted gypsum wallboard w/ vinyl base, typical	Good/1997-heavily marked up in high traffic areas	NO	NO	NO	NO	2	Paint/repair corridor walls. Consider installing tile over gypsum for easier maintenance and improved appearance.
Floors	Carpet, VCT, quarry tile	Good/1997, some carpet worn/frayed at seams, stained; no transition strips between floor materials.		NO	NO	NO	2	Replace carpet w/ VCT; provide transition strips.
Ceilings	2x4 ACT, 2x2 ACT, painted plaster	Good/1997 Stained tiles throughout	NO	NO	NO	NO	2	Replace damage/stained tiles.
Doors/borrowed lights	Wood solid core doors w/ metal frames and w/ wood frames	Good/original-wood; Good/1997	NO	NO	NO	NO	2	
Hardware		Good/1997 hardware is accessible	NO	NO	NO	NO	2	
Interior built-in furnishings	Wood built-ins of various configurations	Good/original and 1997	NO	NO	NO	NO	1	
Lockers/cubbies	Metal, double-tier lockers, 15" and metal, single-tiered lockers, 12"	Good/1997	NO	NO	NO	NO	1	
Window treatments	Rolling shades, typical	Good/1997	NO	NO	NO	NO	1	
Toilet rooms	Ceramic tile wainscot w/ painted plaster above; ceramic tile floors; metal partitions	Good/1997, facilities are accessible; rusting at lower edge of partitions, typical at sink areas; mirrors are deteriorating	NO	NO	NO	NO	2	

3 Oak Hill Middle School



			Enorgy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Energy Issues	Issues	Issues		Rating	Comments
0	Poured terrazzo, metal pan stair; metal hand & guardrails w/ original wood cap; glazed CMU w/ painted							
Stairs	plaster above, 2x2 tectum ceiling	Good/original w/ 1997 updates	NO	NO	NO	NO	1	
	Concrete metal pan construction with rubber treads/risers; painted metal pipe hand & guardrails	Fair/1997, surfaces are worn at high traffic stairs; rusting rails	NO	NO	NO	NO	3	Resurface treads/risers; paint hand and guardrails
Elevator		Good/1997	NO	NO	NO	NO	1	
Signage	Plastic plaques	Good/1997; directional signage in paper.	NO	NO	NO	NO	2	Provide permanent directional signage.
Gymnasium	Wood athletic floor; wood bleachers, divider curtains, aluminum backstops; painted CMU walls and exposed acoustic deck	Good/1997	NO	NO	NO	NO	1	
Locker rooms	Painted CMU walls, quarry tile floors, 2x2 ACT	Good/1997-entry doors are not code compliant	NO	YES	NO	NO	2	Change door hinge/swing direction.
	Metal partitions	Good/1997	NO	NO	NO	NO	1	
	Multi-sized metal lockers	Good/1997	NO	NO	NO	NO	1	
	Ceramic tile, individual showers, open on two sides, no curtains	Good/1997	NO	NO	NO	NO	1	
Auditorium	Sealed concrete floor with carpet aisles; painted CMU walls; hanging wood-framed acoustic panels	Good/1997	NO	NO	NO	NO	1	
	Wood stage/steps; metal pipe painted handrails; fabric curtains	Fair/1997-wood floor; Good/1997- curtains. Loud lighting equipment panels on stage.	NO	NO	NO	NO	3	Refinish wood floor. Relocate equipment.
	Metal and fabric seating, 315 seats	Good/1997	NO	NO	NO	NO	1	
Lob Equipment	Wood aghingto w/ regin tone	Cood/1007	NO	NO	NO	NO	2	Note: no water to shower head, no duct connected to
Lab Equipment	Wood cabinets w/ resin tops	Good/1997	NO	NO	NO	NO	2	fume hood.
Kitchen	Full kitchen	Good/1997, functional	NO	NO	NO	NO	1	
Code concerns	Flooding at occupied basement level	el may cause potential health risks.						

Oak Hill Middle School

			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues		Rating	Comments
BUILDING SYSTEMS	-	·					9	
Heating/ventilation/air conditioning	Hot water by oil, Classroom unit ventilators. AC for Library, offices, Health. Computer Room, and Auditorium.	Good - 1997	Boilers inefficient	NO	NO	NO	2	One operable boiler, second boiler installation was halted? Can't fully heat school with only one boiler. DDC controls.
Plumbing	Original piping in original building unknown?	Good - 1997	NO	Some accessibility.	NO	NO	2	Water issues in boiler room.
Fire Protection	Sprinkler and standpipe system.	Good - 1997				Dry system serves occupied	2	
Electrical Service Equipment	2,000A. 3 phase, 4 wire, 277/480V	Good - less than 10 years	NO	NO	NO	Tight working clearances	1	
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Good - less than 10 years	NO	NO	NO	NO	1	
Emergency System	300kW (approximate) exterior diesel generator serves corridor and stair lighting, boilers, air compressors, elevator and kitchen equipment; two automatic transfer switches.	Good - less than 10 years	NO	NO	NO	Very wet 2- hour fire rated room for life safety system equipment.	2	Wet condition in life safety emergency room needs immediate attention.
Fire Alarm System	Multi-zone: ADA compliant; auditorium, gymnasium and corridor smoke detectors and door holders; exterior master box.	Good - less than 10 years	NO	NO	NO	NO	1	
Telephone System	Multiple outside lines.	Good - 2 years	NO	NO	NO	NO	1	
Lighting System	Generally 2x2 and 2x4 recessed prismatic and parabolic fluorescent.	Good - less than 10 years	NO	NO	NO	NO	1	Energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Good less than 10 years	NO	NO	NO	NO	1	Additional receptacles/circuits needed in corridors
Security System	Keypads at specific doors; Motion detectors in corridors and stairs; Interior and exterior signals; Notifies UL Central Station.	Good - less than 10 years	NO	NO	NO	NO	1	

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Oak Hill Middle School

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
	Dial phones and clock/speaker units in classrooms and offices; corridor speakers and exterior speakers; Independent Gym system. No independent systems in Auditorium							
Sound/Intercom System		Good - less than 10 years	NO	NO	NO	NO	1	
Clock/Program Bell System		Good - less than 10 years. 95% system clocks, 5% battery clocks.	NO	NO	NO	NO	1	
Information Technology System	Data in classrooms and office areas.	Good - less than 10 years	NO	NO	NO	NO	1	Additional data outlets needed in some classrooms.
Cablevision System	Outlets in classrooms, some offices and corridors.	Good - less than 10 years.	NO	NO	NO	NO	1	

			Energy	Accessibility		Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
SITE FEATURES								
	Bituminous concrete parking area across street, bit conc drive and							
Parking		Fair	NO	NO	NO	NO	3	Repair/resurface
	Concrete and bituminous concrete at	Bituminous concrete - fair, concrete -						Cross pitch on concrete is access issue, repair bit conc,
Sidewalks/ramps	main entrance	poor	NO	YES	NO	NO	3	repave concrete
	Concrete outside of drive	Good/fair	NO	NO	NO	NO	2	
	Bituminous concrete on side of school	Fair	NO	NO	NO	NO	3	Repair
Fields	Turf and skinned baseline - baseball, soccer	Fair	NO	YES	NO	NO	3	Turf restoration, needs accessible route to field
Plantings	Mature plantings at school front, turf	Plantings - fair/good, turf - fair/poor	NO	NO	NO	NO	2 and 3	Turf is severely compacted - turf restoration/replacement is needed
Courts	None							
Benches/bike racks	Recycleables/steel benches and metal bike rack at front and side	Good/fair	NO	NO	NO	NO	2	
Fencing	CLF at field and entrance, steel swing gate	Fair	NO	NO	NO	NO	2 and 3	Repair /replace sections along street, repair/replace swing gate
Lighting	Parking area lighting	Pole - good	NO	NO	NO	NO	1	
	Building flood lights	Good	NO	NO	NO	NO	1	
	Exterior door lights	Fair/original-1936 - unknown if the work	NO	NO	NO	NO	3	

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Oak Hill Middle School

Newton Schools Stu	dy - Facility Assessment					
CARR SCHOOL						
225 NEVADA STREET				<u></u>		
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					-	THE KL
BUILDING DATA:						
	site area:	4.85 acres				
	zoning district:	PUB			The state of the s	
	building area:	49,000 gross square feet				
	number of floors:	2				
	historical status:	None				
	year built:	1936				
	additions/renovations/upgrades:	1960				
	assessment value:	n/a				
				A STATE OF THE PARTY OF THE PAR		
Key to Rating:				The second second		
	tion with ordinary maintenance required			my were		
2 = Good condition with r			The state of the s	Low regions of the second		The second secon
	pairs or replacement required					
4 = Poor condition with re	eplacement required					



			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	_	Issues	Issues	Rating	Comments
BUILDING EXTERIOR		Ţ.						
Roof systems		No active leaks reported but water damage was evident, gutters in poor condition/ 25 years	YES	NO	NO	NO	3	Roofing > 20 years old may not meet current codes.
	Flat roof	No active leaks reported/ 25 years	YES	NO	NO	NO	2	Roofing > 20 years old may not meet current codes.
Exterior walls	, ,	Good/original. Minor cracks and staining at masonry; rusting lintels; peeling paint	NO	NO	NO	NO	2	Repair and clean masonry; replace lintels when windows are replaced. Scrape and paint wood trim/sills
		Good/original-masonry, staining from rusting conduits. Poor/original-wood pieces	NO	NO	NO	NO	2-3	Repair/replace wood trim. Clean masonry.
Windows/louvers	Wood frame, 20 over 20 and 16 over 16 divided lights, typical, single-pane glazing; metal louvers/grills	Poor/original w/ aluminum storm windows added.	YES	NO	NO	NO	4	Replace
	Steel frame, single glazing, fixed & single-hung operable	Poor/1960	YES	NO	NO	NO	4	Replace
Doors/hardware	Aluminum w/ pebble fiberglass panels	Good/newer, hardware is non accessible	NO	YES	NO	NO	2	Replace with accessible hardware & auto-open device
Exterior steps/ramps	Granite and concrete steps; wood ramps w/ painted steel pipe guardrails; wrought iron, open-grate stair	Poor/ages unknown, concrete is deteriorating and railing supports are rusting and not secure; rusting stair	NO	YES	NO	NO	3	Replace ramps and railings
Greenhouse	Glassed-in greenhouse upper walls and roof; wood clapboard lower walls	Fair/age unknown; peeling paint at lower; glass structure is newer	NO	YES	NO	NO	2-3	Repair/paint. Note: non accessible from interior or exterior
Structural concerns	None							

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	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
	Material	Condition/Age	155065	issues	155065	155065	riating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU w/ painted plaster above @ corridors; painted plaster walls, typical	Good/original. Cracks, stains, peeling/water damage at plaster	NO	NO	NO	NO	2	Repair/paint.
	Glazed CMU @ corridors; painted CMU, typical; operable walls at classrooms	Fair/original-1960's; glazed CMU chipped, cracked	NO	NO	NO	NO	3	
Floors	VAT, VCT, carpet, vinyl, wood, painted concrete, slate	Fair/ages unknown	NO	NO	NO	NO	3	Replace carpet, vinyl, wood, old VCT, and VAT w/ VCT.
Ceilings	1x1 ACT, painted plaster, 2x4 ACT, and 2x2 ACT,	Fair/ages unknown	NO	NO	NO	NO	3	Install consistent ACT system; repair/paint plaster ceilings
	Tectum panels, exposed open steel joists							
Doors/borrowed lights	Wood solid core doors in wood frames w/ clerestory above	Good/original	NO	NO	NO	NO	2	Repair/refinish as needed
	Wood solid core doors in painted metal frames	Poor/original-1960's	NO	NO	NO	NO	4	Replace doors
Hardware		Fair/original-hardware is non accessible	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Painted wood, metal, laminate	Fair/original	NO	YES	NO	NO	3	Replace as required, replacement to include accessible hardware/sinks/fixtures.
Window treatments	Rolling shades, typical	Fair/age unknown	NO	NO	NO	NO	3	Replace/upgrade to provide consistent light control.
Toilet rooms	Adult: CMU, ceramic tile, VCT; wood/metal partitions	Fair/original. Two updated accessible toilets	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
	Student: glazed CMU; painted concrete & ceramic tile floors; metal partitions	Fair/original. Partial updates.	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
				•	i			•



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues		Comments
Stairs	Concrete/metal pan construction w/ steel nosing; wood/metal hand & guardrails	Good/original. Railings and stair nosing are non accessible.	NO	YES	NO	NO	2	Replace railings & stair nosing.
	Concrete w/ integral nosing; wood/metal hand & guardrails	Good/original. Railings are non accessible.	NO	YES	NO	NO	2	Replace railings. Note: exposed pipes.
Elevator	None		NO	YES	NO	NO	4	Elevator required for accessibility
Signage	None		NO	YES	NO	NO	4	Install signage to include braille
Gymnasium	Wood athletic floor and backstops; operable divider wall	Poor/original. Worn floors	NO	NO	NO	NO	3	Refinish/replace floor
	Wood paneling, full height; Tectum ceiling w/ exposed open steel joists							
Assembly room	Wood floor and platform	Fair/original- platform is not accessible	NO	YES	NO	NO	3	Refinish/replace; provide lift for accessibility
	Painted plaster w/ 1x1 ACT at walls; painted plaster ceiling	Good/original.	NO	NO	NO	NO	2	
Code concerns	No elevator.     All door hardware is non accessible.	).	•	•		•		

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	<b></b>	0 100 /4	Energy	Accessibility	-	Other Code	Б.:	
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING SYSTEMS								
								One boiler dead. Not used as
Heating/ventilation/air			Boiler					a school. Visible leaks in
conditioning	Steam by oil, UV's in CR's	Poor - unknown 60 + years	inefficient	NO	NO	Ventilation	4	Boiler Room.
						Fixtures not		
				Fixtures not		water		
Plumbing	Plumbing original, unknown	Poor - unknown 60 + years	NO	accessible	NO	conserving	4	
Fire Protection	None						-	
						Insufficient		
Electrical Service						working		
Equipment	800A. 3 phase, 4 wire, 120/208V	Fair - + 30 years	NO	NO	NO	clearances	3	Should be upgraded.
	Circuit breaker panelboards with							
Distribution System	conduit and wire feeders.	Fair - + 30 years	NO	NO	NO	NO	3	Should be upgraded.
						Not 2-hour		
						fire rated		
	20kW gas indoor generator in boiler					room for life		
	rooms; serves corridor and stair					safety		Generator should be placed
Emergency System	lighting and boilers.	Good - 5 years	NO	NO	NO	system.	3-4	in 2-hour rated room.
						Mounting		
	Multi-zone: not ADA compliant;					height and		
	auditorium and corridor smoke					locations of		
	detectors and door holders; master					some pull		Some pull stations should be
Fire Alarm System	box.	Good - + 20 years	NO	NO	NO	stations.	2	relocated.
								New in 2001. Phone lines
								should be extended to
Telephone System	Multiple outside lines.	Good - 6 years	NO	NO	NO	NO	2	classrooms.
Tolophone Oystem	maniple outside inies.	dood o years		1				014331001113.



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Lighting System	Generally suspended fluorescent	Fair to Poor - + 20 years	NO	NO	NO	No multiple switches in classrooms.		Broken and discolored lenses should be replaced. Additional fixtures needed in some rooms. No energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair - + 30 years	NO	NO	NO	NO		Additional receptacles/circuits needed throughout facility.
Security System	Keypads at specific doors; Motion detectors in corridors and stairs; Notifies UL Central Station.	Fair - Mixed - + 30 years	NO	NO	NO	NO	3	System will need upgrading.
Sound/Intercom System	door notifies Office. Privacy switches and surface speakers in classrooms. No corridor speakers.	Fair to Poor - + 30 years	NO	NO	NO	NO		No independent sound systems. Building wide system needed.
Clock/Program Bell System	Classroom and Office battery clocks. Corridor bells.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas.	Good - 10 years	NO	NO	NO	NO		Additional data outlets needed in classrooms.
Cablevision System	Outlet in Auditorium	Good - 10 to 15 years					-	

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			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
SITE FEATURES								
Parking	Bituminous concrete parking area at front/side of building	Poor	NO	NO	NO	NO	4	
Sidewalks/ramps	Concrete walk to main entrance	Poor	NO	NO	NO	NO	4	Replace
	Temporary wood ramp at main entrance	Fair/good	NO	YES	NO	NO	3	Replace/railing discontinuous
	Concrete/bituminous concrete paths	Poor	NO	YES	NO	NO	4	Replace, no curb cuts at either side of road crossing
	Concrete side ramp	Fair/good	NO	YES	NO	NO	3	Ramp & railing non compliant
Fields	Turf/skinned base area	Fair	NO	YES	NO	NO	3	Turf restoration, accessible path needed
Plantings	Mature plantings and turf at front of school	Good	NO	NO	NO	NO	1	
Play structures	Swings	Fair	NO	YES	NO	NO	3	No accessible path, surfacing not accessible
Courts	Bituminous concrete basketball	Fair	NO	YES	NO	NO	3	No accessible path from upper level of site & building
Benches/bike racks	Picnic tables at swing play area	Fair	NO	YES	NO	NO	3	
Fencing	CLF at rear and side perimeter separating play areas and at front	Fair/good, on one side - poor	NO	NO	NO	NO	2 and 4	Repair, replace fence on one side
Lighting	Parking area lighting	None						
	Building flood lights	Good/newer	NO	NO	NO	NO	2	Update as needed.
	Exterior door lights	Original, unknown if they work.	NO	NO	NO	NO	4	Replace/repair lighting.

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Newton Schools Stud	dy - Facility Assessment							
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DI III DINIC DATA.			All market	Maria .	Mil			
BUILDING DATA:				6	FIL	k		
	site area:	3.78 acres			1			
	zoning district:	PUB		NEW YORK OF THE PARTY OF THE PA		13		
	building area:	70,000 gross square feet			JE L			
	number of floors:	3	100		A. HIL			
	historical status:	None		1111111				
	year built:	1928						
	additions/renovations/upgrades:	1934-add, 1966-renov, 1980s-mods			- i			
	assessment value:	n/a		THE !				
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Key to Rating:				حاجا				
	ion with ordinary maintenance required							THE RESERVE OF THE PARTY OF THE
2 = Good condition with m								
	pairs or replacement required							
4 = Poor condition with re	placement required							

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Education Center



			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues	Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Flat roof	No active leaks reported/ 15 years	NO	NO	NO	NO	2	
	Load bearing masonry/concrete sills and exposed foundation/stone detailing.	Fair/original. Cracking/spalling/ staining at masonry/stone/concrete; significant masonry deterioration (due to water infiltration) at upper level of rear façade where original cornice was removed and infilled with brick; brick headers replaced at same time as windows	NO	NO	NO	NO	3	Repair, repoint and clean
	Aluminum w/ thermal break and							
	thermal glazing, fixed & single-hung operable; metal louvers	Good/~1980's-windows; Poor/original-louvers.	NO	NO	NO	NO	2-3	Replace louvers.
	Wood in wood frames, metal, aluminum w/ pebble fiberglass panels	Good/newer; Poor/original. Hardware is non accessible. Main entry has auto-open device.	YES	YES	NO	NO		Replace original doors and frames; provide accessible hardware.
	Concrete retaining walls, stairs; painted steel pipe guardrails w/ chain link fencing	Fair/original. Staining, spalling	NO	NO	NO	NO	3	Repair and clean
	Masonry enclosed vents w/ metal louvers and concrete caps	Poor/ages unknown. Deteriorating masonry.	NO	NO	NO	NO		Repair/masonry. Repair/replace louvers.
	Granite and concrete stoops and steps w/ painted steel pipe guardrails; one resurfaced with epoxy paint	Poor/original, concrete is deteriorating and railing supports are rusting.	NO	YES	NO	NO		Repair/replace steps; replace railings. Note: only one door is accessible in this multifunction building.
Structural concerns	None.							

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2

			Energy	Accessibility	Life Safetv	Other Code		
	Material	Condition/Age	Issues		Issues	Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed brick w/ painted brick above @ corridors; painted plaster walls, typical	Good/original	NO	NO	NO	NO	2	
	1							
Floors	Carpet, typical, VCT, vinyl, quarry tile, wood, athletic resilient flooring		NO	NO	NO	NO	2	Replace carpet w/ VCT.
Ceilings	2x4 ACT, 2x2 ACT, 1x1 ACT, and painted plaster	Good/ages unknown	NO	NO	NO	NO	2	Replace damaged tiles.
Doors/borrowed lights	Wood solid core doors w/ wood frames	Good to fair/original	NO	NO	NO	NO	2	
Hardware		Fair/original-non accessible	NO	YES	NO	NO		Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Various types, wood, metal, laminate	Good to fair/original and ages unknown	NO	YES	NO	NO	2	Replace as required, replacement to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Few open cubbies	Good/ages unknown	NO	YES	NO	NO		Install new/replace with metal double tier 15" x 30" or 12" x 60" as educational programs require.
Window treatments	Various: vertical & horizontal blinds, and shades	Good/ages unknown	NO	NO	NO	NO	2	Replace/upgrade to provide consistent light control.
Toilet rooms	Adult: CMU, ceramic tile, VCT; metal partitions		NO	YES	NO	NO	2	Replace/upgrade toilet rooms
	Student: glazed CMU & ceramic tile, VCT; metal partitions	Fair to Poor/ages unknown. Wood steps added to accommodate	NO	YES	NO	NO		Inappropriate size and quantity for users. Replace/upgrade/add toilet rooms
Stairs	Concrete w/ steel nosing; wood/metal hand & guardrails; rubber risers/treads at internal stair	deteriorating, subsequent fixes also	NO	YES	NO	NO		Replace railings & stair nosing. Install rubber surface at all stairs.



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues		Comments
Elevator		Good/age unknown	NO	NO	NO	NO	2	
Signage	Plastic plaques	Good/recent; Fair/all other, non accessible.	NO	YES	NO	NO	2	Replace signage to include braille
Former auditorium	Carpet; carpet at platform; ACT ceiling; stone and wood detailing	Good/ages unknown; platform is not accesssible-used as book/resource area	NO	YES	NO	NO	2	Replace damaged/missing ACT
Code concerns	1. Corridor too narrow for educational Basement classrooms with no windoms. 3. Quantity and distribution of toilet rule. 4. Multiple exterior doors and programs. 5. No visual of front entry creates a substitution of toilet rule.	ows. ooms does not meet code. ms make for a potentially unsafe environ security risk.	I nment and cr	eate a security	risk.	2.		

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	Material	Condition/Age	Energy Issues	•	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil, vent through windows with radiation in CR's. Air conditioning in offices.	Poor - 60 + year	Boiler inefficient	NO	NO	Ventilation	4	Only a few UV's (Annexes). Steam leaks. CR exhaust inoperable.
Plumbing	Piping original, unknown	Poor - 60 + year	NO		Old gas light piping	Not enough fixtures, water conservatio n	4	
Fire Protection	None						-	
Electrical Service Equipment	2000A. 3 phase, 4 wire, 120/208V	Fair to poor - + 50 years and older	NO	NO	NO	Insufficient working clearances	3	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair to poor - + 35 years and older	NO	NO	NO	NO	3	Should be upgraded.
Emergency System	600kW indoor generator; serves lighting and possibly IT computers.	Poor - + 50 years. Operation questionable.	NO	NO	NO	Insufficient working clearances; Not 2 hour fire rated room.	3	Should be upgraded.
Fire Alarm System	Multi-zone: not ADA compliant; corridor smoke detectors and door holders; master box.	Fair - 25 years and older	NO	NO	NO	Mounting height and locations of some pull stations.	2	Some stations should be relocated. Signals should be replaced with ADA type.
Telephone System	Multiple outside lines.	Good - 5 years	NO	NO	NO	NO	2	New in 2002. Dial type should be added to classrooms.
Lighting System	Wrap around surface/suspended fluorescent	Good - + 20 years	NO	NO	NO	NO	2	New energy efficient lamps and ballasts by utility company.



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Receptacles	Generally standard duplex type.	Fair to Good - + 30 years	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed throughout facility.
Security System	Control panel adjacent FA control panel; keypads at specific doors; Motion detectors in corridors and stairs; some exterior doors with monitor switches. Notifies UL Central Station.	Fair - + 15 years mixed equipment	NO	NO	NO	NO	3-4	Should be replaced.
Sound/Intercom System	No intercom or public address system.		NO	NO	NO	NO		Provide system throughout facility.
Clock/Program Bell System	Classroom and Office battery clocks.	Good - Provided as needed.	NO	NO	NO	NO	2	Provide program bell system.
Information Technology System	Data in classrooms and office areas.	Good - 6 years	NO	NO	NO	NO	2	
Cablevision System	Outlet in Town Meeting Room						2	

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			Energy	Accessibility	Life Safety	Other Code		
	Material	Condition/Age	Issues	Issues	Issues		Rating	Comments
SITE FEATURES								
Parking	Bituminous concrete parking area at rear of building	Fair	NO	YES	NO	NO	3	Non-compliant curb ramp to bit conc. walk
Sidewalks/ramps	Concrete walk to main entrance	Good	NO	NO	NO	NO	1	New
	Concrete stair at main entrance	Fair/good	NO	NO	NO	NO	1	Replace/railing discontinuous
	Concrete @ side entrance	Good	NO	YES	NO	NO	1	Not accessible entrance - no curb ramp
	Bituminous concrete walks @ rear and side of building	Fair	NO	NO	NO	NO	3	
	Concrete walks @ rear of building	Varies - fair/poor	NO	YES	NO	NO	3	Surface condition, no curb ramps, replace sections
Fields	None							
Plantings	Mature plantings and turf at front of school	Good	NO	NO	NO	NO	2	Some turf restoration
Play structures	Swings, 1 younger children's @ side - timber	Fair	NO	YES	NO	NO	3	Surfacing not accessible
Courts	1 informal bituminous concrete basketball	Fair	NO	NO	NO	NO	3	
Benches/bike racks	Wood in play area	Fair	NO	YES	NO	NO	3	Non-accessible location
Fencing	CLF vinyl coated fabric @ play area, CLF and wood at perimeter	Fair	NO	NO	NO	NO	3	Repair
	·							
Lighting	Parking area lighting	Floodlights on utility poles - fair					3	Replace lighting.
	Building flood lights	Good/newer; Poor/older	NO	NO	NO	NO	3	Replace lighting. Replace rusting conduit.
	Exterior door lights	Poor/age unknown	NO	NO	NO	NO	4	Replace lighting.

#### **Educational Space Assessment Matrix Key**

The abbreviated category headings indicate:

**Built** = year of original constructed

**Ren.** = year of last addition/renovation/upgrade

**Enr.** = current year's enrollment

**Gross** = building's gross square feet

**Net** = building's net square feet

N-to-G = net to gross ratio

G/P = gross square feet per pupil

N/P = net square feet per pupil

**cr** = number of inadequately sized classrooms

**Mod** = number of modular classrooms

CR = number of appropriately sized classrooms (greater than 800 sf)

**Lib** = library sf (square feet)

Gym = gymnasium sf

Multi = multi-purpose room sf

Kit = kitchen sf

**Aud** = auditorium sf

Stg = stage sf

Mus = music classroom sf or location

Art = art classroom sf

Aft = after school program sf or location

Adm = administration sf

**Nur** = nurse's room sf or location

**Fac** = faculty lunchroom sf

Wrk = faculty workroom sf

LCT = learning center sf

**Lit** = literacy center sf

ELL = English as a second language sf

OT = occupational therapy sf

S&L =speech and language sf

Psy = psychologist sf

SW = social worker sf

**Spec.** = specialist sf

**Ea/Sn** = early intervention/sensory integration sf

**Incl** = inclusion coordinator sf

The grey boxes indicate that, to the best knowledge of the study team, the school does not have designated space for this program or the program may share with another program within the same space.



**Elementary Schools Educational Space Assessment Matrix** 

Crauning #1	Duile	Don.	F	C	Mat	N to C	C/D	N/D	M-	4 CD	1:1-	Course	Maria	N:1	A d	C1	Maria	A1	Aft	A al	Nive	F	M/ml.	LOT	1 :4	FILE	ОТ	COL	Davi	CW	Carr	F- /C-	la al	Canadal Bassassas
Grouping #1	Built	Ren.	Enr.	Gross	Net	N-to-G	G/P	N/P	cr Mo	d CR	Lib	Gym	Multi	Kit	Aud	Stg	Mus	Art	Aft	Adm	Nur	Fac	Wrk	LCT	Lit	ELL	OT	S&L	Psy	SW	Spec.	Ea/Sn	Incl	Special Programs
1 MEM-SPAULD	1954	2002	443	68,775	38,517	1.79	155	87		20	1950	240	0	552	2050	738	817	1075	828	488	150		530	345	828	828	828	353	265	130	345	504	OT	
2 COUNTRYSIDE	1953	1958	437	60,700	35,508	1.71	139	81	4 3	14	1429	240		769	4182	Aud	Aud	1158	Art	684	213	549		542	178		109		118	86	262		146	ABA - 1200
3 CABOT	1929	1959	420	41,000	25,385	1.62	98	60	13 2	3	1119	252		300		745	929	812		536	231	264		832	323					337				<u> </u>
4 FRANKLIN	1939	1953	414	56,764	32,061	1.77	137	77	11 4	,	1956	290	7 2457	378		741	Stg	702	375	796	299	271			136	253	592	623	210		447			Reach - 1379
5 BOWEN	1952	2000	413	63,915	34,019	1.88	155	82	2	18	2135	285	5	316	2542	800	734	1177	734	1060	172	861	160	670		277	165		125					j
6 ANGIER	1919	1936	379	51,300	26,578	1.93	135	70	16	2	2914	333	7	484		162	726	812	613	682	399	484	242	638	638		100	100	308		399			j
7 MASON-RICE	1959	1959	372	39,000	29,135	1.34	105	78		18	1400	240	0	464	3450	Aud	896	896	778	444	220	505		420	100		400	LCT	100	Psy		Stg	OT	j
8 HORACE-MANN	1965	1965	350	40,000	29,012	1.38	114	83	1 1	14	1150	266	4 2664	540		Aud	Aud	1739	Aud	300	140	240		319	120	354	ELL		236					j
9 BURR	1967	1967	333	53,000	34,257	1.55	159	103		16	1424	369	2 2756	200		936	1120	960	Mus	1040	176	940		359	640	960	ELL	ELL	LCT				463	1
10 ZERVAS	1954	1954	332	30,646	20,796	1.47	92	63	2	13	1130	240	0	275			718	759	Mus	650	Adm	350	416	984			LCT	LCT	100	125				1
11 PEIRCE	1951	1955	324	33,800	22,808	1.48	104		3	13	860	240	0	160	1932	680	Stg	663	464	442	223	307	318	371	300		125	Psy	130	Psy				j
12 WILLIAMS	1950	2001	295	41,700	26,828	1.55	141	91		13	1874	301	5 1058	225	2209	799	Stg	1064	828	686	201	1114			384	192	S&L	251	187		76		168	j
13 UNDERWOOD	1924	1924	288	43,300	25,609	1.69	150	89	12	2	1191	385	0 1540	220			704		726	704	311	220	704	704	400	708	200	260	100	100	200	704	OT	1
14 LINCOLN-ELIOT	1939	1975	281	51,074	26,165	1.95	182	93	6	8	1410	353	5 2436	465			1000	978	Plow	780	144	378		437	210	318	Inc.	284	150	80			180	Pre-K + Plow - 6539
15 WARD	1928	1954	237	38,000	22,191	1.71	160	94	8	5	726	252	0	176		672	667	667	667	768	100	446		667	375		667	667	100	100	690	270	100	1
Grouping #2	Built	Ren.	Enr.	Gross	Net	N-to-G	G/P	N/P	cr Mo	d CR	Lib	Gym	Multi	Kit	Aud	Stg	Mus	Art	Aft	Adm	Nur	Fac	Wrk	LCT	Lit	ELL	OT	S&L	Psy	SW	Spec.	Ea/Sn	Incl	Special Programs
1 MEM-SPAULD	1954	2002	443	68,775	38,517	1.79	155	87		20	1950	240	0	552	2050	738	817	1075	828	488	150		530	345	828	828	828	353	265	130	345	504	OT	
2 BOWEN	1952	2000	413	63,915	34,019	1.88		82	2	18		285		316	2542	800	734	1177	734	1060	172	861	160		020	277	165	333	125	100	040	304	01	
3 COUNTRYSIDE	1953	1958	437	60,700	35,508	1.71	139		4 3	4		240		769	4182	Aud	Aud	1158	Art	684	213	549	100	542	178		109		118	86	262		146	ABA - 1200
4 FRANKLIN	1939	1953	414	56,764	32,061	1.77	137		11 4	1 1 -	1956	290		378	7102	741	Stq	702	375	796	299	271		042	136	253	592	623	210		447		140	Reach - 1379
5 BURR	1967	1967	333	53,000	34,257	1.55		103		16			2 2756	200		936		960	Mus	1040	176	940		359	640	960	ELL	ELL		LCT	777		463	Reach 1077
6 ANGIER	1919	1936	379	51,300	26,578	1.93	135		16	1 2	_	333		484		162		812	613	682	399	484	242		638	700	100	100	308	201	399		400	
7 LINCOLN-ELIOT	1939	1975	281	51,074	26,165	1.95		93	6	8		353		465		102	1000	978	Plow	780	144	378	242	437		318	Inc.	284	150	80	377		180	Pre-K + Plow - 6539
8 UNDERWOOD	1924	1924	288	43,300	25,609	1.69		89	12	2			0 1540	220			704	770	726	704	311	220	704		400	708	200	260	100	100	200	704	OT	110 K + 1 tow 0307
9 WILLIAMS	1950	2001	295	41,700	26,828	1.55	141	_	12	13		301		225	2209	799	Stg	1064	828	686		1114	704	704	384	192	S&L	251	187	100	76	704	168	
10 CABOT	1929	1959	420	41,000	25,385	1.62	98	1 -	13 2	_		252		300	2207	745	929	812	020	536	231	264		832	323	172	Jul	201	107	337	70		100	
11 HORACE-MANN	1965	1965	350	40,000	29,012	1.38		83	1 7	14			4 2664	540		Aud		1739	Aud	300	140	240		319		354	ELL		236	007				
12 MASON-RICE	1959	1959	372	39,000	29,135			78		18		240		464	3450	Aud	896	896	778	444	220	505		420	100	004	400	LCT	100	Psy		Stg	ОТ	<u> </u>
13 WARD	1928	1954	237	38,000	22,191	1.71	160		8	5		252		176	5455	672	667	667	667	768	100	446		667	375		667	667	100	100	690	270	100	 
14 PEIRCE	1951	1955	324	33,800	22,808	1.48	104		3	13	_	240		160	1932		Stg	663	464	442	223	307	318		300		125	Psy		Psy	0,0	270	100	 
15 ZERVAS	1954	1954	332	30,646	20,796	1.47	92		2	13		240		275	1702	000	718	759	Mus		Adm	350	416		000		LCT	LCT	100	125				<u> </u>
Grouping #3	Built	Ren.	Enr.	Gross		N-to-G		N/P				Gym	Multi	Kit	Aud	Stg		Art		Adm		Fac	Wrk	LCT	l ia	ELL	OT	S&L		SW	Cnoc	Ea/Sn	Incl	Special Programs
																													Psy					Special Programs
1 MEM-SPAULD		2002		68,775	38,517	1.79	_	_		20	_	_			2050					488	150		530		828	828	828	353	265			504		<del></del>
2 COUNTRYSIDE	1953	1958	437	60,700	35,508			81		14	1429			769	4182			1158	Art	684	213	549		542	178		109		118		262		146	ABA - 1200
3 BURR	1967	1967	333	53,000	34,257	1.55	_	103		16	1424		2 2756				1120		Mus	1040	176	940		359	640	960		ELL	LCT	LCT			463	
4 BOWEN	1952	2000	413	63,915	34,019			82		18				316	2542		734		734	1060	172	861	160	670		277	165		125					
5 FRANKLIN	1939	1953	414	56,764	32,061	1.77		77	11		1956	290	7 2457	378			Stg	702	375	796	299	271			136	253	592	623			447			Reach - 1379
6 MASON-RICE	1959	1959	372	39,000	29,135			78		18	1400			464	3450		896	896	778	444	220	505		420	100		400	LCT		Psy		Stg	OT	
7 HORACE-MANN	1965	1965	350	40,000	29,012			83		14			4 2664				Aud		Aud	300	140			319		354	ELL		236					<del></del>
8 WILLIAMS	1950	2001	295	41,700	26,828	1.55		91		13			5 1058		2209	799	Stg	1064	828	686	201	1114			384	192	S&L	251	187		76		168	<del></del>
9 ANGIER	1919	1936	379	51,300	26,578			70		2	2914			484		162	726	812	613	682	399	484	242		638		100	100	308		399			
10 LINCOLN-ELIOT	1939	1975	281	51,074	26,165			93		8	1410		5 2436					978	Plow	780	144	378		437		318		284		80			180	Pre-K + Plow - 6539
11 UNDERWOOD	1924	1924	288	43,300	25,609	1.69		89	12	2	1191		0 1540				704		726	704	311	220	704	704		708	200	260	100	100	200	704	OT	
12 CABOT	1929	1959	420	41,000	25,385	1.62		60	13 2	2 3	1119			300		745	929	812		536	231	264		832						337				
13 PEIRCE	1951	1955	324	33,800	22,808	1.48		70	3	13	860			160	1932		_	663	464	442	223	307	318	371			125	Psy		Psy				
14 WARD	1928	1954	237	38,000	22,191	1.71		94		5	726	<u> </u>		176		672	667	667	667	768	100	446		667	375		667	667		100	690	270	100	
15 ZERVAS	1954	1954	332	30,646	20,796	1.47	92	63	2	13	1130	240	0	275			718	759	Mus	650	Adm	350	416	984			LCT	LCT	100	125				



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Grouping #4	Built	Ren.	Enr.	Gross	Net	N-to-G	G/P	N/P	cr Mod	CR	Lib	Gym	Multi	Kit	Aud	Stg	Mus	Art	Aft	Adm	Nur	Fac	Wrk	LCT	Lit	ELL	OT.	S&L	Psy	SW	Spec.	Ea/Sn	Incl	Special Programs
1 MASON-RICE	1959	1959	372	39,000	29,135	1.34	105	78		18	1400	2400		464	3450	Aud	896	896	778	444	220	505		420	100		400	LCT	100	Psy		Stg	OT	
2 HORACE-MANN	1965	1965	350	40,000	29,012	1.38		83	1 1	14	1150		2664	540			Aud	1739	Aud	300	140	240		319	120	354	ELL		236			3		
3 ZERVAS	1954	1954	332	30,646	20,796	1.47		63	2	13	1130	2400		275			718	759	Mus	650	Adm	350	416	984			LCT	LCT		125				
4 PEIRCE	1951	1955	324	33,800	22,808	1.48	104	70	3	13	860	2400		160	1932	680	Stg	663	464	442	223	307	318	371	300		125	Psy	130	Psy				
5 BURR	1967	1967	333	53,000	34,257	1.55	159	103		16	1424	3692	2756	200		936	1120	960	Mus	1040	176	940		359	640	960	ELL	ELL	LCT				463	
5 WILLIAMS	1950	2001	295	41,700	26,828	1.55	141			13	1874		1058	225	2209	799	Stg	1064	828	686	201	1114			384	192	S&L	251	187		76		168	
6 CABOT	1929	1959	420	41,000	25,385	1.62	98	60	13 2	3	1119	2525		300		745	929	812		536	231	264		832	323					337				
7 UNDERWOOD	1924	1924	288	43,300	25,609	1.69	150	89	12	2	1191	3850	1540	220			704		726	704	311	220	704	704	400	708	200	260	100	100	200	704	ОТ	
8 COUNTRYSIDE	1953	1958	437	60,700	35,508	1.71	139		4 3	14	1429	2400		769	4182	Aud	Aud	1158	Art	684	213	549		542	178		109		118	86	262		146	ABA - 1200
8 WARD	1928	1954	237	38,000	22,191	1.71		94	8	5	726	2520		176		672	667	667	667	768	100	446		667	375		667	667	100	100	690	270	100	
9 FRANKLIN	1939	1953	414	56,764	32,061	1.77	137		11 4		1956		2457	378		741	Stg	702	375	796	299	271			136	253	592	623	210		447			Reach - 1379
10 MEM-SPAULD	1954	2002	443	68,775	38,517	1.79	155			20	1950	2400		552	2050	738		1075	828	488	150		530	345	828	828	828	353	265	130	345	504	ОТ	
11 BOWEN	1952	2000	413	63,915	34,019	1.88		82	2	18	2135	2855		316	2542	800		1177	734	1060	172	861	160			277	165		125					
12 ANGIER	1919	1936	379	51,300	26,578	1.93	135	_	16	2	2914	3337		484		162		812	613	682	399	484	242	638	638	•	100	100	308		399			
13 LINCOLN-ELIOT	1939	1975	281	51,074	26,165	1.95		93	6	8	1410		2436	465			1000		Plow	780	144	378		437		318	Inc.	284	150	80			180	Pre-K + Plow - 6539
									-																									
Grouping #5	Built	Ren.	Enr.	Gross	Net	N-to-G	G/P	N/P	cr Mod	CR	Lib	Gym	Multi	Kit	Aud	Stg	Mus	Art	Aft	Adm	Nur	Fac	Wrk	LCT	Lit	ELL	OT.	S&L	Psy	SW	Spec.	Ea/Sn	Incl	Special Programs
1 LINCOLN-ELIOT	1939	1975	281	51,074	26,165	1.95	182	93	6	8	1410	3535	2436	465			1000	978	Plow	780	144	378		437	210	318	Inc.	284	150	80			180	Pre-K + Plow - 6539
2 WARD	1928	1954	237	38,000	22,191	1.71	160	_	8	5	726	2520		176		672	667	667	667	768	100	446		667	375	0.0	667	667	100	100	690	270	100	
3 BURR	1967	1967	333	53,000	34,257	1.55		103		16	1424		2756	200		936		960	Mus	1040	176	940		359	640	960	ELL	ELL	LCT			_,,	463	
4 MEM-SPAULD	1954	2002	443	68,775	38,517	1.79	155			20	1950	2400		552	2050	738	817	1075	828	488	150	740	530	345	828	828	828	353	265		345	504	403 OT	
4 BOWEN	1952	2002	413	63,915	34,019	1.88	155		2	18	2135	2855		316	2542	800	734	1177	734	1060	172	861	160	670	020	277	165	333	125	130	343	304	01	
5 UNDERWOOD	1924	1924	288	43,300	25,609	1.69		89	12	2	1191		1540	220	2342	000	704	1177	726	704	311	220	704		400	708	200	260	100	100	200	704	OT	
6 WILLIAMS	1950	2001	295	41,700	26,828	1.55	141		12	13	1874		1058	225	2209	799	Stg	1064	828	686		1114	704	704	384	192	S&L	251	187	100	76	704	168	
7 COUNTRYSIDE	1953	1958	437	60,700	35,508	1.71	139		4 3	14	1429	2400		769	4182		Aud	1158	Art	684	213	549		542	178	1/2	109	201	118	86	262		146	ABA - 1200
8 FRANKLIN	1939	1953	414	56,764	32,061	1.77	137	_	11 4	14	1956		2457	378	4102	741	Stg	702	375	796	299	271		342	136	253	592	623	210	00	447		140	Reach - 1379
9 ANGIER	1919	1936	379	51,300	26,578	1.77	135		16	2	2914	3337		484		162		812	613	682	399	484	242	638	638	200	100	100	308		399			Reacii - 13/7
10 HORACE-MANN	1965	1965	350	40,000	29,012	1.38	114		1 1	14	1150		2664	540		Aud		1739	Aud	300	140	240	242	319	120	354	ELL	100	236		377			
11 MASON-RICE	1959	1959	372	39,000	29,135	1.34		78	<u>'                                    </u>	18	1400	2400		464	3450	Aud	896	896	778	444	220	505		420	100	334	400	LCT	100	Psy		Stg	ОТ	
12 PEIRCE	1951	1955	324	33,800	22,808	1.48	103	+	2	13	860	2400		160	1932	680	Stg	663	464	444	223	307	318		300		125	Psy	130	Psy		Sig	01	
13 CABOT	1929	1959	420	41,000	25,385	1.62	98	60	13 2	3	1119	2525		300	1732	745	929	812	404	536	231	264	310	832	323		123	гзу	130	337				
14 ZERVAS	1954	1954	332	30,646	20,796	1.47	92	-	2	13	1130	2400		275		743	718	759	Mus		Adm	350	/1/	984	323		LCT	LCT	100					
14 ZERVAS	1734	1754	332	30,040	20,770	1.47	72	0.3		13	1130	2400		2/3			/10	737	Mus	000	Aum	330	410	704			LCI	LUI	100	123				
Grouping #6	Built	Ren.	Enr.	Gross	Net	N-to-G	G/P	N/P	cr Mod	CR	Lib	Gym	Multi	Kit	Aud	Stg	Mus	Art	Aft	Adm	Nur	Fac	Wrk	LCT	Lit	ELL	OT	S&L	Psy	SW	Spec.	Ea/Sn	Incl	Special Programs
1 BURR	1967	1967	333	53,000	34,257	1.55	159	103		16	1424	3692	2756	200		936	1120	960	Mus	1040	176	940		359	640	960	ELL	ELL	LCT	LCT			463	-
2 WARD	1928		237	38,000	22,191			94	8	5	726	2520		176			667		667	768	100	446		667			667				690	270	100	
3 LINCOLN-ELIOT	1939	1975		51,074	26,165			93		8	1410		2436					978				378			210	318		284	150				180	Pre-K + Plow - 6539
4 WILLIAMS			295	41,700	26,828			91		13	1874		1058		2209	799	Stg		828	686		1114							187		76		168	
5 UNDERWOOD	1924		288	43,300	25,609			89	12	2	1191		1540				704		726	704	311	220	704	704		708	200	260		100		704	OT	
6 MEM-SPAULD	1954		443	68,775	38,517			87		20	1950	2400		552	2050	738	817	1075		488	150			345					265			504	OT	
7 HORACE-MANN	1965	1965		40,000	29,012			83	1 1	14	1150		2664				Aud			300		240		319	120		ELL	- 3-	236					
8 BOWEN			413	63,915	34,019			82	2	18	2135	2855		316	2542		734					861	160	670		277			125					
9 COUNTRYSIDE	1953		437	60,700	35,508			81	4 3		1429	2400		769			Aud			684	213	549		542	178	•	109		118	86	262		146	ABA - 1200
10 MASON-RICE	1959		372	39,000	29,135			78		18	1400	2400		464	3450		896		778	444	220	505		420	100		400	LCT		Psy		Stg	OT	
11 FRANKLIN	1939		414	56,764	32,061			77	11 4	"	1956		2457	378	2 /00		Stg	702	375	796	299	271		0		253	592	623	210	. 5,	447	9		Reach - 1379
12 ANGIER	1919		379	51,300	26,578			70		2	2914	3337		484			726	812	613	682	399	484	24.2	638			100		308		399			
12 PEIRCE	1951		324	33,800	22,808	_		70	3	13	860	2400		160	1932			663	464	442	223	307	318		300		125	Psy		Psy				
13 ZERVAS	1954	1954	332	30,646	20,796		92		2	13	1130	2400		275	1732	360	718	759	Mus		Adm	350		984	300		LCT	LCT	100					
14 CABOT	1934	1959	420	41,000	25,385		98		13 2	3	1119			300		7/5	929	812	i·iuS	536	231	264	410	832	323		LUI	LUI	100	337				
14 CADO1	1747	1737	420	41,000	20,000	1.02	70	00	13 Z	J	1117	2323		300		/40	127	υIZ		JJO	231	204		UJZ	JZJ					337				

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	Grouping #7	Built	Ren.	Enr.	Gross	Net	N-to-G	G/P	N/P	cr Mod	CR	Lib	Gym	Multi	Kit	Aud	Stg	Mus	Art	Aft	Adm	Nur	Fac	Wrk	LCT	Lit	ELL	0T	S&L	Psy	SW	Spec.	Ea/Sn	Incl	Special Programs
	MEM-SPAULD	1954	2002	443	68,775	38,517	1.79	155	87		20	1950	2400		552	2050	738	817	1075	828	488	150		530	345	828	828	828	353	265	130	345	504	OT	
	MASON-RICE	1959	1959	372	39,000	29,135	1.34	105	78		18	1400	2400		464	3450	Aud	896	896	778	444	220	505	330	420	100	020	400	LCT	100	Psy	343	Stg	OT	
	BURR	1967	1967	333	53,000	34,257	1.55	159	103		16	1424		2756	200	0400	936	1120	960	Mus	1040	176	940		359	640	960	ELL	ELL	LCT	LCT		Jig	463	
	WILLIAMS	1950	2001	295	41,700	26,828	1.55	141	91		13	1874	3015		225	2209	799	Stg	1064	828	686		1114		007	384		S&L	251	187	201	76		168	
	HORACE-MANN	1965	1965	350	40,000	29,012	1.38	114	83	1 1	14	1150	2664		540	2207	Aud	Aud	1739	Aud	300	140	240		319		354	ELL	201	236		-		100	
	ZERVAS	1954	1954	332	30,646	20,796	1.47	92	63	2	13	1130	2400	2004	275		Auu	718	759	Mus	650	Adm	350	416	984	120	004		LCT	100	125				
	BOWEN	1952	2000	413	63,915	34,019	1.88	155	82	2	18	2135	2855		316	2542	800	734	1177	734	1060	172	861	160	670		277	165	201	125	120				
	PEIRCE	1951	1955	324	33,800	22,808	1.48	104	70	3	13	860	2400		160	1932	680	Sta	663	464	442	223	307	318	371	300		125	Psy	130	Psy				
	COUNTRYSIDE	1953	1958	437	60,700	35,508	1.71	139	81	4 3	14	1429	2400		769	4182	Aud	Aud	1158	Art	684	213	549	010	542	178		109	1 39	118	86	262		146	ABA - 1200
	LINCOLN-ELIOT	1939	1975	281	51,074	26,165	1.95	182	93	6	8	1410		2436	465	7102	Auu	1000	978	Plow	780	144	378		437	210	318	Inc.	284	150	80	202		180	Pre-K + Plow - 6539
	WARD	1928	1954	237	38,000	22,191	1.71	160	94	8	5	726	2520	2400	176		672	667	667	667	768	100	446		667	375	010	667	667	100	100	690	270	100	110 K 11 tow 0007
	FRANKLIN	1939	1953	414	56,764	32,061	1.77	137	77	11 4		1956	2907	2457	378		741	Stg	702	375	796	299	271		007	136	253	592	623	210	100	447	270	100	Reach - 1379
	UNDERWOOD	1924	1924	288	43,300	25,609	1.69	150	89	12	2	1191	3850		220		/	704	702	726	704	311	220	704	704		708	200	260	100	100	200	704	OT	Reach 1077
	CABOT	1929	1959	420	41,000	25,385	1.62	98	60	13 2	2	1119	2525	1540	300		745	929	812	720	536	231	264	, 04	832	323	700	200	200	100	337	200	704	01	
	ANGIER	1919	1936	379	51,300	26,578	1.02	135	70	16	2	2914	3337		484		162	726	812	613	682	399	484	242	638	638		100	100	308	337	399			
Ë	AHOIEK	1717	1730	5//	31,300	20,070	1.75	100	, 0	10		2/14	5557		404				012	010	002	5//	404	242	000	000		100	100	550		5//			
	Grouping #8	Built	Ren.	Enr.	Gross	Net	N-to-G	G/P	N/P	cr Mod	CR	Lib	Gym	Multi	Kit	Aud	Stg	Mus	Art	Aft	Adm	Nur	Fac	Wrk	LCT	Lit	ELL	OT	S&L	Psy	SW	Spec.	Ea/Sn	Incl	Special Programs
	MEM-SPAULD	1954	2002	443	Elem S	38,517	1.79	155	87		20	1950	2400		552	2050	738	817	1075	828	488	150		530	345	828	828	828	353	265	130	345	504	OT	
	BOWEN	1952	2000	413	63,915	34,019	1.88	155	82	2	18	2135	2855		316	2542	800	734	1177	734	1060	172	861	160	670		277	165		125					
	BURR	1967	1967	333	53,000	34,257	1.55	159	103	_	16	1424		2756	200		936	1120	960	Mus	1040	176	940		359				ELL		LCT			463	
	ANGIER	1919	1936	379	51,300	26,578	1.93	135	70	16	2	2914	3337	2,00	484		162	726	812	613	682	399	484	242	638	638	,	100	100	308		399			
	LINCOLN-ELIOT	1939	1975	281	51,074	26,165	1.95	182	93	6	8	1410		2436	465			1000	978	Plow	780	144	378		437		318	Inc.	284	150	80			180	Pre-K + Plow - 6539
	UNDERWOOD	1924	1924	288	43,300	25,609	1.69	150		12	2	1191		1540	220			704	,,,	726	704	311	220	704	704			200	260	100	100	200	704	OT	
	WILLIAMS	1950	2001	295	41,700	26,828	1.55	141	91		13	1874		1058	225	2209	799		1064	828	686	201		,,,	70.	384			251	187	100	76	,	168	
	MASON-RICE	1959	1959	372	39,000	29,135	1.34	105	78		18	1400	2400		464	3450	Aud		896	778	444	220	505		420	100	.,_		LCT	100	Psy	, ,	Stg	OT	
	WARD	1928	1954	237	38,000	22,191	1.71	160	94	8	5	726	2520		176	0.00	672	667	667	667	768	100	446		667	375		667	667	100	100	690	270	100	
	PEIRCE	1951	1955	324	33,800	22,808	1.48	104	70	3	13	860	2400		160	1932	680	Stg	663	464	442	223	307	318	371	300		125	Psy	130	Psy	070	2,0	100	
	ZERVAS	1954	1954	332	30,646	20,796	1.47	92	63	2	13	1130	2400		275	.,,,		718	759	Mus	650	Adm	350	416	984				LCT	100	125				
	HORACE-MANN	1965	1965	350	40,000	29,012	1.38	114	83	1 1	14	1150		2664	540		Aud	Aud	1739	Aud	300	140	240		319	120		ELL		236	1=0				
	CABOT	1929	1959	420	41,000	25,385	1.62	98	60	13 2	3	1119	2525	2001	300		745	929	812	7.44	536	231			832	323					337				
	COUNTRYSIDE	1953	1958	437	60,700	35,508	1.71	139	81	4 3	14	1429	2400		769	4182	Aud		1158	Art	684	213	549		542	178		109		118	86	262		146	ABA - 1200
_	FRANKLIN	1939	1953	414	56,764	32,061	1.77	137	77	11 4		1956		2457	378		741	Stg	702	375	796	299	271				253	592	623	210		447			Reach - 1379
					,																														
	Grouping #9	Built	Ren.	Enr.	Gross	Net	N-to-G	G/P	N/P	cr Mod	CR	Lib	Gym	Multi	Kit	Aud	Stg	Mus	Art	Aft	Adm	Nur	Fac	Wrk	LCT	Lit	ELL	OT	S&L	Psy	SW	Spec.	Ea/Sn	Incl	Special Programs
1	MEM-SPAULD	1954	2002	443	68.775	38,517	1 79	155	87		20	1950	24በበ		552	2050	738	817	1075	828	488	150		530	345	828	828	828	353	265	130	345	504	OT	
	BOWEN	1952	2000	413	63,915		1.88	155	82	2	18	2135	2855		316	2542	800		1177		1060	172	861		670		277	165	200	125	,50	340	304		
	MASON-RICE	1959	1959	372	39,000	29,135	1.34	105	78	_	18	1400	2400		464	3450	Aud		896	778	444				420	100			LCT	100	Psy		Stg	OT	
	BURR	1967	1967	333	53,000	34,257	1.55	159	103		16	1424		2756	200	5400		1120		Mus	1040	_	_		359	_	960		ELL		LCT		2.9	463	
	COUNTRYSIDE	1953	1958	437	60,700	35,508	1.71	139	81	4 3	14	1429	2400		769	4182	Aud		1158	Art	684	213	549		542	178	, 55	109		118	86	262		146	ABA - 1200
	HORACE-MANN	1965	1965	350	40,000	29,012	1.38	114	83	1 1	14	1150		2664	540	7.02	Aud			Aud	300		240		319		354	ELL		236				1.40	71571 1200
	WILLIAMS	1950	2001	295	41,700	26,828	1.55		91		13	1874		1058	225	2209	799		1064	828	686	201			0.7				251	187		76		168	
	PEIRCE	1951	1955	324	33,800	22,808	1.48	104	70	3	13	860	2400		160	1932	680		663	464	442	223	307	318	371	300	.,_	125	Psy	130	Psy	,,,		,55	
_	ZERVAS	1954	1954	332	30,646	20,796	1.47	92	63	2	13	1130	2400		275	1,02	550	718	759	Mus	650	Adm	350		984	555			LCT	100	125				
	LINCOLN-ELIOT	1939	1975	281	51,074	26,175	1.95		93	6	8	1410		2436	465			1000		Plow	780	144		710	437	210		Inc.	284	150	80			180	Pre-K + Plow - 6539
	WARD	1928	1954	237	38,000	22,191	1.71	160	94	8	5	726	2520		176		672	667	667	667	768	100	446		667	375		667	667	100	100	690	270	100	
	CABOT	1929	1959	420	41,000	25,385	1.62	98	60	13 2	3	1119	2525		300		745		812		536	231	264		832	323				.55	337	-,,	_, _	. 55	
	ANGIER	1919	1936	379	51,300	26,578	1.93	135	70	16	2	2914	3337		484		162		812	613	682	399	484	242	638	638		100	100	308		399			
	UNDERWOOD	1924	1924	288	43,300	25,609	1.69	150	89	12	2	1191		1540	220			704		726	704	311			704	400	708	200	260	100	100	200	704	ОТ	
	FRANKLIN	1939	1953	414	56,764	32,061	1.77			11 4	_	1956		2457			741		702	375	796	299				136		592		210		447			Reach - 1379
		.,,,,	.,		55,754	52,001	,,					. , 00	_,,,,		575		, -, ,	> 19	, 32	575	, , ,	-//	-/-			.55	_00	J, L	020			/			1104011 1077



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Grouping #10	Built	Ren.	Enr.	Gross	Net	N-to-G	G/P	N/P	cr Mod	I CR	Lib	Gym	Multi	Kit	Aud	Stg	Mus	Art	Aft	Adm	Nur	Fac	Wrk	LCT	Lit	ELL	OT.	S&L	Psy	SW	Spec.	Ea/Sn	Incl	Special Programs
1 ANGIER	1919	1936	379	51,300	26,578	1.93	135	70	16	2	2914	3337		484		162	726	812	613	682	399	484	242	638	638		100	100	308		399			
2 BOWEN	1952	2000	413	63,915	34,019	1.88	155		2	18		2855		316	2542	800	734	1177	734	1060	172	861	160		000	277	165	100	125		3//			
3 FRANKLIN	1939	1953	414	56,764	32,061	1.77	137		11 4	+	1956		2457	378	2042	741	Stq	702	375	796	299	271	100	070	136	253	592	623	210		447			Reach - 1379
4 MEM-SPAULD	1954	2002	443	68,775	38,517	1.79	155			20	1950	2400		552	2050	738	817	1075	828	488	150	271	530	345	828	828	828	353	265	130	345	504	OT	Reach 1077
5 WILLIAMS	1950	2001	295	41,700	26,828	1.55	141	-		13	1874		1058	225	2209	799	Stg	1064	828	686		1114	000	040	384	192	S&L	251	187	100	76	004	168	
6 COUNTRYSIDE	1953	1958	437	60,700	35,508	1.71	139		4 3	_	1429	2400		769	4182	Aud	Aud	1158	Art	684	213	549		542	178	172	109	201	118	86	262		146	ABA - 1200
7 BURR	1967	1967	333	53,000	34,257	1.55		103	4 3	16			2756	200	4102	936		960	Mus	1040	176	940		359	640	960	ELL	ELL	LCT		202		463	ADA 1200
8 LINCOLN-ELIOT	1939	1975	281	51,074	26,165	1.95		93	4	8	1410		2436	465		700	1000	978	Plow	780	144	378		437		318	Inc.	284	150	80			180	Pre-K + Plow - 6539
9 MASON-RICE	1959	1959	372	39,000	29,135	1.34	105		-	18	1400	2400		464	3450	Aud	896	896	778	444	220	505		420	100	310	400	LCT	100	Psv		Stg	OT	116-K +1 tow - 0337
10 UNDERWOOD	1924	1924	288	43,300	25,609	1.69		89	12	2	1191		1540	220	3430	Auu	704	070	726	704	311	220	704	704	400	708	200	260	100	100	200	704	OT	
11 HORACE-MANN	1965	1965	350	40,000	29,012	1.38	114		1 1	14	1150		2664	540		Aud		1739	Aud	300	140	240	704	319	120	354	ELL	200	236	100	200	704	-01	
12 ZERVAS	1954	1954	332	30,646	20,796	1.47	92		2	13		2400		275		Auu	718	759	Mus	650	Adm	350	416		120	334	LCT	LCT	100	125				
13 CABOT	1929	1959	420	41,000	25,385	1.62	98		13 2	_	1119	2525		300		745		812	Mus	536	231	264	410	832	323		LUI	LUI	100	337				
14 PEIRCE	1951	1955	324	33,800	22,808	1.48	104	4	3	13	860	2400		160	1932	680	Stg	663	464	442	223	307	318		300		125	Psy	130	Psy				
15 WARD	1928	1954	237	38,000	22,191	1.71		94	0	5		2520		176	1732	672		667	667	768	100	446	310	667	375		667	667	100	100	690	270	100	
15 WARD	1728	1754	237	38,000	22,171	1./1	100	74	8	3	/20	2520		1/6		0/2	007	007	00/	/00	100	440		007	3/5		00/	00/	100	100	070	270	100	
Grouping #11	Built	Ren.	Enr.	Gross	Net	N-to-G	G/P	N/P	cr Mod	I CR	Lib	Gym	Multi	Kit	Aud	Stg	Mus	Art	Aft	Adm	Nur	Fac	Wrk	LCT	Lit	ELL	OT	S&L	Psy	SW	Spec.	Ea/Sn	Incl	Special Programs
1 UNDERWOOD	1924	1924	288	43,300	25,609	1.69	150	89	12	2	1191	2050	1540	220			704		726	704	311	220	704	704	400	708	200	260	100	100	200	704	ОТ	
	1967							103	12	16			2756	200		024	1120	960	Mus	1040		940	/04	359	640	960	ELL	ELL	LCT		200	704	463	
2 BURR		1967	333	53,000	34,257	1.55			,	+	1					730					176											-	_	D 1/ - DI /F20
3 LINCOLN-ELIOT	1939	1975	281	51,074	26,165	1.95		93	1/	8	1410		2436	465 484		1/2	1000	978	Plow	780	144	378	2/2	437		318	Inc.	284	150	80	200		180	Pre-K + Plow - 6539
4 ANGIER	1919	1936	379	51,300	26,578	1.93	135		16	2	2914	3337			2200	162		812	613	682	399	484	242	638	638	100	100	100	308		399		168	
5 WILLIAMS 6 FRANKLIN	1950	2001	295	41,700	26,828	1.55	141		11 /	13	1874 1956		1058	225 378	2209	799	Stg	1064	828	686		1114			384	192	S&L	251	187		76		168	D 1070
	1939	1953	414	56,764	32,061	1.77	137		11 4	10			2457		25/2	741	Stg	702	375	796	299	271	1/0	/70	136	253	592	623	210		447			Reach - 1379
7 BOWEN 8 HORACE-MANN	1952 1965	2000 1965	413 350	63,915 40,000	34,019 29,012	1.88 1.38	155 114		1 1	18 14		2855	2664	316 540	2542	800	734	1177 1739	734 Aud	1060 300	172	861 240	160	670 319	120	277 354	165 ELL		125 236			-		
							98	<b>-</b>	13 2	3	1			300		Aud 745	Aud		Auu		140	-				334	ELL		230	337				
9 CABOT 10 WARD	1929 1928	1959 1954	420 237	41,000 38,000	25,385	1.62 1.71	160	60 94	0 2	5	1119 726	2525 2520		176		672	929 667	812 667	667	536 768	231	264 446		832 667	323 375		667	667	100	100	690	270	100	
11 MEM-SPAULD	1954	2002	443	Elen	22,191	1.71	155		٥	20	1950	2400		552	2050	738	817	1075	828	488	100 150	440	530		828	828	828	353	265	130	345	504	OT	
11 COUNTRYSIDE	1953	1958	437	60,700	38,517 35,508	1.71	139		4 3	14	1429	2400		769	4182	Aud	Aud	1158	Art	684	213	549	330	542	178	020	109	333	118	86	262	304	146	ABA - 1200
11 MASON-RICE	1959	1959	372	39,000	29,135	1.34	105		4 3	18	1400	2400		464	3450	Aud	896	896	778	444	220	505		420	100		400	LCT	100	Psy	202	Stg	0T	ABA - 1200
11 PEIRCE	1951	1955	324	33,800	22,808	1.48	103	4	3	13	860	2400		160	1932	680	Stg	663	464	442	223	307	318		300		125	Psy	130	Psy		Sig		
11 ZERVAS	1954	1954	332	30,646	20,796	1.47	92	63	2	13		2400		275	1732	000	718	759	Mus	650	Adm	350	416		300		LCT	LCT	100	125				
TIZERVAS	1734	1734	332	30,040	20,770	1.47	72	03	- 2	13	1130	2400		2/3			710	737	Mus	030	Aum	330	410	704			LUI	LUI	100	123				
Grouping #12	Built	Ren.	Enr.	Gross	Net	N-to-G	G/P	N/P	cr Mod	I CR	Lib	Gym	Multi	Kit	Aud	Stg	Mus	Art	Aft	Adm	Nur	Fac	Wrk	LCT	Lit	ELL	OT.	S&L	Psy	SW	Spec.	Ea/Sn	Incl	Special Programs
1 COUNTRYSIDE	1953	1958	437	60,700	35,508	1 71	139	81	4 3	14	1429	2400	4182	769		936	1120	960	Mus	1040	176	940		359	64በ	960	ELL	FII	LCT	LCT			463	
2 MASON-RICE	1959		372	39,000	29,135				<del>-                                     </del>	18			3450							1060		861		670	545	277			125				700	
3 WILLIAMS			295	41,700	26,828	1.55				13			3267				Stg			796			100	5,0	136	253		623			447			Reach - 1379
4 BURR	1967		333	53,000	34,257	1.55			$\vdash$	16			2756					896						420		200		LCT		Psy	74,	Stg	OT	itedell 1077
5 HORACE-MANN	1965		350	40,000	29,012	1.38				14			2664					1739		300				319		354		LUI	236	, 3y		Jig		
6 BOWEN			413	63,915	34,019	1.88				18	_		2542							686		1114		517		192	S&L	251			76		168	
7 FRANKLIN	1939		414	56,764	32,061	1.77	137			+	1956		2457							488	150	1114		345				353		130	345	504	OT	
8 LINCOLN-ELIOT	1939		281	51,074	26,165	1.77		93		8	1410		2436				726		613		399	484				020	100	100		130	399	504	<u> </u>	
9 MEM-SPAULD	1954		443	68,775	38,517	1.79		87		20			2050			102			Plow		144		242			318		284	150	80	3//		180	Pre-K + Plow - 6539
10 PEIRCE	1951		324	33,800	22,808	1.48		70		13			1932				704	,,,	726	704	311	220	70/	704		708		260		100	200	704	OT	.16 1( 11 10 10 10 00 00 00 00 00 00 00 00 00
11 UNDERWOOD	1924		288	43,300	25,609		150			2			1540			7/5	929	812	, 20	536	231	264	704	832		, 00	200	200	100	337	200	704	J.	
12 ANGIER			379	51,300	26,578					2	2914		0	484		680		663	464	442		307	210	371			125	Psy	120	Psy				
12 CABOT			420	41,000	25,385				13 2	_		2525		300			667			768	100	446	310		375		667	667			690	270	100	
12 WARD	1929		237	38,000	22,191	1.71		94		5		2520		176		0/2		759		650		350	/.1/	984	3/3			LCT		125	070	210	100	1
12 ZERVAS	1954		332	30,646	20,796								0	275		Viid		1158		684				542	178		109	LUI		86	262		146	ABA - 1200
12 ZEKVAS	1754	1734	აა∠	30,646	20,796	1.4/	72	೦೨	۷	13	1130	2400	U	2/3		Aud	AUG	1128	ΑΓ	004	213	547		542	1/δ		107		IΙδ	86	262		140	ADA - 1200



**Educational Space Needs Rating** 

#### Newton Elementary Schools: Educational Space Needs Rating

	1	ı				1		1					
											Multi		Special
Rating	School	Net	N-G	G/P	N/P	cr	Mod	CR	Lib	Gym	/Aud	Total	Programs
1	BURR	3	5	3	1	1	1	3	7	2	4	30	
1	WILLIAMS	8	5	6	4	1	1	5	5	5	3	43	
1	MEM-SPAULD	1	10	4	6	1	1	1	4	11	9	48	
1	BOWEN	4	11	4	8	3	1	2	2	7	6	48	
2	MASON-RICE	6	1	11	10	1	1	2	9	11	2	54	
2	COUNTRYSIDE	2	8	7	9	5	4	4	6	11	1	57	ABA-1200
2	HORACE-MANN	7	2	10	7	2	2	4	11	8	5	58	
2	LINCOLN-ELIOT	10	13	1	3	6	1	6	8	3	8	59	Pre-K-6539
3	UNDERWOOD	11	7	5	5	9	1	9	10	1	11	69	
3	FRANKLIN	5	9	8	11	8	5	10	3	6	7	72	Reach-1379
3	WARD	14	8	2	2	7	1	7	15	10	12	78	
4	ANGIER	9	12	9	12	11	1	9	1	4	12	80	
4	PEIRCE	13	4	12	12	4	1	5	14	11	10	86	
4	ZERVAS	15	3	14	13	3	1	5	12	11	12	89	
4	CABOT	12	6	13	14	10	3	8	13	9	12	100	

Note: Comparing the schools within these ten categories provides the rating of the educational space needs of each school. This reflects current educational programs provided.

Net = building's net square feet

N-to-G = net to gross ratio

G/P = gross square feet per pupil

N/P = net square feet per pupil

cr = number of inadequately sized classrooms

Mod = number of modular classrooms

CR = number of appropriately sized classrooms (greater than 800 sf)

Lib = library sf (square feet)

Gym = gymnasium sf

Multi/Aud = multi-purpose room AND auditorium sf combined





## **Projected Enrollment Population Growth Rating**

Rating		2006-07 <sup>1</sup>	2011-12 <sup>1</sup>	Change	% Change
	<b>ELEMENTARY SCHOOLS</b>				
1	Ward	237	223	-14	-6%
1	Horace Mann	350	334	-16	-5%
1	Angier	379	380	1	0%
1	Mason-Rice	372	380	8	2%
1	Williams	295	303	8	3%
1	Peirce	324	343	19	6%
2	Cabot	420	494	74	18%
2	Memorial-Spaulding	443	529	86	19%
2	Franklin	414	507	93	22%
2	Burr	333	409	76	23%
2	Zervas	332	410	78	23%
3	Countryside	437	565	128	29%
3	Underwood	288	391	103	36%
4	Bowen	413	586	173	42%
4	Lincoln-Eliot	281	422	141	50%
	ELEMENTARY TOTALS	5318	6276	958	18%
	MIDDLE SCHOOLS				
1	Bigelow	495	527	32	6%
1	Brown	665	721	56	8%
2	Oak Hill	567	672	105	19%
2	Day	747	925	178	24%
	MIDDLE TOTALS	2474	2845	371	15%

<sup>&</sup>lt;sup>1</sup> Source: Newton School Department



The Newton schools were assessed in three categories:

- · Facility Condition
- Educational Space Needs
- Projected Enrollment Growth

A numerical evaluation was assigned to each category for each property. An evaluation rating of 1, 2, 3 or 4 was used, with a 1 rating for the lowest level of need in that category and a 4 rating for the highest level of need.

Facility Condition is a composite evaluation of the building, the systems, and the site conditions. Within the systems condition are three separate evaluations for mechanical, electrical and plumbing/fire protection systems. In order to give appropriate weight to each separate rating in the composite total, the overall building condition accounts for 3 points while the systems and site each account for 1 point of the overall Facility Condition. So the Facility Condition (FC) is derived by the following formula:

```
FC = (Building\ Condition\ x\ 3) + Mechanical + Electrical + Plumbing/Fire\ Protection\ + \ Site
```

For example, for Angier: Building Condition: 3.5

Systems Condition: mech 4, elec 3, plumb/fp 4

Site Condition: 3

$$(3.5 \times 3) + 4 + 3 + 4 + 3 = 3.5$$
 Facility Condition 7

See Appendix F, Facility Assessments for the detailed information used to assign the ratings to each category of each property.

Educational Space Needs evaluation was determined by creating a matrix of categories (see Appendix G), then sorting and ranking the schools in descending order on the basis of their adequacy in the following 10 categories, with a ranking of 1 being the best and 15 being the worst. The categories are:

- (1) net area
- (2) net-to-gross ratio
- (3) gross area per pupil
- (4) net area per pupil
- (5) number in educationally inadequate classrooms
- (6) number of modular classrooms
- (7) number of educationally acceptable classrooms
- (8) size of library
- (9) size of gymnasium and
- (10) the combined size of the multi-purpose room and/or auditorium.

See Appendix H for a summary of each elementary school's ranking within the ten categories identified.

Projected Enrollment Growth rating compares the current enrollment at each school with its expected enrollment in 5 years. This growth is reflected as a percentage change. Those schools with the highest percentage change are rated 4 and those with the lowest are rated 1. See Appendix I for the complete chart. This rating does not reflect the current overcrowding that exists at 11 of the 15 elementary schools and one middle school. A column titled Current Capacity indicates the overcrowding needs. Current capacity is determined by assuming that the programs taught remain the same, the modular classrooms are not included in the calculation, and a factor of 40 sf per pupil per classroom is used to calculate the number of students that the building is able to accommodate within current space standards.

Existing Schools Assessment - Summary Spreadsheet

# Newton Schools Long-Range Facilities Master Plan

**Newton Existing Schools Assessment** 

	Year Built/		Buildir	ng						Facility C	ondition	Educational	Current			Newton Ma	assachusetts
School Name	Additions	Modulars <sup>3</sup>	Condit	ion	+ Systen	ns Con	dition	+ Site Co	ndition	= Total		Space Needs	Capacity ***	Enrollmen	t		
		Existing Proposed	Rating*	Gross Sq Ft <sup>1</sup>		Rating*		Rating*	Acres <sup>2</sup>		14604	115.4511		2006/07		Projected	
П					Mechan-		Plumbing				MSBA	HMFH		Enrollment	5-yr	Growth	
Elementary:	1919/1936		2.5	F1 200	ıcal	Electrical	/Fire		1.00.4		Rating	Rating**	349		ojected <sup>3</sup>	Rating****	
1 Angier	1919/1936		3.5	51,300	4	3	4	3	1.98 A	3.5	3	4	349	379	380	1	
2 Bowen	1952/1989/2000	2007(1)	1.5	63,915	4	3	3	2	11.54 A	2.4	2	1	396	413	586	4	
3 Burr	1967		3	53,000	3	3	3	3	8.65 A	3.0	1	1	352	333	409	2	
4 Cabot	1929/1957	1991(2) 2007(2)	3.5	41,000	4	3	4	3	1 A	3.5	3	4	344	420	494	2	
5 Countryside	1953/1958/1988	1991/1999(4)	3.5	65,000	4	3	4	3	7.39 A	3.5	2	2	388	437	565	3	
6 Franklin	1939/1950/1953		2	56,764	4	3	4	2.5	5.45 A	2.8	2	3	366	414	507	2	
7 Horace Mann	1965	2002(2) 2007(1)	3.5	37,500	3	3	3	2	1.59 A	3.1	2	2	308	350	334	1	
8 Lincoln-Eliot	1939/1965/1974		3	51,074	4	3	4	2	4 A	3.1	1	2	290	281	422	4	
9 Mason-Rice	1959		3	39,000	3	3	3	3	3.99 A	3.0	2	2	396	372	380	1	
10 Memorial-Spaulding	1954/1959/2002		1.5	68,775	3	3	3	3	5.59 A	2.4	2	1	440	443	529	2	
11 Peirce	1951/1955	2007(2)	2	33,800	4	3	4	2	3.68 A	2.7	3	4	286	324	343	1	
12 Underwood	1924		2	43,300	4	3	4	3	1 A	2.9	1	3	278	288	391	3	
13 Ward	1928/1950/1954		3.5	38,000	4	3	4	3	3.16 A	3.5	2	3	316	237	223	1	
14 Williams	1950/2001		1.5	41,700	4	2	4	3	2 A	2.5	1	1	286	295	303	1	
15 Zervas	1954	1999(1) 2007(2)	3.5	30,646	4	3	4	2	5.28 A	3.4	3	4	226	332	410	2	
Middle:											Su	btotal Elementary	5,021	5,318	6,276		
1 Bigelow Middle	1967/1993-opened MS		2	92,500	4	2	4	3	2.81 A	2.7	2	1	500	495	527	1	
2 Brown Middle	1956/1962/1982/1997		2	146,000	4	2	4	2	8.27 A	2.6	3	1	850	665	721	1	
3 Day Middle	1971/1997-infill add		2	145,600	4	2	3	2	8.57 A	2.4	2	1	850	747	925	2	
4 Oak Hill Middle	1936/1997-opened MS		1.5	91,000	2	1	2	2	8.04 A	1.6	1	2	550	567	672	2	
Other:											Su	btotal Middle	2,750	2,474	2,845		
1 Carr	1936/1960		3	49,000	4	3	4	3	4.85 A	3.3	-	-	-	-	-	-	
2 Education Center	1928/1934	1966	2.5	70,000	4	3	4	3	3.78 A	3.1	3	4	-	-	-	-	
	Totals			1,308,874									7,771	7,792	9,121		

<sup>&</sup>lt;sup>1</sup> Source: Newton Public Buildings Department



<sup>&</sup>lt;sup>2</sup> Source: Newton Assessors

<sup>&</sup>lt;sup>3</sup> Source: Newton School Department

<sup>\*</sup>Key to Rating for Condition:

<sup>1 =</sup> New or in good condition with ordinary maintenance required

<sup>2 =</sup> Good condition with minor repairs required

<sup>3 =</sup> Fair condition with repairs or replacement required

<sup>4 =</sup> Poor condition with replacement required See Appendix F for detailed Facility Assessments

for further information.

<sup>\*\*</sup>See Appendices G and H \*\*\* Current capacity maintains existing programs, does not include temporary classrooms, and uses a factor of 40 sf per pupil per classroom.

<sup>\*\*\*\*</sup>Key to Rating for Projected Growth:

<sup>1 = 5</sup>-year projected change percentage  $\leq 10$ 

<sup>2 = 5</sup>-year projected change percentage of 11-25

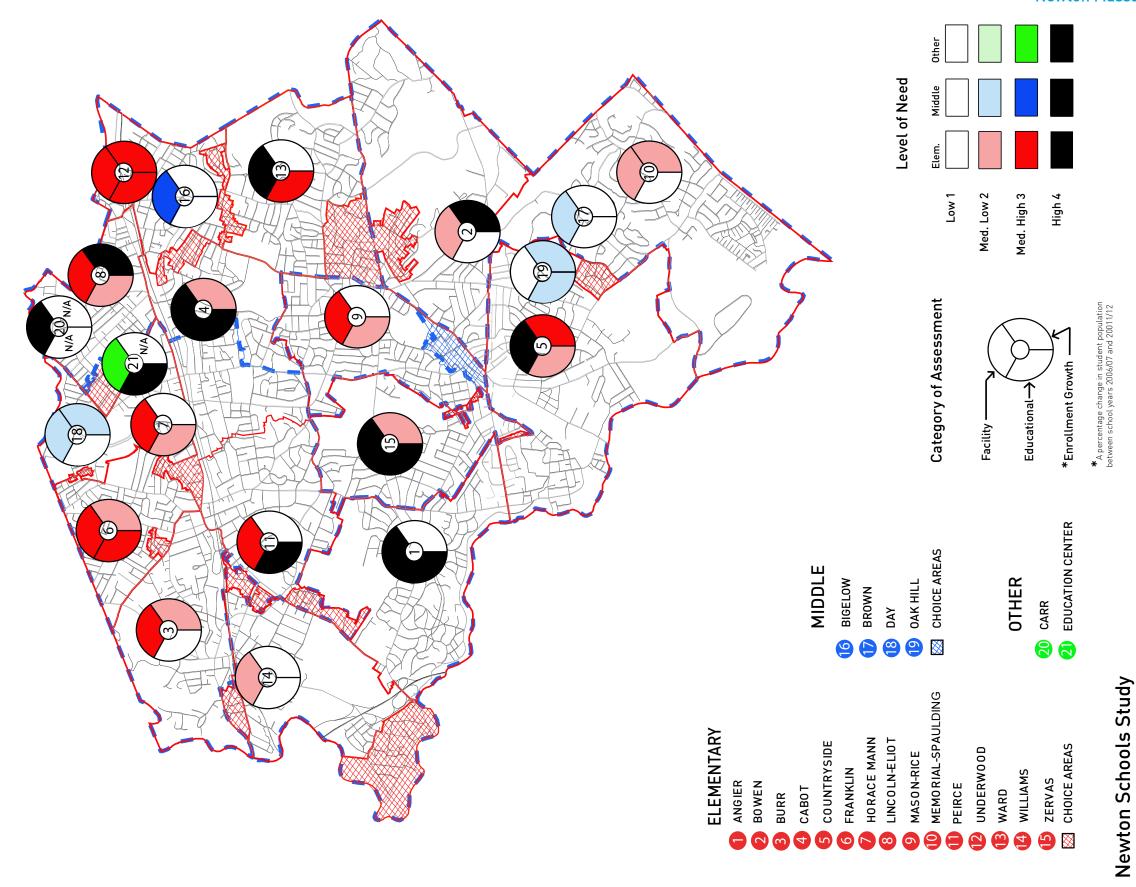
<sup>3 = 5</sup>-year projected change percentage of 25-40

<sup>4 = 5</sup>-year projected change percentage >41

See Appendix I for further information



Existing Schools Assessment - Graphic Representation





**Existing Schools Assessment** 

See Appendix J Summary Spreadsheet

Capacity vs. Enrollment

## **Capacity vs. Enrollment Spreadsheet OPTION 1**

Year	Ang	Bow	Burr	Cab	C-side	Frank	L-E	Mann	M-R	M-S	Peir	Und	Ward	Wil	Zer	EdCtr	Carr	New	OakH	Capacity <sup>1</sup>	Enrollment <sup>2</sup>	Deficit <sup>3</sup>
2006-07	380	396	333	420	437	414	281	350	372	440	324	288	237	286	332					5290	5318	28
2007-08	380	396	333	420	437	414	281	350	372	440	324	288	237	286	332					5290	5525	235
2008-09	380	396	333	420	437	414	281	350	372	440	324	288	237	286	332					5290	5779	489
2009-10	380	396	333	420	437	414	281	350	372	440	324	288	237	286	332					5290	5984	694
2010-11	484	396	333	420	437	414	281	350	372	440	324	288	484	286	332	308				5949	6160	211
2011-12	484	396	333	420	437	414	281	350	372	440	324	288	484	286	332	308				5949	6276	327
2012-13	484	396	333	484	437	414	281	350	372	440	324	288	484	286	484	308				6165	6276	111
2013-14	484	396	333	484	437	414	281	350	372	440	324	288	484	286	484	308				6165	6276	111
2014-15	484	396	333	484	484	414	281	350	372	440	344	288	484	286	484	308				6232	6276	44
2015-16	484	396	333	484	484	414	281	350	372	440	344	288	484	286	484	308				6232	6276	44
2016-17	484	396	333	484	484	396	281	350	372	440	344	286	484	286	484	308				6212	6276	64
2017-18	484	396	333	484	484	396	281	350	372	440	344	286	484	286	484	308				6212	6276	64
2017-18	484	396	333	484	484	396	330	350	396	440	344	286	484	286	484	308				6285	6276	9
2018-19	484	396	333	484	484	396	330	350	396	440	344	286	484	286	484	308				6285	6276	9
2019-20	484	396	352	484	484	396	330	286	396	440	344	286	484	286	484	308	308			6548	6276	272
OPTI0	N 2																					
Year	Ang	Bow	Burr	Cab	C-side	Frank	L-E	Mann	M-R	M-S	Peir	Und	Ward	Wil	Zer	EdCtr	Carr	New	OakH	Capacity <sup>1</sup>	Enrollment <sup>2</sup>	Deficit <sup>3</sup>
2006-07	380	396	333	420	437	414	281	350	372	440	324	288	237	286	332					5290	5318	28
2007-08	380	396	333	420	437	414	281	350	372	440	324	288	237	286	332					5290	5525	235
2008-09	380	396	333	420	437	414	281	350	372	440	324	288	237	286	332					5290	5779	489
2009-10	380	396	333	420	437	414	281	350	372	440	324	288	237	286	332					5290	5984	694
2010-11	396	396	333	484	437	414	281	350	372	440	324	288	237	286	332	308		484		6162	6160	2
2011-12	396	396	333	484	437	414	281	350	372	440	324	288	237	286	332	308		484		6162	6276	114
2012-13	396	396	333	484	396	414	281	350	372	440	324	288	237	286	396	308		484		6185	6276	91
2013-14	396	396	333	484	396	414	281	350	372	440	324	288	237	286	396	308		484		6185	6276	91
2014-15	396	396	333	484	396	396	281	350	372	440	344	288	237	286	396	308		484		6187	6276	89
2015-16	396	396	333	484	396	396	281	350	372	440	344	288	237	286	396	308		484		6187	6276	89
2016-17	396	396	333	484	396	396	281	350	396	440	344	396	237	286	396	308		484		6319	6276	43
2017-18	396	396	333	484	396	396	281	350	396	440	344	396	237	286	396	308		484		6319	6276	43
2017-18	396	396	333	484	396	396	330	350	396	440	344	396	223	286	396	308		484		6354	6276	78
2018-19	396	396	333	484	396	396	330	350	396	440	344	396	223	286	396	308		484		6354	6276	78
2019-20	396	396	352	484	396	396	330	286	396	440	344	396	223	286	396	308	308	484		6617	6276	341
OPTI0	N 3																					
Year	Ang	Bow	Burr	Cab	C-side	Frank	L-E	Mann	M-R	M-S	Peir	Und	Ward	Wil	Zer	EdCtr	Carr	New	0akH	Capacity <sup>1</sup>	Enrollment <sup>2</sup>	Deficit <sup>3</sup>
2006-07	380	396	333	420	437	414	281	350	372	440	324	288	223	286	332					5276	5318	42
2007-08	380	396	333	420	437	414	281	350	372	440	324	288	223	286	332					5276	5525	249
2008-09	380	396	333	420	437	414	281	350	372	440	324	288	223	286	332		308			5584	5779	195
2009-10	380	396	333	420	437	414	281	350	372	440	324	288	223	286	332		308			5584	5984	400
2007 10	300	570		420	407	414	201		572	440	524	200	220	200	552		300			5504	3704	



2010-11

2011-12

2012-13

2013-14

2014-15

2015-16

2016-17

2017-18

2017-18

2018-19

2019-20

2020-21

<sup>&</sup>lt;sup>1</sup>Capacity does not include modular classrooms. Capacity increases with each building replacement or enlargement.

<sup>&</sup>lt;sup>2</sup> Source: The Newton School Department. Fiveyear enrollment projections are indicated in **bold**. Enrollment is assumed constant after 5 years.

<sup>&</sup>lt;sup>3</sup>Deficit: **Bold red** numbers show deficits based on the projected enrollment. Red numbers show a deficit based on constant enrollment after initial five years. Black numbers indicate no deficit based on constant enrollment.

## Capacity vs. Enrollment Graphs

