

SECTION THREE

EXISTING CONDITIONS

3.1 GRAFTON HIGH SCHOOL EXISTING CONDITIONS

The existing Grafton High School is approximately 100,400 square feet located on approximately 46 acres. The building houses Grades 9-12. The building was originally constructed in 1964. It followed the California “Pavilion” style and was originally three separate buildings connected by exterior covered walkways. In 1994 an “L-shaped” in-fill building added physical connections and various program spaces.

Included below is a summary of the condition of the existing site and building structure. This review was conducted as part of the Master Plan Study.



Figure 3.A: Existing High School Site

Site/Civil

The 46-acre High School site is primarily occupied by the school and accompanying ball fields and parking. The southeast corner of the site is occupied by the new Grafton Police Department, the Municipal Building, the

GRAFTON HIGH SCHOOL

old and unoccupied police department building, and the School Department Building. The site is predominately flat with steep slopes down to Lake Ripple along the north and west sides of the site. The Municipal and School Department buildings are on a ten-foot rise. The east and south sides of the site are bounded by Providence Road and Brigham Hill Road, respectively.

The existing vehicular and pedestrian circulation areas are inadequate for a school of the current and projected populations. The bus and parent pick-up/drop-off locations are small, without sidewalks, and not formalized, which causes conflicts between buses, automobiles, and pedestrians. Handicap access at the main entrance is sufficient, but there is no accessible route to either Providence Road or the nearby Municipal complex. In addition, many secondary entrances are not accessible.

The existing driveway, parking lot, and walkway surfaces are in fair-to-poor condition; some require sub-base reconstruction. Drainage structures appear to be regularly maintained, but do not comply with current Mass DEP stormwater management policy. Stormwater from paved areas is not fully captured and treated prior to discharge into Lake Ripple. The ball fields and basketball courts are in good condition. The track and tennis courts are in fair-to-poor condition.

3.2 GRAFTON HIGH SCHOOL
EVALUATION REPORT

*THE INFORMATION PROVIDED BELOW WAS ORIGINALLY PROVIDED
WITHIN THE TOWN OF GRAFTON'S 2006 "SYSTEM-WIDE MASTER
PLAN STUDY" WRITTEN BY SYMMES MAINI & MCKEE ASSOCIATES.*

GENERAL INFORMATION

Name of School: GRAFTON HIGH SCHOOL
Address: 24 Providence Road
Grafton, Massachusetts 01519

Name of Owner: Town of Grafton
Grade Levels Served: 9 through 12
Student Population: 577 School Year 2004 – 05, 623 School Year 2005 – 06
Years in Service: 43
Year Constructed: 1962 Designer: Martin and Williams
Additions: 1993 Designer: Anthony Tappe and Assoc.
Existing Drawings: Have existing drawings in the office

Condition Key Criteria:
0 – Poor-Not serviceable or failed
1 – Poor/Fair – Failure Expected
2 – Fair – serviceable, maintenance required
3 – Fair/Good – functioning, maintained
4 – Good – Fully functional, new
N/A – Not applicable/Not available
M – Missing

INVENTORY OF EDUCATIONAL SPACE:

	Description (in Regulations)	Number	Square Feet	Location (B, G, U)
BASIC EDUCATIONAL SPACE	Pre-Kindergarten (1200-1300):			
	Kindergarten (1200-1300):			
	General Class (900-1000):	7/14	16,705 sf	G/U
	Art (1000-1200):	4	1,620 sf	G
	Music Rooms (1000-1200):			
	Ensemble (up to 200):	1	375 sf	G
	Practice (72-130):	2	80 sf	G
	Science/Computer (1000-1200):	5/3	7,410 sf	G/U
	Shops (1500-1800):	2/1	3,785 sf	G/U
	Homemaking (1200-1400):	1	1,720 sf	G
	Media Center/Library (1800-3000):	1	4,220 sf	G
	Physical Education (1800-3000):	2/1	10,185 sf	G/U
	Special Needs (as needed):	3/4	4,660 sf	G/U
	Remedial (as needed):			
	Collaborative (as needed):			
	Subtotal - Basic Educational Space:			50,760 sf

MISC. EDUCATIONAL SPACE	Cafeteria (Note 1):	1	3,060 sf	G
	Cafetorium (Note 1):			
	Stage: Music:	1	2,300 sf	G
	Guidance (as needed): Office:	3	305 sf	G
	Counseling:			
	Waiting:	1	455 sf	G
	Health Suite: Office:	1	265 sf	G
	Examining Room:			
	Rest Areas:			
	Kitchen (Note 2):	1	2,035 sf	G
	Administration: Principal:	1	145 sf	G
	Ast. Principal:	1	140 sf	G
	General Office:	1	515 sf	G
	Conference:	1	205 sf	G
	Other (up to 800):	3	375 sf	G
	Planning Room:			
Teacher Dining Room:				
Auditorium (Note 3):	1	4,460 sf	G/U	
Physical Education: Lockers:	4/2	2,730 sf	G/U	
Storage:	2	1,235 sf	G	
Subtotal - Misc. Educational Space:			18,225 sf	
TOTAL - Educational Space:			68,985 sf	

- Notes:
- 1) 15 sq. ft. per Pupil for $\frac{1}{2}$ or $\frac{1}{3}$ of the enrollment at each seating.
 - 2) For full service Kitchen, allow 1300 sq. ft. for the first 300 meals, plus 1 sq. ft. for each additional meal served. For service (warming) Kitchen only, allow 800 sq. ft.
 - 3) 7 sq. ft. per Pupil for seating; Stage square footage additional.

Area per Pupil Tabulation:

Department of Education	
Standards:	155 GSF per High School Pupil, not including Special Needs
Building Gross SF:	102,924 GSF
Current Population:	577 School Year 2004 – 05, 623 School Year 2005 – 06
Recommended Population:	664 students, not including Special Needs, based on existing building gross area
Current GSF/Pupil:	178 GSF/Pupil during School Year 2004 – 05 (includes Special Needs), 165 GSF/Pupil during School Year 2005 – 06 (includes Special Needs)

CONSTRUCTION CLASSIFICATION DATA:

Construction Type: (from State Building Code)	
Original Building:	2 C – Non-combustible, unprotected
Addition 1:	2 C – Non-combustible, unprotected
Addition 2:	
Occupancy Group:	E – Educational
Area Sub-Basement:	
Basement:	
Ground Floor:	22,605 (A) + 19,923 (B) + 14,796 (C) + 11,088 (addition)
Upper Floors – 2 nd :	22,605 (A) + 2,609 (B) + 6,784 (addition)
Upper Floors – 3 rd :	
Total:	100,410 GSF

	Height	# of Stories
Height/Stories:		
Original Building:		
Addition 1:	24’5” at 2 story, 17’0” at 1 story	2 and partially 1
Addition 2:		

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SITE DATA:

Description	
Land Used:	20% High School; 50% Athletic Fields; 30% Municipal Complex
Lot Area:	46.5 acres (Note 7)
Topography:	Predominately Flat with steep slopes to Ripple Lake, Municipal complex on slight hill.
Wetlands:	Along Ripple Lake shore and bank of Quinsigamond River

	Size:	Material:	Source:	Date Installed	Conditions
Utilities –Sanitary:	8”	Vitrified Clay	1962 Plans	1960s	Note 1
Water:	4” Dom/ 6” Hyd		1962 Plans	1960s	
Electricity:	Overhead				
Gas:	None				
Oil Tank:	1 at Loading Dock	Single wall steel	1962 Plans and Maint. Staff	1960s	Note 6
Storm Water Management:	4’ Sump CBs Outlet to Ripple Lake		1962 Plans		Note 2
Athletic Fields – Field 1:	120,000 SF	Grass (base and soft ball)	Site Visit and Aerials		3
Field 2:	31,000 SF	Grass (football)	Site Visit & Aerials		3
Field 3:	29,000 SF	Grass (soccer)	Site Visit & Aerials		3
Track:	900 LF	Bit. Conc.	Site Visit & Aerials		2
Tennis Courts:	4 courts	Bit. Conc.	Site Visit		2
Basketball Courts:	3 courts	Bit. Conc.	Site Visit		3
Playground/Total Lot:	None				

	Type:	Source	Date Installed	Conditions
Site Lighting:	Minimal Coverage	Site Visit		3
Fire Hydrant:	1 Hydrant	Site Visit		3

	# Spaces	Material	Date Installed	Conditions
Parking – Lot 1/2/3:	120/75	Bit. Conc.		1; Note 3
Bus Drop/Pick-Up Area:	300 LF along fence line	Bit. Conc.		1; Note 4
Parent Drop/Pick-Up Area:	None			
Loading and Service:	3 Loading Docks	Bit. Conc.		1
Signage:	Minimal			2
Trash Management Area:				

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PROVISIONS FOR ACCESSIBILITY:

Exterior – Accessible Route	Width	Material	Conditions
Accessible Route:			
Curb Cuts:		Concrete Curb	2
Walkways:		Concrete Sidewalks / Pavers at Entrance	2/1; Note 5
Ramps:		Concrete	3
Parking:	6 Spaces	Bituminous Concrete	1

SITE NOTES:

1. Septic tank and leaching field (12,000 SF) installed in the 1960s. Leaching field is presently retired by a sewer connection to the municipal sewer system.
2. Pavement areas do not include curbs or berms to collect and treat runoff.
3. Extensive transverse, longitudinal, and alligator cracking throughout with numerous patches and holes. Significant erosion at edge of pavement along entrance drives due to lack of curbs or berms.
4. No defined bus or parent drop-off/pick-up areas. Areas used are in parking lot without any curbing or delineation between vehicular and pedestrian areas.
5. No pedestrian walkway to sidewalk along Providence Road.
6. Oil tank is believed to be 40 years old, single wall steel construction. In the early 90s it was retrofitted with overfill valve and spill bucket. It has not been integrally tested since the early 90s. Its age indicates that it has lived beyond its useful service life. Without cathodic protection and leak detection the tanks should be “tightness” tested annually.
7. High School occupies the same site as the Municipal Complex. The athletic field information is duplicated in the Municipal Complex section.

BUILDING SYSTEMS AND ASSEMBLIES OR ORIGINAL BUILDINGS:

Structure	Material	Remarks	Conditions
Foundation System:	12" thick concrete foundation walls on continuous wall footings; Isolated spread footings below columns.		3
Vertical Support Systems:	Wide flange steel and rectangular hollow steel columns.		3
Ground Floor Framing System:	4" thick concrete slab-on-grade.		3
Upper Floor Framing System:	<u>Bldg. A:</u> 5" thick reinforced concrete slab, on wide flange steel beams (no metal deck). <u>Media Center Addition (1993):</u> 2 1/2" concrete on 2" composite metal deck, supported on wide flange steel beams and girders.		3
Roof Framing System:	<u>Bldgs. A & C and the 1993 addition:</u> 1 1/2" steel deck on steel joists and wide flange steel beams. <u>Bldg. B:</u> Primarily N-type trusses, combined with wide flange steel beams and steel joists.		3
Lateral Force Resisting System:	<u>Original Bldg.:</u> Tilt-up concrete panels on perimeter. Interior masonry walls. <u>1993 Addition:</u> Diagonal tube steel braced frames at selected bays.		3

Exterior Envelope	Material – Original Building	Material – Addition	Conditions
Roof Assembly:	Spray-on urethane insulation and spray-on membrane roof, in poor condition.	Spray on urethane insulation and spray on membrane roof	1,1 Many leaks and frequent failures
Windows:	Aluminum, double glazed	Alum., double glazed	3,3 Problems with screen panel at operators
Glazed C- Wall:	Aluminum, double glazed	Alum., double glazed	3,3
Doors – Exterior:	Aluminum, double glazed	Alum., double glazed	3,3
Interior:	HM, glazed HM	HM, glazed HM	3,3
Cross-Corridor:	HM, glazed HM	HM, glazed HM	3,3
Hardware:	Lever	Lever	3,3

Interior Finishes	Material – Walls and Floors and Ceilings Original Building	Material – Walls and Floors and Ceilings Addition	Conditions
Typical Classrooms:	GWB, VCT*, 2x2 ACT		3,3
Offices:	GWB, CPT, 2x2 ACT, GWB		3,3
Gym:	CMU, WD Floor*, Exposed Structure		3,3
Cafeteria:	CT, GWB, VCT*, 2x2 ACT		3,3
Library:	GWB, Carpet, 2x2 ACT		3,3
Auditorium:	GWB, Carpet, Exp. Structure, Acoustic clouds, conc. Floor, WD Stage		3,3
Corridors:	CT, VCT*, 2x2 ACT		3,3
Stairs:	CT, VCT*, Vinyl Treads, 2x2 ACT		3,3
Toilets:	CT, CT, GWB Vitreous China Flush valves	Various	3,3
Kitchen:	CT, VCT*, 2x4 Clean ACT		3,3

ABBREVIATIONS:

- CMU Concrete Masonry Unit, or Concrete Block
- Alum Aluminum
- HM Hollow Metal
- VCT Vinyl Composition Tile
- Clg Ceiling
- ACT Acoustic Tile Ceiling
- GWB Gypsum Wallboard
- SCFT Structural Clay Facing Tile
- VT Vinyl Treads
- CT Ceramic Tile

* Suspected Asbestos Containing Material; see report by Smith & Wessel Associates, Inc., in the Appendix.

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PLUMBING SYSTEM:

Service	Pipe Size	Meter Size	Pressure Regulator	Oper. Pressure	Pipe Material	Source	Age	Miscellaneous
Water:	4"			-	Copper	Town	42 yrs	
Gas:	1-1/2"	3000 CFH		Low Pressure	Steel	Utility		

System	Pipe Material / Condition	Type Insulation / Condition	Miscellaneous
Domestic Cold Water:	Copper / good	4	
Domestic Hot Water:	Copper / good	4	
Sanitary Waste and Vent:	Cast Iron / good	4	
Storm Drainage:	Cast Iron / good PVC (gym) / good	3	
Gas:	N/A		
Non-Potable (Lab) CW:	Copper / good	3	Tested annually.
Non-Potable (Lab) HW:	None		
Acid (Lab) Waste and Vent:	Poly-Pro	3	Limestone treatment – exterior pit has not been serviced.
Kitchen Waste:	None		
Tempered Water:	None		

Equipment	Type/Fuel	Age	Condition	Miscellaneous
Domestic Water Heater:	Gas-Fired Boiler / Tank	1960s	3	
Sanitary Ejector Pump:	Duplex unit	13 years	N/A	Information not available. Unit has not been serviced.
Storm Ejector Pump:	None			
Domestic Water Booster Pump:	None			
Interior Kitchen Grease Trap:	Point-of-use		3	

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Plumbing Fixtures	Type/ Installation	Low Consump /Metering	Accessible	Condition	Miscellaneous
Water Closet:	FV / wall and floor	No	Yes	3	
Urinal:	FV/wall	No	Yes	3	
Lavatory:	VC /wall	No	Yes	3	
Drinking Fountain/Water Cooler:	Bil-level ADA	N/A	Yes	3	
Classroom Sink:	Stainless steel	No	No	3	
Classroom Bubbler / Drinking Fountain:	N/A				
Mop Sink:	Sink / floor	N/A	N/A	3	
Showers:	Individual mixing valves Stalls are tiled				

Miscellaneous Fixtures	Miscellaneous
Hose Bibb:	N/A
Wall Hydrant:	None
Floor Drain:	No Trap Primers visible
Emergency Shower / Eyewash:	Yes – not to drain, no tempered water supply
Emergency Eyewash:	N/A
Lab Faucets:	N/A
Lab Gas Cocks:	N/A

PLUMBING NOTES:

1. During the addition and renovation in the mid 90s, as sewage lift station was installed at the southeast corner of Building A. Its size and capacity are unknown. It has not been serviced since it was installed. It has probably reached its life expectancy.

FIRE PROTECTION:

Water Service	Size	Backflow Preventer / Type	Pipe Material	Pressure	Condition	Miscellaneous
Fire Suppression (limited to Media Center, Band Room, Boiler Room, Arts Storage, IA)	4 1/2"	DCVA	Steel	130 psi	Good	

Fire Pump	GPM	Pressure	Age	Condition	Test Header	Auto Transfer	MFR/Model No. / HP
None							

Jockey Pump	Age	Condition	Miscellaneous
None			

Sprinkler System	Pipe Material	Age	Condition	Miscellaneous
Wet Sprinkler:	Steel	1997 / 1963	Good	
Dry Sprinkler:	N/A			

Sprinkler Design	FS or ACV	Pipe Sch. or Hyd. Calcs	GPM	PSI	Density	Miscellaneous
Wet Sprinkler:	ACV	HYD	Varies	Varies	Varies	Varies
Dry Sprinkler:	N/A					

Standpipe	FDV-Main or Intern. Landing	FDV/FHC in Audit/Stage	FDV Size	Miscellaneous
Wet Sprinkler:	None			

Fire Department Connection	Quantity	Type	Location(s)	Miscellaneous
Yes	1	Siamese		w/WIV, Tamper Switch

HEATING AND VENTILATING SYSTEMS:

Centralized Systems	Energy Source	Type	Manufacturer	Date of Installation	Condition
Heating Equipment #1:	#2 oil	Fire-tube Boiler	Cleaverbrooks model #CB-552-150 (approx. 230 MBH output)	1963	3
Heating Equipment #2:	#2 oil	Fire-tube Boiler	Cleaverbrooks model #CB-100-150 (approx. 230 MBH output)	1994	3
Distribution	Type			Date of Installation	Condition
Distribution Equipment #1:	Base mounted hot water pumps, steel piping, and accessories.			1963 & 1994	3 (See Note 1)
Distribution Equipment #2:	Overhead ductwork serves all spaces except for the classrooms in the addition.			1963 & 1994	3
Terminal/Unitary Equipment	Type		Controls	Date of Installation	Condition
Typical Classroom (original building):	Heating and Ventilating Units, Common Exhaust System and Baseboard Radiation		Pneumatic	1963	3
Typical Classroom (addition):	Unit Ventilators w/ Common Exhaust System. Baseboard Radiation at areas with full height glass.		Pneumatic	1994	3
Administration Offices:	Heating and Ventilating Unit, Common Exhaust System and Baseboard Radiation		Pneumatic	1963	3
Library:	Indoor Heating and Ventilating Unit and Baseboard Radiation		Pneumatic	1994	3
CADD Lab:	Window Air Conditioning Units (in addition to "original" Typical Classroom system mentioned above)		Electronic (Internal)	N/A	N/A
Lecture Hall:	Rooftop Air Conditioning Unit		Pneumatic	1994	3
Home Economics:	Rooftop Air Conditioning Unit		Pneumatic	1994	3

Terminal/Unitary Equipment (Continued)	Type	Controls	Date of Installation	Condition
Cafeteria:	Heating and Ventilating Unit, Finned Tube Radiation and Exhaust System	Pneumatic	1963	3
Gym:	Heating and Ventilating Unit; Exhaust System and Baseboard Radiation for Locker Rooms	Pneumatic	1963	3
Auditorium:	Heating and Ventilating Unit; Exhaust System	Pneumatic	1963	3 (See note 2)
Kitchen:	Exhaust Fan and hot water Make-Up Air Unit	Pneumatic	1963	3
Corridors:	Heating and Ventilating Unit	Pneumatic	1963	3
Toilets:	Exhaust Fan	Pneumatic	1963	3

Controls	Type	Manufacturer	Date of Installation	Condition
Equipment Controllers:	Pneumatic	Johnson Controls	1963	3 & 4 (See note 3)

HVAC NOTES:

1. One hot water distribution pump motor replaced with new and one motor rebuilt approximately 2.5 years ago.
2. Heating and Ventilating Unit fan motor replaced in 2004.
3. Air compressor replaced in 2004.

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ELECTRICAL:

	Rating	Voltage	Phase/Wiring	Date of Installation	Conditions
Service:	1600A Westinghouse	120/208 PowrLine C	3-Phase/4-Wire	1960's	2 Note 2

	Type	Service Provider	Location	Date of Installation	Conditions
Transformer:	Pad	Mass. Electric	Parking Lot	N/A	2

	Rating	Energy Source	Manufacturer	Date of Installation	Conditions
Emergency Generator:	None				

	Type	Voltage	Phase/Wiring	Date of Installation	Conditions
Distribution System:	Bryant/West.	120/208	3-Phase/4-Wire	1960's	2

	Grounded/Non Grounded	Conditions
Devices – Typical Classrooms:	Grounded 4 duplex	3
Offices:	2-3 duplex	3

	Fixture/Lamp Type	Mounting	Date of Installation	Conditions
Lighting – Typical Classrooms:	(9) 2'x4' w/lens / T8	Recessed	2004	4
Offices:	2'x4' w/lens / T8	Recessed	2004	4
Library:	2'x2' / T8 16-Cell Parabolic	Recessed	2004	4
Cafeteria:	2'x4' w/lens / T8	Recessed	2004	4
Gym:	18"x4' / T5HO W/cage	Pendant	2004	4
Corridor:	2'x2' / T8 9-Cell Parabolic	Recessed	2004	4
Lighting Controls:	None Found			
Auditorium:	Pendant – Incandescent		2004	4
	House – T5HO	Surface	2004	4
Stage:	ETC – Incandescent Controls and dimming NSI-2408	Pendant	2004	4

	Fixture Type	Mounting	Date of Installation	Conditions
Site Lighting – Parking:	Flood	Pole	80's-90's	3
Building:	Wall Packs/ Flood	Surface/Wall	80's-90's	1, Note 3

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	Type	Manufacturer		Date of Installation	Conditions
Security Systems – CCTV:	1-Camera	Not Found		2003	4
Door Access Controls:	None				
Security System:	None Found				
P.A. System – Typical Classrooms:	Speaker		Recessed/Wall	2004	4
Corridors	Speaker		Recessed/Ceiling	2004	4
Clock	Hardwired	Simplex 2350		1990's	1
Clock	Radio Frequency	Timex			1, Note 5

	Quantity/Type	Manufacturer	CATV	Date of Installation	Conditions
<u>Data –</u>					
Library:	17	Cat 5	Yes	1990's	3
Classroom:	2, Note 4	Cat 5	(1) Outlet	1990's	3
<u>Telephone System –</u> See Note 1	Telecenter VI	Rauland		2004	4
Administration:	Digital – Multi-line				
Classroom:	Digital-One-line				

	Type	Manufacturer	Controls	Date of Installation	Conditions
Local Sound System – Auditorium:	Medium Size	Crown/DBX / Wireless/CD	N/A	2000's	4

	Type	Manufacturer		Date of Installation	Conditions
Emergency Lighting:	EBU/Heads	Mixed		1990's	3

	Type	Manufacturer	Notifications	Date of Installation	Conditions
Fire Alarm System:	Zoned – Hardwired	Simplex/Grinnell	General	1990's	2

	Detector Type	Alarm Signal Type	Pull Station	Date of Installation	Conditions
Devices – Typical Classrooms:	HS				3
Offices:	HS				3
Library:	SD/HS				3
Cafeteria:	HS				3
Gym:	HD				3
Lobby/Corridor:	SD				3
Toilets:	HS				3
Bathrooms:	HS				3
Auditorium:	SD				3

HS – Horn/Strobe, SD – Smoke Detector, HD – Heat Detector

ELECTRICAL NOTES:

1. Integrated system includes telephone, P.A. (intercom), and bell systems.
2. There is no room for expansion; additional section will not fit in the area. Space for two additional breakers.
3. Most fixtures have damaged or yellowed lenses.
4. Typical classroom has smart board and ceiling mounted projector.
5. Clocks work, but there is bad reception for the radio signal. Custodian states they all have to be adjusted manually. A radio signal receiver/amplifier may correct this problem.
6. Fire alarm system appears to be in good working condition, but there are some areas (smoke and horn/strobe) without adequate coverage per current codes.

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PROVISIONS FOR ACCESSIBILITY:

Exterior Accessible Route	
Accessible Route:	See Site Data for info.

	Width	Material	Hardware	Conditions
Primary Entrance:	6'-0"	HM Glazed	Pushbar	3
Exterior/Egress Doors:	6'-0", 3'-0"	HM Glazed	Pushbar	3
Signage:	Not much HC signage			

Interior-Accessible Route	Width	Material	Hardware	Conditions
Accessible Route:	7'-0" Typ.	VCT	Lever	3
Entrance Vestibules:	9'-0" x 9'-0"	VCT	Lever	3
Interior Doorways – Classrooms:	36"	HM Glazed	Lever	3
Offices:	36"	HM Glazed	Lever	3
Library:	6'-0"	HM Glazed	Lever	3
Auditorium / Stage:	6'-0"	HM	Pushbar	3 Auditorium floor may have excessive slope
Gym/Cafeteria/Kitchen:	6'-0"	HM	Pushbar	3
Cross – Corridor:	6'-0"	HM	Pushbar	3
Stairs:	6'-0"	HM	Pushbar	3, Stair doors do not have latches
Toilets:	36"	HM	Push/Pulls	3

	Size	Conditions		
Vertical Access: (Elevators/Lifts)	Fully Accessible elevator			

	Width	Floor Surface	Handrail/Guard Heights	Conditions
Stairways:	42", 8'-0"	Vinyl Treads	Not per Code	3
Ramps:	1 in Auditorium	Carpet	Not per Code	3

	Clear Floor Space/Turning Radius	Toilet Partitions	Conditions
Toilet Rooms:	All toilet rooms look accessible, some toilet entries are not.		3
Tables and Seating – Cafeteria:	Accessible		3
Drinking Fountains:	Some are accessible, some not		3
Public Tele:	None		
Controls	OK at elevator		3
Signage:	OK where it exists		
Emergency Alarms:	In place		3

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