NORTH ELEMENTARY SCHOOL
Name of School: NORTH ELEMENTARY SCHOOL
Address: 46 Waterville Street
Grafton, Massachusetts 01536

Name of Owner: Town of Grafton
Grade Levels Served: K, 1,
Student Population: 336 School Year 2005 — 06
Years in Service: 48
Year Constructed: 1957 Designer: Hugh Stubbins and Associates
Additions: 1975 Designer: Hughes and McCarthy
Existing Drawings: Drawings are available at the office

INVENTORY OF EDUCATIONAL SPACE:
Description (in Regulations) Number Square Feet Location (B, G, U)

BASIC EDUCATIONAL SPACE Pre-Kindergarten (1200-1300):
Kindergarten (1200-1300): 2,430 sf G
General Class (900-1000): 15 13,330 sf G
Art (1000-1200): 900 sf G
Music Rooms (1000-1200): 920 sf G
   Ensemble (up to 200):
   Practice (72-130): 100 sf G
Science/Computer (1000-1200):
Shops (1500-1800):
Homemaking (1200-1400):
Media Center/Library (1800-3000): 2,835 sf G
Physical Education (1800-3000): 4,060 sf G
Special Needs (as needed): 710 sf G
Remedial (as needed): 140 sf G
Collaborative (as needed):
Subtotal - Basic Educational Space: 25,425 sf

MISC. EDUCATIONAL SPACE Cafeteria
Cafetorium (Note 1): 2205 sf G
Stage:
Guidance (as needed):
Office:
Counseling:
Waiting:
Health Suite: Office: 190 sf G
Examining Room:
Rest Areas:
Kitchen (Note 2): 755 sf G
Administration: Principal: 205 sf G
Asst. Principal:
General Office: 205 sf G
Conference:
Other (up to 800):

Planning Room:
Teacher Dining Room: 395 sf G
Auditorium (Note 3):
Physical Education: Lockers: 760 sf G
  Storage: 480 sf G
Subtotal - Misc. Educational Space: 5,195 sf
TOTAL - Educational Space: 30,620 sf

CONSTRUCTION CLASSIFICATION DATA:
Construction Type: (from State Building Code)
Original Building: 3B or 5B (indeterminate) Combustible, unprotected, interior masonry bearing wall, exposed perimeter steel columns
Addition 1: 3B or 5B (indeterminate) Combustible, unprotected, interior masonry bearing wall, exposed perimeter steel columns
Addition 2:
Occupancy Group: E - Educational
Area Sub-Basement:
Basement:
Ground Floor: 24,369 GSF +18,140GSF Addition
Upper Floors – 2nd:
Upper Floors – 3rd:
Total: 42,509 GSF

Height # of Stories
Height/Stories:
Original Building: 9’-10” at Classrooms, 21’ at Cafeteria
Addition 1: 20’ at peak of new media room, 26’ at peak of new Gym
Addition 2:

SITE DATA:
Description
Land Used: 20% North Elementary; 15% Athletic Fields; 20% Wetlands; 45% Woodlands
Lot Area: 20.9 acres + 10.5 acres (adjacent municipal land, available in 2010)=31. acres
Topography: Flat at school, undulating woodlands, intermittent stream running north to south on eastern side of property.

Wetlands: Adjacent to stream and to the south of site.

Size: Material: Source: Date Installed Conditions
Utilities –Sanitary: 5,400SF &
2,000SF
Leaching Field 1975 Plans  Note
Water: 6” CLDI Town Engineer
Electricity: Overhead
Gas: None
Oil Tank: (1) 6,000 gallon
(1) 3,000 gallon
Single wall steel Custodian Unknown Unknown
Note
Storm Water Management:
CBS without hoods Site Visit & 1975 Plans
Note
Athletic Fields – Field 1: 12,000 SF Grass  Site Visit & 1975
Field 2: 10,000 SF Grass Site Visit & 1975
Field 3: None
Track: None
Tennis Courts: None
Basketball Courts: 2,500 SF Bit. Conc. Site Visit & 1975 Plans
Playground/Total Lot: 5,000 SF

Type: Source Date Installed Conditions
Site Lighting: Yes Site Visit
Fire Hydrant:  Hydrant Site Visit

# Spaces Material Date Installed Conditions
Parking – Lot 1/2/3: 30/27 Bit. Conc. 2; Note
Bus Drop/Pick-Up Area: 165’ Bit. Conc.
Parent Drop/Pick-Up Area: None
Loading & Service  Dock Bit. Conc.
Signage: Yes
Trash Management Area:

PROVISIONS FOR ACCESSIBILITY:
Exterior – Accessible Route
Width Material Conditions
Curb Cuts:  Vertical Granite Curb at Building / Bit.
Conc. Berm along access drive
Walkways:  Concrete at Building/ Bituminous Concrete along access drive
Ramps:  Concrete
Parking:  Spaces Bituminous Concrete

SITE NOTES:
1. Larger leaching field in use prior to 1975 plans; smaller leaching field constructed due to 1975 plans. Due to the age of the systems failure could occur in the future. Connection to existing municipal sewer system (15” PVC) in Waterville Street is possible, but will likely require a pump station.
2. Drainage from the rear of the school collects in a manhole beneath the
athletic fields to the east of the school and then outlet far to the southeast near the intermittent stream. Drainage from the front of the school collects in a manhole to southeast of the school in a manhole, which outlets into the wetlands to the south of the site.

3. Significant transverse, longitudinal and alligator cracking. Edge of pavement along the access drive has eroded due to lack of curbs or berms.

4. The 3,000 gallon oil tank located at the east side of the building is believed to be original to the building (1957). It has been retrofitted with overfill and overspill devices in the early 90’s. It does not have cathodic protection and has not been “tightness” tested since the early 90’s. The 6,000 gallon tank was installed 20 years ago. It has also been retrofitted and has not been “tightness” tested since the early 90’s. Based on their ages and the lack of cathodic protection and leak detection systems these tanks have reached their life expectancy. As a minimum “tightness” testing should be carried out.

BUILDING SYSTEMS & ASSEMBLIES OR ORIGINAL BUILDINGS:

<table>
<thead>
<tr>
<th>Structure Material Remarks Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation System: 8”-12” thick concrete foundation walls on continuous wallfootings. Isolated spread footings below columns. A few shrinkage cracks in foundation are visible near the Gymnasium exits.</td>
</tr>
</tbody>
</table>

Vertical Support Systems: Wide flange steel columns at perimeter. 8” thick interior masonry bearing walls; Glu-lam wood arches in the Cafetorium. 12” thick masonry bearing walls at the gymnasium.

Ground Floor Framing System:

4”-5” thick concrete slab-on-grade.

Upper Floor Framing System:

N/A

Roof Framing System:

Classrooms: 2” tongue and groove wood planking on 17¾” deep glu-lam wood beams.

Cafetorium: 2” tongue and groove wood planking on 19 ½” deep wood purlins supported by glu-lam wood arches.

Gymnasium: 2” tongue and groove wood planking on 19½” deep glu-lam wood beams.

Lateral Force Resisting System:

Interior and exterior non-reinforced concrete block masonry walls.

Exterior Envelope Material – Original Building Material – Addition Conditions

Roof Assembly: Wood deck, insulation, membrane, sloping metal roof pans

Wood deck, insulation, sloping metal roof pans membrane roofs years old

Windows: Retrofitted Aluminum windows 1” insulating glass, single glazed clerestory windows (to inside classroom, and to outside high in cafeteria), clerestory windows single glazed Aluminum windows 1” insulating glass, single glazed clerestory windows (to inside and to outside high in cafeteria)
Glazed C- Wall: Alum., 1” Insul. Glass
Doors – Exterior: Glazed aluminum and wood Same as original
Interior: Glazed wood Same as original
Cross-Corridor: Glazed wood Same as original
Hardware: All knob type except exit doors Same as original

Interior Finishes Material – Walls & Floors & Ceilings
Original Building
Material – Walls & Floors & Ceilings
Addition
Conditions
Typical Classrooms GWB, Carpet, VCT, Some exposed wood deck, mostly ACT
GWB, Carpet, VCT, Some exposed wood deck, mostly ACT

Offices: GWB, Carpet, ACT, VCT GWB, Carpet, ACT, VCT

Gym: CMU, Wood Gym floor*, Wood Deck
Cafeteria; Brick, CMU, Carpet, Wd deck ACT infill

Combined Lobby / Library: GWB/ WD slat acoustic panels, Carpet, Brick, Wd deck w/ ACT infill*

Auditorium: (Cafeteria)
Corridors: Brick, Carpet, Wd deck Brick, Carpet, Wd deck
Stairs: Brick steps to lowered library in Lobby

Toilets: CT, CT, 2x Lay-in ACT — Vitreous China

Kitchen: CT, CT, GWB
Service/Mechanical: CMU, Concrete, Plaster

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
PLUMBING SYSTEM:
Service Pipe Size
Meter Size Pressure
Regulator Oper.
Pressure
Pipe
Material
Source Age Miscellaneous
Water: "Yes - Copper Town 46 yrs.
Gas: N/A

System Pipe Material / Condition Type Insulation /
Condition
Miscellaneous
Domestic Cold Water: Copper / Backflow Preventer on Irrigation only —
No Master
Domestic Hot Water:
Copper
Sanitary Waste & Vent:
Cast Iron
Storm Drainage:
Cast Iron
Gas:
None
Non-Potable (Lab) CW:
None
Non-Potable (Lab) HW: None

Acid (Lab) Waste & Vent: None
Kitchen Waste: None
Tempered Water: None

Equipment Type/Fuel Age Condition Miscellaneous
Domestic Water Heater No 1: 50 gal “Everhot”/
Oil-Fired 7 yr
Domestic Water Heater No 2: 80 gal/ Electric 8 yr
Sanitary Ejector Pump: Duplex Unit N/A On-Site Septic (no problems)
Has not been serviced
Storm Ejector Pump: None
Domestic Water Booster Pump: None
Interior Kitchen Grease Trap: N/A
Plumbing Fixtures Type/Installation
Low Consump /Metering
Accessible Condition Miscellaneous
Water Closet: FV / wall & floor
Urinal: FV/wall No Yes
Lavatory: VC /wall No Note
Drinking Fountain/Water Cooler:
VC & SS /wall
N/A Some
Classroom Sink SS / counter
Classroom Bubbler/Drinking Fountain
Bi-level ADA N/A Some
Mop Sink: Sink / floor N/A N/A
Showers: None

Miscellaneous Fixtures Miscellaneous
Hose Bibb: N/A
Wall Hydrant: N/A
Floor Drain: No Trap Primers visible
Emergency Shower / Eyewash: N/A
Emergency Eyewash: N/A
Lab Faucets: N/A
Lab Gas Cocks: N/A

PLUMBING NOTES:
1. Plumbing systems in general are original equipment and in good condition. There are no immediate problems identified.
2. Access to pipe chase behind toilet revealed potentially friable asbestos pipe lagging. This should be evaluated in accordance with AHERA regulations by an accredited “Asbestos Inspector”.
3. Sewage ejector pit with duplex pumps located in storage room at gymnasium has not been serviced in, at least, 17 years. Condition unknown but there is a high likelihood that it has reached its useful life.

FIRE PROTECTION:
Water Service Size Backflow Preventer/Type Pipe Material Pressure Condition
Miscellaneous
There is no fire suppression system

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: N/A
Dry Sprinkler: N/A

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

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

Fire Department
Connection
Quantity Type Location(s) Miscellaneous
N/A

HEATING, VENTILATING & AIR CONDITIONING SYSTEMS:
Centralized Systems Energy Source Type Manufacturer Date of
Installation
Condition
Heating Equipment: # oil Cast iron
boiler
DeDietrich 3418
MBH boiler w/
Riello burner
200

Distribution Type Date of
Installation
Condition
Distribution Equipment #1: Underground ductwork w/ zone dampers from Heating & Ventilating (H&V) Units serve the original Classrooms, Corridors & Administration Offices 1957 N/A (Distribution Equipment #2: Base mounted hot water pumps, steel piping, and accessories 1975 (One pump replaced w/ new boiler) Distribution Equipment #3: Overhead ductwork from H&V units serve the Cafeteria, Media Center & Gymnasium 1975 (some ductwork from 1958 remains)

Terminal/Unitary Equipment
Type Manufacturer Controls Date of Installation Condition
Typical Classrooms (original building):
Heating & ventilating units Trane Pneumatic 1975 (some are noisy)
Typical Classrooms (new addition):
Unit ventilators & baseboard radiation Trane Pneumatic 1975
Administration Offices: Heating & ventilating unit Trane Pneumatic 1975
Cafeteria: Heating & ventilating unit Trane Pneumatic 1975
Gym: Heating & ventilating unit Trane Pneumatic 1975
Kitchen: Exhaust fan & H&V unit Trane Pneumatic 1975
Corridors: Heating & ventilating units Trane Pneumatic 1975
Toilets: Exhaust Fan N/A Electronic 1975

Controls Type Manufacturer Date of Installation Condition
Energy Management Controls (hot water distribution system & night setback functions): Direct Digital Controls (DDC) Johnson Controls 200
Equipment Controllers: Pneumatic Barber Coleman 1975

HVAC NOTES:
1. Ductwork may be transite or asbestos containing which was a common material used during this period for underground ductwork. Recommend testing for verification.

ELECTRICAL:
Rating Voltage Phase/Wiring Date of Installation Conditions
Service: 800A 120/208 3-Phase/4-Wire 1957 Westinghouse CDP

Type Location Conditions
Transformer: Pad Mass. Electric Parking Lot N/A

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

Type   Date of Installation
Conditions
Distribution System: Westinghouse 120/208 3-Phase/4-Wire 1957/1975

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

Fixture/Lamp Type Mounting Date of Installation
Conditions
Lighting –
Typical Classrooms:  
1”x4’ w/lens / T8 Wrap

Surface 200

Offices: 2’x4’ w/lens / T8 Wrap Surface 200
Library: 2’x4’ w/lens Surface 200
Cafeteria: 18”x4’ / T5HO W/cage Recessed 200
Gym: 18”x4’ / T5HO W/cage Pendant 200
Corridor: 4’ strips, exposed lamps with protective coating Surface/Ceiling 2004
Lighting Controls: None

Fixture Type Mounting Date of Installation
Conditions
Site Lighting -
Parking: Flood Pole 1970’s
Building: Wall Packs Surface 2000’s

Type Manufacturer   Date of Installation
Conditions
Security Systems – CCTV: None Found
Door Access Controls: None
Security System: Zoned DSC-PC2250 Surface/Wall 1990’s
Motion Detectors: Yes N/A Surface/Wall 1990’s
Master Clock: None Found
Bell: Note
P.A. System: Electronic Simplex-5120 Rack 1990’s 3, Note
**Corridors:** Speaker N/A Recessed/Wall 1957  
**Classrooms:** Speaker N/A Surface/Wall 1957

<table>
<thead>
<tr>
<th>Quantity/Type Manufacturer</th>
<th>CATV Date of Installation</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Library</td>
<td>5 Cat 5 Yes 1990’s</td>
<td></td>
</tr>
<tr>
<td>Classroom</td>
<td>Cat 5 (1) Outlet 1990’s</td>
<td></td>
</tr>
<tr>
<td>Telephone System</td>
<td>Axxess Inter-Tel 1998/200</td>
<td></td>
</tr>
<tr>
<td>Administration</td>
<td>Digital — Multi-line</td>
<td></td>
</tr>
</tbody>
</table>

**Classroom:** Digital-One- line Wall mounted

<table>
<thead>
<tr>
<th>Type Manufacturer Controls</th>
<th>Date of Installation</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gym/Café</td>
<td>Small Simplex 1990’s</td>
<td></td>
</tr>
</tbody>
</table>

**Type Conditions**

<table>
<thead>
<tr>
<th>Emergency Lighting</th>
<th>EBU/Heads Mixed 1970’s</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exits</td>
<td>LED N/A 200</td>
</tr>
</tbody>
</table>

**Type Manufacturer Notifications Date of Installation Conditions**

<table>
<thead>
<tr>
<th>Fire Alarm System</th>
<th>Addressable Simplex-400 General 2000’s</th>
</tr>
</thead>
</table>

**Detector Type Alarm Signal**

<table>
<thead>
<tr>
<th>Type</th>
<th>Pull Station Date of Installation Conditions</th>
</tr>
</thead>
</table>

**Devices – Typical Classrooms:**

<table>
<thead>
<tr>
<th>HS/ Some w/HD</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Offices: HS/SD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Library: SD/HS</td>
</tr>
<tr>
<td>Café: SD/HS</td>
</tr>
<tr>
<td>Gym: HS</td>
</tr>
<tr>
<td>Lobby/Corridor: HD</td>
</tr>
<tr>
<td>Kitchen: HD</td>
</tr>
</tbody>
</table>
Toilets: HS
Bathrooms: Strobe Only
   Yes — Non ADA
Height

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

ELECTRICAL NOTES:
1. Integrated P.A.system, tied into phone system. P.A. tone system for bell operation.
2. Space for additional breakers for distribution, and no space for new section.
3. Light fixtures mostly new or with new lamps and ballasts done in 200 by Mass. Electric program.
4. Integrated P.A.system, tied into phone system. P.A. tone system for bell operation.

PROVISIONS FOR ACCESSIBILITY

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

Width Material Hardware Conditions
Primary Entrance: 12’-0” Alum doors, single glazed
Pushbar
Exterior/Egress Doors: 36”, 42” Wood Pushbar
Signage: Not much HC signage

Interior Accessible Route Width Material Hardware Conditions
Accessible Route: 8’-0” TYP, some 5’-0” Carpet
Entrance Vestibules: None
Interior Doorways –
Classrooms:
36” Glazed Wood Knob
Offices: 36” Glazed Wood Knob
Library: None
Auditorium / Stage: 6’-0” Wood Pushbar
Gym/Cafeteria/Kitchen: 6’-0” Wood Pushbar
Cross – Corridor: 6’-0” Wood Pushbar
Stairs: 48” Brick
Toilets: 36” Wood Pulls, Push

Size Conditions
Vertical Access:
(Elevators/Lifts)
None

Width Floor Surface Handrail/Guard Heights Conditions
Stairways: 48” Brick Not per code

Ramps: 5’-0” Brick Not per code

Clear Floor Space/Turning Radius Toilet Partitions
Conditions

Toilet Rooms: bathroom each sex is accessible, however door entry is not per Code
OK
Tables & Seating –
Cafeteria:
Accessible
Drinking Fountains: Accessible fountain
Public Tele: None
Controls: None
Signage: Not much HC signage
Emergency Alarms: Yes, installed
GRAFTON HIGH SCHOOL
Name of School: GRAFTON HIGH SCHOOL
Address: Providence Highway
Grafton, Massachusetts 01519

Name of Owner: Town of Grafton
Grade Levels Served: 9 thru
Student Population: 577 School Year 200 — 05, 6 School Year 2005 — 06
Years in Service:
Year Constructed: 196 Designer: Martin and Williams
Additions: 199 Designer: Anthony Tappe and Assoc.
Existing Drawings: Have existing drawings in the office

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/ 16,705 sf G/U
Art (1000-1200): 1,620 sf G
Music Rooms (1000-1200):
    Ensemble (up to 200): 375 sf G
    Practice (72-130):  80 sf G
Science/Computer (1000-1200): 5/ 7,410 sf G/U
Shops (1500-1800): 2/ 3,785 sf G/U
Homemaking (1200-1400): 1,720 sf G
Media Center/Library (1800-3000): 4,220 sf G
Physical Education (1800-3000): 2/ 10,185 sf G/U
Special Needs (as needed): 3/ 4,660 sf G/U
Remedial (as needed):
Collaborative (as needed):
Subtotal - Basic Educational Space:  50,760 sf

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

Notes:
1) 15 Square feet per Pupil for ½ or 1/ of the enrollment at each seating.
2) For full service Kitchen, allow 1300 sq. ft. for the first 300 meals, plus sq. ft. for each additional meal served. For service (warming) Kitchen only, allow 800 sq. ft.
3) 7 Square feet per Pupil for seating; Stage square footage additional.
Area per Pupil Tabulation:

CONSTRUCTION CLASSIFICATION DATA:
Construction Type: (from State Building Code)
Original Building: C — Non-combustible, unprotected
Addition 1: C — Non-combustible, unprotected
Addition 2:
Occupancy Group: E - educational
Area Sub-Basement:
Basement:
Ground Floor: 22,605 (A) + 19,9 (B) + 14,796 (C) + 11,088 (addition)
Upper Floors – 2nd: 22,605 (A) + 2,609 (B) + 6,78 (addition)
Upper Floors – 3rd:
Total: 100,410 GSF

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

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
(If septic system – verify if aggregate systems applies)
Utilities –Sanitary: 8” Vitrified Clay 196 Plans 1960s Note
Water: 4” Dom/ 6” Hyd 196 Plans 1960s
Electricity: Overhead
Gas: None
Oil Tank: at Loading Dock
Single wall steel 196 Plans & Maint. Staff 1960s
Storm Water Management:
4’ Sump CBs Outlet to Ripple Lake 196 Plans
Athletic Fields – Field 1: 120,000 SF
Grass (base & soft ball)
Site Visit & Aerials
Field 2: 31,000 SF Grass (football) Site Visit & Aerials
Field 3: 29,000 SF Grass (soccer) Site Visit & Aerials
Track: 900 LF Bit. Conc. Site Visit & Aerials
Tennis Courts: courts Bit. Conc. Site Visit
Basketball Courts: courts Bit. Conc. Site Visit
Playground/Total Lot: None

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

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

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

SITE NOTES:
1. Septic tank and leaching field (12,000SF) 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 90’s it was retrofitted with overfill valve and spill bucket. It has not been integrally tested since the early 90’s. Its age indicated that is has lived beyond its useful service life. Without cathodic protection and leak detection the tanks showed the “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 & ASSEMBLIES OR ORIGINAL BUILDINGS:
Foundation System: 12” thick concrete foundation walls on continuous wall footings; Isolated spread footings below columns.


Ground Floor Framing System:
4” thick concrete slab-on-grade.
Upper Floor Framing System:
Bldg. A: 5” thick reinforced concrete slab, on wide flange steel beams. (no metal deck).
Media Center Addition (1993): ½” concrete on 2” composite metal deck, supported on wide flange steel beams and girders.

Roof Framing System:
Bldgs. A & C and the 199 addition: ½” steel deck on steel joists and wide flange steel beams.
Bldg. B: Primarily N-type trusses, combined with wide flange steel beams and steel joists.
Lateral Force Resisting System:
Original Bldg.: Tilt-up concrete panels on perimeter. Interior masonry walls. 199
Addition: Diagonal tube steel braced frames at selected bays.

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, Many leaks and
frequent failures
Windows: Aluminum, double glazed Alum., double glazed 3,
Problems with screen panel at operators
Glazed C- Wall: Aluminum, double glazed Alum., double glazed 3,
Doors – Exterior: Aluminum, double glazed Alum., double glazed 3,
Interior: HM, glazed HM HM, glazed HM 3,
Cross-Corridor: HM, glazed HM HM, glazed HM 3,
Hardware: Lever Lever 3,

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

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

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

<table>
<thead>
<tr>
<th>System Pipe Material / Condition Type</th>
<th>Insulation / Condition</th>
<th>Miscellaneous</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic Cold Water: Copper / good</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Domestic Hot Water: Copper / good</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sanitary Waste &amp; Vent: Cast Iron / good</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm Drainage: Cast Iron / good</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PVC (gym) / good</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gas: N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Potable (Lab) CW: Copper / good</td>
<td>Tested annually.</td>
<td></td>
</tr>
<tr>
<td>Non-Potable (Lab) HW: None</td>
<td></td>
<td></td>
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<tr>
<td>Acid (Lab) Waste &amp; Vent: Poly-Pro Limestone treatment — exterior pit has not been serviced.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kitchen Waste: None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tempered Water: None</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Equipment Type/Fuel Age Condition Miscellaneous
Domestic Water Heater: Gas-Fired
Boiler / Tank
1960s
Sanitary Ejector Pump: Duplex unit 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
Plumbing Fixtures Type/Installation
Low Consump /Metering
Accessible Condition Miscellaneous
Water Closet: FV / wall & floor
No Yes
Urinal: FV/wall No Yes
Lavatory: VC /wall No Yes
Drinking Fountain/Water
Cooler: Bil-level ADA N/A Yes
Classroom Sink: Stainless steel No No
Classroom Bubbler / Drinking
Fountain:
N/A
Mop Sink: Sink / floor N/A N/A
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 90’s as sewage lift station was installed at the South east 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)
½” 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 / 196 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 Interm.
Landing
FDV/FHC in
Audit/Stage
FDV Size Miscellaneous
Wet Sprinkler: None

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

**HEATING & VENTILATING SYSTEMS:**
Centralized Systems Energy
Source
Type Manufacturer Date of Installation
Condition
Heating Equipment #1: # oil Fire-tube
Boiler Cleaverbrooks
model #CB-552-150 (approx. 230 MBH output) 196
Heating Equipment #2: # oil Fire-tube
Boiler Cleaverbrooks model #CB-100-150 (approx. 230 MBH output) 199
Distribution Type Date of Installation Condition
Distribution Equipment #1: Base mounted hot water pumps, steel piping, and accessories. 196 & 199
Distribution Equipment #2: Overhead ductwork serves all spaces except for the classrooms in the addition. 196 & 199

Terminal/Unitary Equipment Type Controls Date of Installation Condition

Typical Classroom (original building): Heating & Ventilating Units, Common Exhaust System & Baseboard Radiation
Pneumatic 196

Typical Classroom (addition): Unit Ventilators w/ Common Exhaust System. Baseboard Radiation at areas with full height glass. Pneumatic 199

Administration Offices: Heating & Ventilating Unit, Common Exhaust System & Baseboard Radiation Pneumatic 196

Library: Indoor Heating & Ventilating Unit and Baseboard Radiation Pneumatic 199

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 199

Home Economics: Rooftop Air Conditioning Unit Pneumatic 199

Terminal/Unitary Equipment (Continued)
Type Controls Date of Installation Condition

Cafeteria: Heating & Ventilating Unit, Finned Tube Radiation & Exhaust System Pneumatic 196

Gym: Heating & Ventilating Unit; Exhaust System & Baseboard Radiation for Locker Rooms Pneumatic 196

Auditorium: Heating & Ventilating Unit; Exhaust System Pneumatic 196

Kitchen: Exhaust Fan and hot water Make-Up Air Unit Pneumatic 196

Corridors: Heating & Ventilating Unit Pneumatic 196

Toilets: Exhaust Fan Pneumatic 196
Controls  Type  Manufacturer  Date of  
Installation  
Condition  
Equipment Controllers:  Pneumatic Johnson Controls 196  &  
HVAC NOTES:  
1. One hot water distribution pump motor replaced with new and one motor rebuilt approximately 2-1/ years ago.  

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

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

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

Grounded/Non Grounded  Conditions  
Devices –  
Typical Classrooms:  
Grounded  duplex

Offices:  2- duplex

Fixture/Lamp  Type  Mounting  Date of  
Installation  
Conditions  
Lighting –
Typical Classrooms:
(9) 2’x4’ w/lens / T8 Recessed 200
Offices: 2’x4’ w/lens / T8 Recessed 200
Library: 2’x2’ / T8 16-Cell Parabolic Recessed 200
Cafeteria: 2’x4’ w/lens / T8 Recessed 200
Gym: 18”x4’ / T5HO W/cage Pendant 200
Corridor: 2’x2’ / T8 9-Cell Parabolic Recessed 200
Lighting Controls: None Found
Auditorium: Pendant — Incandescent 200
House — T5HO Surface 200
Stage: ETC — Incandescent Controls
and dimming NSI-2408
Pendant 200

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

Type Manufacturer Date of
Installation
Conditions
Security Systems – CCTV:
1-Camera Not Found 200
Door Access Controls: None
Security System: None Found
P.A. System – Typical
Classrooms:
Speaker Recessed/Wall 200
Corridors Speaker Recessed/Ceiling 200
Clock Hardwired Simplex 2350 1990’s
Clock Radio
Frequency Timex 1,

Quantity/Type Manufacturer CATV Date of
Installation
Conditions
Data -
Library: 17 Cat 5 Yes 1990’s
Classroom: 2, Note Cat 5 (1) Outlet 1990’s
Telephone System –
See Note
Telecenter VI Rauland 200
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 2000’s

Type Manufacturer Controls Date of
Installation
Conditions
Emergency Lighting: EBU/Heads Mixed  1990’s

Type Manufacturer Controls Date of
Installation
Conditions
Fire Alarm System: Zoned —
Hardwired Simplex/ Grinnell General 1990’s

Detector Type Alarm Signal
Type
Pull Station Date of
Installation
Conditions
Devices —
Typical Classrooms: HS

Offices: HS
Library: SD/HS
Cafeteria: HS
Gym: HD
Lobby/Corridor: SD
Toilets: HS
Bathrooms: HS
Auditorium: SD
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 smartboard 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.

PROVISIONS FOR ACCESSIBILITY:
Exterior Accessible Route
Accessible Route: See Site Data for info.

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

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

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

Width Floor Surface Handrail/G
Stairways: 42”, 8’-0” Vinyl Treads Not per Code

Ramps: in Auditorium Carpet Not per Code

Clear Floor Space/Turning Radius Toilet
Partitions
Conditions

Toilet Rooms: All toilet rooms look accessible, some toilet entries are not

Tables & Seating –
Cafeteria: Accessible
Drinking Fountains: Some are accessible, some not
Public Tele: None
Controls OK at elevator
Signage: OK where it exists
Emergency Alarms: In place
GRAFTON MIDDLE SCHOOL
GENERAL INFORMATION
Name of School: GRAFTON MIDDLE SCHOOL
Address: 60 North Street
Grafton, Massachusetts

Name of Owner: Town of Grafton
Grade Levels Served: 6 to 8
Student Population: 610 School Year 2005 — 06
Years in Service: 37
Year Constructed: 1968 Designer: Alderman and Macneish
Additions: 1997 Designer: Anthony Tappe and Associates
Existing Drawings: Have existing drawings in the office

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): 11/9 18,165 sf G/U
Art (1000-1200): 1,335 sf G
Music Rooms (1000-1200): 2,460 sf G
    Ensemble (up to 200): 180 sf G
    Practice (72-130):
Science/Computer (1000-1200): 4/ 6,250 sf G
Shops (1500-1800): 1,195 sf G
Homemaking (1200-1400): 1,300 sf G
Media Center/Library (1800-3000): 2,485 sf G
Physical Education (1800-3000): 7,910 sf G
Special Needs (as needed): 8/ 4,885 sf G/U
Remedial (as needed):
Collaborative (as needed):
Subtotal - Basic Educational Space: 46,165 sf

MISC. EDUCATIONAL SPACE Cafeteria (Note 1):
Cafetorium (Note 1): 4,870 sf G
Stage: Guidance (as needed):
Office: 435 sf G
    Counseling: 165 sf G
    Waiting: G
Health Suite: Office: 310 sf G
Examining Room:
Rest Areas:
Kitchen (Note 2):  1,830 sf G
Administration: Principal:  220 sf G
   Asst. Principal:
General Office:  285 sf G
Conference:  120 sf G
Other (up to 800):
   450 sf G
Planning Room:  300 sf G
Teacher Dining Room:  300 sf G
Auditorium (Note 3):
   Physical Education: Lockers:  720 sf G
   Storage:  190 sf G
Subtotal - Misc. Educational Space:  10,195 sf
TOTAL - Educational Space:  56,360 sf

Notes:
1)  15 Square feet per Pupil for ½ or 1/ of the enrollment at each seating.
2)  For full service Kitchen, allow 1300 sq. ft. for the first 300 meals, plus sq. ft. for each additional meal served. For service (warming) Kitchen only, allow 800 sq. ft.
3)  7 Square feet per Pupil for seating; Stage square footage additional.

Area per Pupil Tabulation:
Department of Education
Standards:

135 GSF per Middle School Pupil, not including Special Needs
Building Gross SF: 84,505 GSF
Current Population: 610 School Year 2005 — 06
Recommended Population: 626 students, not including Special Needs, based on existing building gross area
Current GSF/Pupil: 139 GSF/Pupil during School Year 2005 — 06 (includes Special Needs)

CONSTRUCTION CLASSIFICATION DATA:
Construction Type: (from State Building Code)
   Original Building:  B — Non-combustible, protected
   Addition 1:  C — Non-combustible, unprotected
   Addition 2:
Occupancy Group: E - Educational
Area Sub-Basement:
   Basement:
Ground Floor: 51,35 GSF Original + 11,737 GSF Addition at Gym
Upper Floors – 2nd: 15,640 GSF Original + 5,776 GSF Addition over old Gym
Upper Floors – 3rd :
Total: 84,505 GSF

Height # of Stories
Height/Stories:
Original Building: 24’ Classroom, 12’6” Story,
Addition 1: 34’ to peak of new Gym roof
Addition 2:

SITE DATA:
Description
Land Used: 40% Middle School; 30% Athletic Fields; 30% Wooded
Lot Area: 15.7 Acres
Topography: Slopes down from west to east, buildings & fields on leveled areas.

Wetlands: Along the lower slopes along the eastern property line.

Size: Material: Source: Date Installed Conditions
   (If septic system – verify if aggregate systems applies)
Utilities –Sanitary: 8” PVC 1998 Plans &
   Town Engineer
Before ‘97 Note
Water: 4” Dom / 6” Hyd 1968 Plans 1960s
Electricity: Overhead
Gas: None
Oil Tank: 10,000 Gal. 1968 Plans 1960s Note
Storm Water
Management:
2’ sump CBs to Municipal Drain 1968 Plans 1960s
Athletic Fields – Field 1: 28,000 SF Grass (Soccer) 1968 Plans & Site Visit 1960s
Field 2: 28,000 SF Grass (Baseball) 1968 Plans & Site Visit 1960s
Field 3: None
Track: None
Tennis Courts: None
Basketball Courts: None
Playground/Total Lot: None

Type: Source Date Installed Conditions
Site Lighting: Yes Site Visit
Fire Hydrant: Hydrant Site Visit

# Spaces Material Date Installed Conditions
Parking – Lot 1/2/3: 45/5 Bituminous Concrete 1990s 2; Note
Bus Drop/Pick-Up Area: 200’ Bituminous Concrete 1990s
Parent Drop/Pick-Up Area: None
Loading & Service  Raised Docks Bituminous Concrete 1960s
Signage: Yes
Trash Management Area:

PROVISIONS FOR ACCESSIBILITY:
Exterior – Accessible Route
Width Material Conditions
Curb Cuts: Vertical Granite Curb at Building Entrance / Bituminous Concrete Berm elsewhere
Walkways: Concrete at Building Entrance / Bituminous Concrete elsewhere
Ramps: Concrete
Parking: 6 Spaces Bituminous Concrete
SITE NOTES:
1. Septic tank and leaching field (32,500 SF) installed in the 1960s. Septic tank and leaching field are presently retired by a connection to the municipal sewer system.
2. New gym and some adjacent roof drains discharge via two drywells to an outlet near the southeast corner of the building (1997 Plans).
3. Longitudinal cracks and settlement in some areas.
4. The 10,000 gallon oil tank is believed to have been installed in 1968. in the early 90’s it was retrofitted with an overfill valve and spill bucket. “Tightness” testing has not been done since the early 90’s. Annual “tightness” testing should be conducted as the tank is not equipped with cathodic protection or leak detection.

BUILDING SYSTEMS & ASSEMBLIES OR ORIGINAL BUILDINGS:
Structure Material Remarks Conditions
Foundation System: 8”-16” thick concrete foundation walls on continuous wall footings; Isolated spread footings located below columns.
Ground Floor Framing System: 4” and 6” thick concrete slab-on-grade.
Upper Floor Framing System:
½” concrete on ½” metal deck, supported by steel joists. The joists are supported by wide flange steel girders. 1997 Renovation: ½” concrete and 2” metal deck on wide flange steel beams.
Roof Framing System:
Existing library: 4” acoustic metal deck on wide flange steel beams and girders.
1997 Gymnasium Addition: ½” metal deck on wide flange steel beams, supported by moment resisting gable frames.

Lateral Force Resisting System:
Original Building: Exterior and interior walls.
1997 Renovation: Tube steel braced frames located below new library.
1997 Gymnasium Addition: Moment resisting gable frames and exterior masonry walls. Many rooms have cracks in the masonry walls.

Exterior Envelope Material – Original Building Material – Addition Conditions
Exterior Wall System: Brick on CMU backup. Some cracking exists, see structural above.

Roof Assembly: Metal Deck, Insulation, Membrane Steel deck membrane, composite acoustic steel deck, insulation sheathing, asphalt shingles windows single glazed Alum double glazed
Glazed C- Wall: Alum single glazed Alum double glazed
Doors – Exterior: HM, HM glazed, WD HM, HM glazed, Wood
Interior: WD glazed HM
Cross-Corridor: HM, HM glazed WD, HM

Hardware: Mostly Lever Mostly lever
Interior Finishes Material – Walls & Floors & Ceilings
Original Building Material – Walls & Floors & Ceilings
Addition Conditions
Typical Classrooms: CMU, Carpet, VCT*, ACT, CMU, VCT, ACT
Offices: CMU, Carpet, 2x ACT, some GWB CMU, VCT, ACT Gym: CMU, Acoustic CMU, Wd Floor, Exposed Acoustic steel deck

Cafeteria: CMU, Terrazzo, Plaster*, ACT
Library: GWB, Carpet, Acoustic steel deck

Auditorium:
Corridors: Structural glazed tile, Terrazzo, 2x Acoustic tile CT, CMU, VCT, ACT
Stairs: Structural Glazed Tile, Terrazzo treads, 2x ACT

Toilets: CT, CT, CMU, Plaster CT, CT, CMU, Plaster, GWB

Kitchen: Structural glazed tile, Q.T., Clean ACT

Service/Mechanical: CMU, Conc, ACT, exposed deck CMU, VCT, exposed deck

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

PLUMBING SYSTEM:
Service Pipe
Size
Meter Size Pressure
Regulator
Oper.
Pressure
Pipe
Material
Source Age Miscellaneous
Water: 4” - Copper Town 35 yrs
Gas: N/A LP for Science Classroom

System Pipe Material / Condition Type Insulation /
Condition
Miscellaneous
Domestic Cold Water: Copper / good
Domestic Hot Water: Copper / good
Sanitary Waste & Vent: Cast Iron / good
Storm Drainage: Cast Iron / good
Gas: N/A
Non-Potable (Lab) CW: None
Non-Potable (Lab) HW: None

Acid (Lab) Waste & Vent: Poly-Pro Limestone (1998 system)
Kitchen Waste: Point of use grease trap Reportedly serviced three (3) times per year.
Tempered Water: None

Equipment Type/Fuel Age Condition Miscellaneous
Domestic Water Heater: 175 Gallon,
400 GPH Receiver, Oil “MasterMixer” 1985 PUI
Sanitary Ejector Pump: None
Storm Ejector Pump: None
Domestic Water Booster Pump: None
Interior Kitchen Grease Trap: Point of use grease trap

Plumbing Fixtures Type/Installation
Low Consump /Metering
Accessible Condition Miscellaneous
Urinal: FV/wall No Yes
Lavatory: VC /wall No Yes
Drinking Fountain/Water Cooler: Bi-level water cooler No Yes
Classroom Sink Lab sinks integral No Yes No vacuum breakers on science faucets.
Classroom Bubbler / Drinking Fountain N/A
Mop Sink: Sink / floor N/A N/A
Showers: Staff only No N/A

Miscellaneous Fixtures Miscellaneous
Hose Bibb: N/A
Wall Hydrant: Wall hydrants do not have back flow prevention.
Floor Drain: No Trap Primers visible
Emergency Shower / Eyewash: M
Emergency Eyewash: M
Lab Faucets: No vacuum breakers in Science Room
Lab Gas Cocks: Master shut-off in place behind locked doors.

PLUMBING NOTES:
1. Plumbing General: Plumbing system is original. No suppression in the kitchen hood.
Hose reel in both science classrooms.

FIRE PROTECTION:
Water Service Size Backflow Preventer / Type
Pipe Material Pressure Condition Miscellaneous
There is no fire suppression system
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: N/A
Dry Sprinkler: N/A

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

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

Fire Department
Connection
Quantity Type Location(s) Miscellaneous
N/A

HEATING, VENTILATING & AIR CONDITIONING SYSTEMS:
Centralized Systems Energy
Source
Type Manufacturer Date of
Installation
Condition
Heating Equipment: # oil Cast Iron Boiler HB Smith boiler model 640 w/ Marathon
burner 1968

Distribution Type Date of Installation
Condition
Distribution Equipment #1: Base mounted hot water pumps, piping, and accessories (serves original building). 1968
Distribution Equipment #2: Base mounted hot water pumps, piping, and accessories (serves addition). 1998
Distribution Equipment #3: Overhead ductwork from Heating & Ventilating (H&V) Units serve the Gymnasium & Cafeteria. 1968

Terminal/Unitary Equipment
Type Controls Date of Installation
Condition
Typical Classroom (original building):
Unit Ventilators & General Exhaust System; Baseboard Radiation under windows Pneumatic 1968
Typical Classroom (addition):
Unit Ventilators & General Exhaust System; Baseboard Radiation under windows Pneumatic 1998
Administration Offices (original building):
H&V Unit; Baseboard radiation Pneumatic 1968
Administration Offices (addition):
Ductless split system air Conditioning units Electronic (stand alone) 1998
Media Center: Ceiling mounted Unit Ventilators with direct expansion (DX) cooling coil, hot water coil & outdoor Condensing Unit; Baseboard Radiation Pneumatic 1998
Computer Lab Ceiling mounted AC unit with direct expansion (DX) cooling coil & outdoor Condensing Unit; Baseboard Radiation Pneumatic 1998
Cafeteria: Heating & Ventilating Unit & Finned Tube Radiation Pneumatic 1968
Gym (addition): Heating & Ventilating Units Pneumatic 1998
Kitchen: Hood Exhaust Fan Pneumatic 1968

Terminal/Unitary Equipment (Continued)
Type Controls Date of Installation
Condition
Corridors: Baseboard Radiation Pneumatic 1968
Toilets (original building): Exhaust System Pneumatic 1968
Toilets & Locker Rooms
(addition):
Unit Ventilators & Exhaust System Pneumatic 1998

Controls Type Manufacturer Date of Installation Condition

Energy Management Controls (hot water distribution system & night setback functions):
Direct Digital Controls (DDC) Johnson Controls 1998
Equipment Controllers Pneumatic Johnson Controls 1968 & 1998

HVAC NOTES:
1. Mixture of original and new controls; air compressor replaced in 2002.

ELECTRICAL:
Rating Voltage Phase/Wiring Date of Installation Conditions
Service: 1600A 120/208 3-Phase/4-Wire 1969 3, Note Westinghouse CDP

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

Rating Energy Source Manufacturer Date of Installation Conditions
Emergency Generator: 15KW Diesel Kohler 1969 2, Note 5

Type Voltage Phase/Wiring Date of Installation Conditions
Distribution System: West/GE 120/208 3-Phase/4-Wire 1969/1996 1, Note 7

Grounded/Non Grounded Devices – Conditions
Typical Classrooms: Grounded duplex

Offices:

Fixture/Lamp Type Mounting Date of Installation Conditions
Lighting –
Typical Classrooms:
Note
1”x4’ w/lens / T8 Wrap Surface 200

Offices: 2’x4’ w/lens / T8 Wrap Surface 200
Library: Direct/Indirect T8 Pendant 200
Cafeteria: 2’x4’ w/lens / T8 Recessed 200
Gym 18”x4’ / T5HO W/cage Pendant 200
Corridor: 2’x4’ w/lens / T8 w/some
C.F. downlights
Recessed 200
Lighting Controls: None

<table>
<thead>
<tr>
<th>Fixture Type</th>
<th>Mounting Date of Installation</th>
<th>Conditions</th>
<th>Site Lighting -</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking: Shoebox/Floods Pole-Steel+Wood</td>
<td>1969</td>
<td>1990’s Lot: 30’ Shoebox Pole 1990’s</td>
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<tr>
<td>Building: Wall Packs/ Floods</td>
<td>1969/1990’s 2/1,</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Type Manufacturer Date of Installation Conditions
Security Systems – CCTV: (1) camera Ceiling Recent

Door Access Controls: None
Security System: Zoned Aritech Surface/Wall 90’s
Motion Detectors: N/A N/A Surface/Wall 1970’s 1, Note 9
Master Clock: Mechanical Standard Surface/Wall 1960’s 0
Bell: Standard- 1400 Surface/Wall 1980’s
P.A. System – Typical
Classrooms:
Speaker N/A Surface/Wall 1969

Corridors: Speaker N/A Surface/Wall 1969
Quantity/Type Manufacturer CATV Date of Installation
Conditions
Data -
Library: 30 Cat 5e Yes 1990’s
Classroom: 2, Note Cat 5 (1) Outlet 1990’s
Telephone System - Executone Note 6 199
Administration: Digital —
Multi-line

Classroom: Digital-One-line

Type Manufacturer Controls Date of Installation
Conditions
Local Sound Systems –
Gym:

Soundsphere /Speakers

N/A

1990’s

Café: Small Peavey/
WMA-150
1990’s

Type Manufacturer Controls Date of Installation
Conditions
Emergency Lighting: Recessed N/A Separate Sys.-Note 5 1969
1990’s Addition: EBU/Heads Mixed 1990’s

Type Manufacturer Notifications Date of Installation
Conditions
Fire Alarm System: Addressable Siemens/
Cerberus
General 1998

Detector Type Alarm Signal
Type
Pull Station Date of Installation
Conditions
Devices –
Typical Classrooms:

HS/SD

Offices: HS/SD
Library: SD/HS
Café: SD/HS
Gym: HS
Lobby/Corridor: SD
Kitchen: HD
Toilets: HS
Bathrooms: HS-some

Yes — ADA Height
HS — Horn/Strobe, SD — Smoke Detector, HD — Heat Detector

ELECTRICAL NOTES:
1. Many classes have smart boards and ceiling projectors. All other classes have power for projectors above the ceiling.
2. Space for additional breakers for distribution, and possible space for new section.
3. Light fixtures mostly new or with new lamps and ballasts done in 200 by Mass. Electric program.
4. Strobe coverage is fairly good, with some areas that would require additional devices to comply with latest code.
5. Generator and system not in separate 2-hour rated space, does not meet current code. Small generator, does not cover entire building (1990’s addition) or any stand-by loads (heat protection). Separate light system for life safety, comes on only on loss of normal power.
6. Telephone system tied into P.A. system.
7. Original 1969 panels fairly old. There may be difficulty in finding repair parts and breakers. Spare capacity in panels is very limited.
8. Many fixtures have broken or damaged lens’. 1990’s addition fixtures are in poor condition.
9. Motion detectors appear to be original. All of these detectors should be tested for functionality, and at least replace where necessary. Newer devices would be more reliable.
10. Master clock controls are inoperative and should be replaced.

PROVISIONS FOR ACCESSIBILITY:
Exterior Accessible Route
Accessible Route: See Site Data for info.

Width Material Hardware Conditions
Primary Entrance: - 5'-0” pairs of doors HM Glazed Pushbar
Exterior/Egress Doors: 36”, 5'-0” HM Pushbar
Signage: OK

Interior Accessible Route Width Material Hardware Conditions
Accessible Route: 8’-0” Terrazzo, VCT Pushbar
Entrance Vestibules: 5'-0” W., x 6’-0” D. Rubber drainable tiles Pushbars
Interior Doorways –
Classrooms: 36” WD, HM Lever
Offices: 36” WD Lever
Library: 36” WD Pushbar
Auditorium / Stage: HC Lift to stage HM Glazed
Gym/Cafeteria/Kitchen: 6’-0”, 6’-0”, 36” WD, HM Pushbar
Cross – Corridor: 5’-0” Unequal leaf doors HM Pushbar
Stairs: 12’-0” No doors
Toilets: 36” HM Pushbar

Size   Conditions
Vertical Access:
(Elevators/Lifts)
New 4’ x 6’-6” Elevator

Width Floor Surface Handrail/Guard Height
Conditions

Stairways: 12’-0” Terrazzo Not per Code

Ramps: to Library VCT OK

Clear Floor Space/Turning Radius Toilet Partitions
Conditions

Toilet Rooms: All are accessible, however some entry doors are not accessible
OK
Tables & Seating –
Cafeteria:
Accessible
Drinking Fountains: are accessible
Public Tele: None
Controls: OK at elevator
Signage: Not much HC signage
Emergency Alarms: Yes, in place
SOUTH ELEMENTARY SCHOOL

GENERAL INFORMATION:

Name of School: SOUTH ELEMENTARY SCHOOL
Address: 90 Main Street
Grafton, Massachusetts 01519

Name of Owner: Town of Grafton
Grade Levels Served: K, 1,
Student Population: 396 School Year 2005 — 06
Years in Service: 30
Year Constructed: 1975 Designer: Hughes and McCarthy
Additions: Designer:
Existing Drawings: Have existing drawings in the office

INVENTORY OF EDUCATIONAL SPACE:
Description (in Regulations) Number Square Feet Location (B, G, U)

BASIC EDUCATIONAL SPACE Pre-Kindergarten (1200-1300):
Kindergarten (1200-1300): 2,520 sf U
General Class (900-1000): 3/9 10,790 sf G/U
Art (1000-1200): 910 sf G
Music Rooms (1000-1200): 1,025 sf U
    Ensemble (up to 200):
    Practice (72-130): 90 sf U
Science/Computer (1000-1200):
Shops (1500-1800):
Homemaking (1200-1400):
Media Center/Library (1800-3000): 3,430 sf G
Physical Education (1800-3000): 3,920 sf G
Special Needs (as needed): 3,490 sf G
Remedial (as needed): 115 sf G
Collaborative (as needed):
Subtotal - Basic Educational Space: 26,290 sf

MISC. EDUCATIONAL SPACE Cafeteria (Note 1):
Cafetorium (Note 1): 2,640 sf U
Stage:
Guidance (as needed):
Office:
    Counseling:
    Waiting:
Health Suite: Office: 205 sf U
Examining Room:
Rest Areas:
Kitchen (Note 2):  1,385 sf U
Administration: Principal:  255 sf U
   Asst. Principal:
   General Office:  315 sf U
   Conference:
   Other (up to 800):
      90 sf U
Planning Room:
Teacher Dining Room:  395 sf U
Auditorium (Note 3):
   Physical Education:  Lockers:  710 sf U
   Storage:  305 sf U
Subtotal - Misc. Educational Space:  6,300 sf
TOTAL - Educational Space:  32,590 sf

CONSTRUCTION CLASSIFICATION DATA:
Construction Type: (from State Building Code)
Original Building: 2B — Non-combustible, protected
Addition 1:
Addition 2:
Occupancy Group: E - Educational
Area Sub-Basement:
   Basement:
   Ground Floor: 23,7 GSF
   Upper Floors – 2nd: 28,58 GSF
   Upper Floors – 3rd:
   Total: 52,295 GSF

   Height # of Stories
   Original Building: 36”-4” to roof peaks
   Addition 1:
   Addition 2:

SITE DATA:
Description
Land Used: 55% South Elementary; 45% Athletic Fields & Play Grounds
Lot Area: Acres
Topography: Slopes south to north, towards Blackstone River
Wetlands: To north and east beyond R/R tracks near River

Size: Material: Source: Date Installed Conditions
   (If septic system – verify if aggregate systems applies)
Utilities – Sanitary: 8” PVC Town Engineer Note
Water: 4” South Grafton Water Dept.

Electricity: Underground
Gas: Yes 1975 Plans
Oil Tank: at Loading Dock 1975 Plans
Storm Water Management:
2.5’ sump CBs 1975 Plans Note

Athletic Fields – Field 1: 10,000 SF Grass (baseball) 1975 Plans & Site Visit
1970s
Field 2: 20,000 SF Grass 1975 Plans & Site Visit
1970s
Field 3: None
Track: None
Tennis Courts: None
Basketball Courts: None
Playground/Total Lot: 3,000 SF Site Visit

Type: Source Date Installed Conditions
Site Lighting: Yes Site Visit
Fire Hydrant: Near Site Site Visit

# Spaces Material Date Installed Conditions
Parking – Lot 1/2/3: 9/ Bit. Conc. 1970s 2; Note
Bus Drop/Pick-Up Area: 220’ Bit. Conc. 1970s
Parent Drop/Pick-Up Area: None
Loading & Service Dock Bit. Conc. 1970s
Signage: Yes
Trash Management Area: N/A

PROVISIONS FOR ACCESSIBILITY:
Exterior – Accessible
Route
Width Material Conditions
Curb Cuts: Vertical Granite Curb
Walkways: Bituminous Concrete 2; Note
Ramps: Concrete
Parking: Spaces Bituminous Concrete

SITE NOTES:
1. Septic tank and leaching field (6,500 SF) installed in the 1970s. Leaching
field presently retired by a sewer connection to municipal sewer system.

2. Site drains to a major drain line that runs across the athletic field. Major drain line constructed in 1970s to contain an intermittent stream. Final outlet is beyond the R/R tracks and into the wetlands adjacent to the Blackstone River.

3. Numerous transverse and longitudinal cracks, especially in paved playground area at rear of school.

4. No wheel chair ramps at crosswalks at Main Street near site entrance.

BUILDING SYSTEMS & ASSEMBLIES OF ORIGINAL BUILDINGS:

Structure Material – Original Building Material – Addition Conditions

Foundation System: 10”-14” thick concrete foundation walls on continuous wall footings;
Isolated spread footings located below columns.

Vertical Support Systems: Rectangular hollow steel columns;
Load bearing, non-reinforced masonry walls.

Ground Floor Framing System:
5” thick concrete slab-on-grade.

Upper Floor Framing System:
½” concrete on 9/16” x28 ga. metal form deck, supported by steel joists.
The joists are supported by a combination of N-type trusses and wide flange steel girders.

Roof Framing System: ½” metal deck on steel joists, supported by N-type trusses and wide flange steel beams.

Lateral Force Resisting System:
Exterior and interior non-reinforced concrete block and brick masonry walls.

Exterior Envelope Material – Original Building Material – Addition Conditions

Roof Assembly: Steel deck, insulation, plywood, asphalt shingles

Windows: Aluminum windows, double glazed
Glazed C- Wall: Aluminum windows, double glazed
Doors – Exterior: Aluminum single glazed, some HM
   Interior: Wood, glazed
   Cross-Corridor: Wood, glazed
   Hardware: Mostly knobs
Interior Finishes Material – Walls & Floors & Ceilings

Original Building
Material – Walls & Floors
& Ceilings
Addition
Conditions
Typical Classrooms: GWB, VCT*, Carpet, Plaster*, Some moveable walls in poor condition between CR’s

Offices: GWB, VCT*, Carpet, Plaster*
Gym: CMU, Wood Floor*, Exposed Metal
Deck

Cafeteria: GWB, Carpet, Plaster*
Library: GWB, Carpet, Plaster* ceiling and soffits, but in story space lacks smoke curtain

Auditorium: See Cafeteria
Corridors: GWB, WD rail, Carpet, Plaster*
Stairs: GWB, Carpet, Plaster*
Toilets: CT, CT, 2x ACT
Kitchen: CT, CT, 2x Clean ACT
Service/Mechanical: CMU, Conc, Plaster*

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

PLUMBING SYSTEM:
Service Pipe
Size
Meter Size
Pressure
Regulator
Oper.
<table>
<thead>
<tr>
<th>Pressure</th>
<th>Water: N/A - Copper Town 30 yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pipe</td>
<td>Gas: N/A 1400 CFH 4-7” w.c. CI Utility 30 yrs</td>
</tr>
<tr>
<td>Material</td>
<td>Source Age Miscellaneous</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>System Pipe Material / Condition Type Insulation / Condition Miscellaneous</td>
</tr>
<tr>
<td>Domestic Cold Water: Copper / good</td>
<td>Backflow Preventer on Irrigation only — No Master</td>
</tr>
<tr>
<td>Domestic Hot Water: Copper / average</td>
<td>Sanitary Waste &amp; Vent: Cast Iron / average</td>
</tr>
<tr>
<td>Sanitary Waste &amp; Vent: Cast Iron / good</td>
<td>Storm Drainage: Cast Iron / good</td>
</tr>
<tr>
<td>Storm Drainage: Cast Iron / good</td>
<td>Gas: Steel / Average</td>
</tr>
<tr>
<td>Gas: Steel / Average</td>
<td>Non-Potable (Lab) CW: None</td>
</tr>
<tr>
<td>Non-Potable (Lab) CW: None</td>
<td>Non-Potable (Lab) HW: None</td>
</tr>
<tr>
<td>Acid (Lab) Waste &amp; Vent: None</td>
<td>Kitchen Waste: None</td>
</tr>
<tr>
<td>Kitchen Waste: None</td>
<td>Tempered Water: None</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Equipment Type/Fuel Age Condition Miscellaneous</th>
<th>Plumbing Fixtures Type/Installation Low Consump</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic Water Heater: Instantaneous HW</td>
<td></td>
</tr>
</tbody>
</table>
/Metering
Accessible Condition Miscellaneous
Water Closet: FV / wall & floor
No Note    Generally non-compliant w/MAAB, some accessible fixtures.
Urinal: FV/wall No Yes
Lavatory: VC /wall No Note
Drinking Fountain/Water
Cooler:
Classroom Sink:
Classroom Bubbler/Drinking
Fountain:
Mop Sink: Sink / floor N/A N/A
Showers: Abandoned    No longer in service.

Miscellaneous Fixtures: Miscellaneous
Hose Bibb:
Wall Hydrant: Wall hydrants do not have back flow prevention.
Floor Drain: No Trap Primers visible
Emergency Shower / Eyewash: N/A
Emergency Eyewash: N/A
Lab Faucets: N/A
Lab Gas Cocks: N/A
PLUMBING NOTES:
1. Plumbing systems in general are original equipment and in good condition.
   Some of the piping and pipe joints in the boiler room show signs of corrosions and will require periodic inspection and associated repair.

FIRE PROTECTION:
Water Service Size Backflow Preventer/Type Pipe Material Pressure Condition
Miscellaneous
There is no fire suppression system

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: N/A
Dry Sprinkler: N/A

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

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

Fire Department
Connection
Quantity Type Location(s) Miscellaneous
N/A

HEATING, VENTILATING & AIR CONDITIONING SYSTEMS:
Centralized Systems Energy
Source
Type Manufacturer Date
Installed
Condition
Heating Equipment: # oil & natural gas
Cast Iron
Boiler
Weil McClain 4550
MBH boiler w/
Gordon Piatt burner
1975

Distribution Type Date
Installed
Condition
Distribution Equipment #1: Base mounted hot water pumps, steel piping, and accessories.
1975
Distribution Equipment #2: Overhead ductwork serving the Cafeteria, Gymnasium, and Media Center
1975
Terminal/Unitary Equipment
Type Controls Date
Installed Condition

Typical Classroom: Unit Ventilators w/ individual Exhaust Fans & Baseboard Radiation
Pneumatic 1975 (See note 1)

Administration Offices: Split System Air Conditioning Unit (indoor ducted air handler w/ roof mounted condensing unit)
Pneumatic 1975

Media Center: Heating & Ventilating Unit Pneumatic 1975 0 (See note 2)

Cafeteria: Heating & Ventilating Unit Pneumatic 1975

Gym: Heating & Ventilating Unit Pneumatic 1975 (noisy)

Kitchen: Heating & Ventilating Unit; Hood Exhaust Fan
Pneumatic 1975

Corridors: Cabinet Unit Heaters & transfer air from classrooms (provide ventilation)
Pneumatic 1975

Toilets: Exhaust Fan Electronic 1975

Controls Type Manufacturer Date
Installed Condition

Energy Management Controls (HW distribution system & night setback functions):
Direct Digital Controls (DDC) Johnson Controls 200
Equipment Controllers: Pneumatic Honeywell & Johnson Controls 1975 & 200

HVAC NOTES:
1. Unit Ventilators require constant service. Difficult to maintain proper temperatures in Classrooms. Would recommend moving thermostats from the exterior wall to an interior wall close to the doorway.
2. Unit inoperative for many years — space not provided with proper ventilation per code.

ELECTRICAL:
Rating Voltage Phase/Wiring Date of Installation Conditions
Service: 1200A 120/208 3-Phase/4-Wire 1975 2, Note Federal Pacif. CDP
<table>
<thead>
<tr>
<th>Type</th>
<th>Service Provider</th>
<th>Location</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transformer</td>
<td>Pad Mass. Electric Parking Lot</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rating</th>
<th>Energy Source</th>
<th>Manufacturer</th>
<th>Date of Installation</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Generator</td>
<td>10KW Natural Gas</td>
<td>Winco</td>
<td>1975</td>
<td>2, Note</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type</th>
<th>Date of Installation</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distribution System</td>
<td>Federal Pacif.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>120/208 3-Phase/4-Wire</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Grounded/Non Grounded</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Devices</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Devices</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Typical Classrooms</td>
<td></td>
</tr>
<tr>
<td>Grounded duplex</td>
<td></td>
</tr>
<tr>
<td>Offices</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fixture/Lamp Type</th>
<th>Mounting Date of Installation</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Typical Classrooms</td>
<td>Note 1’x4’ w/lens / T8 Wrap Surface 200</td>
<td></td>
</tr>
<tr>
<td>Offices</td>
<td>2’x4’ w/lens / T8 Wrap Surface 200</td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>2’x4’ w/lens / T8 Recessed 200</td>
<td></td>
</tr>
<tr>
<td>Cafeteria</td>
<td>2’x4’ w/lens / T5HO W/cage Pendant 200</td>
<td></td>
</tr>
<tr>
<td>Gym</td>
<td>18’’x4’ / T5HO W/cage Pendant 200</td>
<td></td>
</tr>
<tr>
<td>Corridor</td>
<td>Direct/Indirect / T8 Surface/Wall 200</td>
<td></td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Lighting</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td></td>
</tr>
<tr>
<td>Building</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Type</th>
<th>Manufacturer</th>
<th>Date of Installation</th>
<th>Conditions</th>
</tr>
</thead>
</table>
Security Systems – CCTV: None Found
Door Access Controls: None
Security System: Zoned Napco-
SS4516 Surface/Wall 1996
Motion Detectors: Yes N/A Surface/Wall 1996
Master Clock: Electronic Simplex Surface/Wall 1990’s 1, Note 6
Bell: Inoperative 0, Note 7
P.A. System: Electronic Simplex-5100 Rack 1990’s
Corridors: Speaker N/A Recessed/Wall 1975
Classrooms: Speaker N/A Recessed/Wall 1975

<table>
<thead>
<tr>
<th>Quantity/Type</th>
<th>Manufacturer</th>
<th>CATV</th>
<th>Date of Installation</th>
<th>Conditions</th>
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</thead>
<tbody>
<tr>
<td>Library</td>
<td>Cat 5e</td>
<td>Yes</td>
<td>1990’s</td>
<td></td>
</tr>
<tr>
<td>Classroom</td>
<td>Cat 5 (1)</td>
<td>Outlet 1990’s 3, Note 5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Telephone System</td>
<td>Executone</td>
<td>1998/200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administration</td>
<td>Digital</td>
<td>—</td>
<td>Multi-line</td>
<td></td>
</tr>
<tr>
<td>Classroom</td>
<td>Digital-One-</td>
<td>line</td>
<td>Wall mounted</td>
<td></td>
</tr>
</tbody>
</table>

Type Manufacturer Controls
Installation
Conditions
Local Sound Systems –
Café: Small DuKane 1975

Type Manufacturer Controls
Installation
Conditions
Emergency Lighting: By Emerg.
Generator N/A 1975

Type Manufacturer Notifications
Installation
Conditions
Fire Alarm System: Zoned/
Hardwired Simplex General 1975

Detector Type Alarm Signal
Type
Pull Station Date of
Installation
Conditions
Devices –
Typical Classrooms:

None
Offices: HS/SD
Library: SD/HS
Café: SD/HS
Gym: HS
Lobby/Corridor: HD
Kitchen: HD
Toilets: None
Bathrooms: HS-some have no coverage

Yes — ADA Height
HS — Horn/Strobe, SD — Smoke Detector, HD — Heat Detector
ELECTRICAL NOTES:
1. Generator and system not in separate 2-hour rated space, does not meet
current code.
2. Space for additional breakers for distribution, and no space for new section.
3. Light fixtures mostly new or with new lamps and ballasts done in 200 by
Mass. Electric program.
4. Strobes are non ADA compliant for strobe intensity new devices would be
required to comply with latest code.
5. Some wireless data hubs found in corridors.
6. Some clocks not working.
7. The bell system is inoperative and should be replaced.

PROVISIONS FOR ACCESSIBILITY:
Exterior Accessible Route
Accessible Route: See Site Data for info.

Exterior Doors Width Material Hardware Conditions
Primary Entrance: 14’-0”, 42” Doors Alum glazed Pushbar
Exterior/Egress Doors: 36”, 42” Alum glazed, some HM Pushbar
Signage: Not much signage

Interior Accessible Route Width Material Hardware Conditions
Accessible Route: 6’, 7’, 8’ Mostly carpet
Entrance Vestibules: None
Interior Doorways –
Classrooms:
36” WD Knob
Offices: 36” WD Knob
Library: 6’-0” WD Pushbar
Auditorium / Stage: None
Gym/Cafeteria/Kitchen: 42” WD Thumblatch

Cross – Corridor: 6’-0” WD Pushbar
Stairs: 6’-0” WD Pushbar
Toilets: 36” WD Knob

Size  Conditions
Vertical Access:
(Elevators/Lifts)
4’-0” x 4’-6”
Not totally Accessible
Steel Typical

Width  Floor Surface Handrail/Guard Heights
Conditions

Stairways: 4’-0” CPT Not per Code

Ramps: Many, 4’-0” W. is smallest
CPT, VCT Not per Code

Clear Floor Space/Turning Radius Toilet
Partitions
Conditions

Toilet Rooms: Single-use type toilet room of each sex is accessible, all others are not accessible

Tables & Seating –
Cafeteria:
Accessible
Drinking Fountains: None are per Code
Public Tele: None
Controls: Not per Code at elevator
Signage: Not much signage
Emergency Alarms: In place per Code
GRAFTON MUNICIPAL BUILDING
Name of School: GRAFTON MUNICIPAL BUILDING (OLD JUNIOR/SENIOR H.S.)
Address: Providence Highway
Grafton, Massachusetts 01519

Name of Owner: Town of Grafton
Grade Levels Served: None at present
Student Population: None at present
Years in Service: 55
Year Constructed: 1950 Designer: Sturgis Associates
Additions: Recent renovations at South end for Senior Center
Designer: Not Known
Existing Drawings: Have some original drawings in office
Building Gross SF: 56,850 GSF
Current Population: Used as the Grafton Municipal Office Building

CONSTRUCTION CLASSIFICATION DATA:
Construction Type: (from State Building Code)
Original Building: 2B Non Combustible — Protected
Addition 1: 
Addition 2: 
Occupancy Group: Presently B - Business
Area Sub-Basement: 
Basement: 1,360 GSF
Ground Floor: 36,66 GSF
Upper Floors – 2nd: 18,828 GSF
Upper Floors – 3rd :
Total: 56,850 GSF

Height # of Stories
Height/Stories: 
Original Building: 24’-0”+/− at Classrooms, 30’-0” at Gym
Addition 1: 
Addition 2: 

SITE DATA:
Description
Land Used: 30% Municipal Complex; 50% Athletic Fields; 20% High School
Lot Area: 46.5 acres (Note 2)
Topography: Predominantly flat with steep slopes so Ripple Lake, Municipal Complex on slight
hill.
Wetlands: Along Ripple Lake shore and Bank of Quinsigamond River

Size: Material: Source: Date Installed Conditions
(If septic system – verify if aggregate systems applies)
Utilities –Sanitary:
Water:
Electricity: Overhead
Gas: None
Oil Tank: (2) 10,000 Gal. Single wall steel On-site staff 1950’s Unknown
Note
Storm Water Management:
4’ sumps to municipal drain to Ripple Lake

Athletic Fields – Field 1: 120,000 SF Grass (base softball)
Site visit & aerials

Field 2: 31,000 SF Grass (football) Site visit & aerials

Field 3: 29,000 SF Grass (soccer) Site visit & aerials

Track: 900 LF Bituminous concrete Site visit & aerials

Tennis Courts: courts Bituminous concrete Site visit & aerials

Basketball Courts: courts Bituminous concrete Site visit & aerials

Playground/Total Lot: Site visit & aerials

Type: Source Date Installed Conditions
Site Lighting: Yes Site visit
Fire Hydrant: M

# Spaces Material Date Installed Conditions
Parking – Lot 1/2/3: 22/1 — Note
Bus Drop/Pick-Up Area: N/A
Parent Drop/Pick-Up Area: N/A
Loading & Service N/A
Signage: Yes
Trash Management Area:
PROVISIONS FOR ACCESSIBILITY:
Exterior – Accessible
Route
Width Material Conditions
Accessible Route:
Curb Cuts: Cementicious concrete curb
Walkways: Bituminous concrete sidewalks; Note
Ramps: N/A
Parking: M

SITE NOTES:
1. The age and condition of the two (2) 10,00 gallon oil tanks is not known. They have been retrofitted with overfill valves and spill buckets. “Tightness” testing has not been conducted since the early 90’s. Due to their ages and the lack of cathodic protection these tanks have lived beyond their expected life. “Tightness” testing should be carried out.
2. Municipal Complex occupies the same site as the High School. The athletic field information is duplicated in the High School Section.
3. Significant erosion at edge of pavement along entrance drives due to lack of curbs or berms.
4. Sidewalks from Municipal Complex to Brigham Hill Road. Sidewalk is steep and may not be ADA compliant.

BUILDING SYSTEMS & ASSEMBLIES OR ORIGINAL BUILDINGS:
Structure Material Remarks Conditions
Foundation System:
12”-20” thick concrete perimeter foundation walls on continuous wall footings; Isolated spread footings below columns.
Minor shrinkage cracking visible in foundation walls.


Ground Floor Framing System:
Gymnasium: wood planking of 2x8 wood joists and 8x10 wood girders. Senior Center: 4” thick concrete slab- on-grade.
Corridors and classrooms: ½” thick concrete slab and 9/16” metal form deck on steel joist supported by wide flange steel beams and foundation walls.

Upper Floor Framing System:
½” thick concrete slab and 9/16” metal from deck on steel floor joists and wide flange steel beams.

Roof Framing System: Gymnasium: 2” tongue and groove wood planking on wide flange steel purlins, supported by steel roof trusses.
Corridors and Classrooms: 3” thick concrete slab and 9/16” metal form deck on steel
joists and wide flange steel girders.

Lateral Force Resisting System:
Exterior and interior masonry walls.

Several cracks visible in exterior brick masonry.
Possible water infiltration.

Exterior Envelope Material – Original Building Additions Conditions
Roof Assembly: Conc. Slab, insulation, PVC
Membrane, Membrane on Wd deck in Gym

Windows: Retrofitted Alum. Double glazed
Glazed C- Wall: Alum. Dbl. Glaze
Doors – Exterior: Alum glazed
Interior: Wood glazed, Some HM
Cross-Corridor: Wood
Hardware: Mostly Knob

Interior Material – Walls & Floors & Ceilings Date of Installation Conditions
Typical Classrooms: CMU, some GWB, Carpet, Plaster, ACT

Offices: CMU, Carpet, some VCT*, 2x ACT
Gym: CMU, Wood Gym Floor*, Wd roof deck

Senior Center /Cafeteria: CMU, VCT*, Carpet, Plaster, 2x ACT
Library:
Auditorium: See Gym
Corridors: Struct’l Glazed Block, CMU, Plaster, VCT, Plaster

Stairs: Struct’l Glazed Block, VCT*, Plaster, Vinyl Treads

Toilets: CT, CT, Plaster
Kitchen: CMU, VCT*, Plaster
Service/Mechanical: CMU, Concrete, Concrete, Plaster

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

PLUMBING SYSTEM:
Service Pipe
Size
Meter Size Pressure
Regulator
Oper.
Pressure
Pipe
Material
Source Age Miscellaneous
Water: 4” Cast Iron Original 3” Main
Gas: 1” 425 CFH Low Pressure Steel Utility Good Condition

System Pipe Material / Condition Type Insulation /
Condition
Miscellaneous
Domestic Cold Water: Copper / good
Domestic Hot Water: Copper / good
Sanitary Waste & Vent: Cast Iron / good
Storm Drainage: Cast Iron / good
PVC (gym) / good
Gas: Steel
Non-Potable (Lab) CW: None
Non-Potable (Lab) HW: None
Acid (Lab) Waste & Vent: None
Kitchen Waste: None
Tempered Water: None

Equipment Type/Fuel Age Condition Miscellaneous
Sanitary Ejector Pump: None
Storm Ejector Pump: None
Domestic Water Booster Pump: None
Interior Kitchen Grease Trap: Point of use Unknown  Reportedly serviced (2) times per year.

Plumbing Fixtures Type/
Installation
Low Consump
/Metering
Accessible Condition Miscellaneous
Water Closet: FV / wall &
floor
No Yes  Old Fixtures (original)
Urinal: FV/wall No Yes
Lavatory: VC /wall No Yes
Drinking Fountain/Water
Cooler:
M
Classroom Sink: N/A
Classroom Bubbler / Drinking
Fountain:
N/A
Mop Sink:
Showers: N/A

Miscellaneous Fixtures Miscellaneous

Hose Bibb: N/A
Wall Hydrant: None
Floor Drain: Mechanical Rooms
Emergency Shower / Eyewash: None
Emergency Eyewash: N/A
Lab Faucets: N/A
Lab Gas Cocks: N/A
PLUMBING NOTES:

FIRE PROTECTION
Water Service Size Backflow
Preventer /
Type
Pipe Material Pressure Condition Miscellaneous
There is no fire suppression system
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: N/A
Dry Sprinkler: N/A

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

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

Fire Department Connection
Quantity Type Location(s) Miscellaneous

HEATING & VENTILATING SYSTEMS:
Centralized Systems Energy Source
Type Manufacturer Date of Installation Condition
Heating Equipment #1: # oil & natural gas Steam Cast Iron Boiler Burnham w/ Gordon Piatt burner 1950
Heating Equipment #2: # oil Modular Cast Iron Boilers Peerless 199

Distribution Type Date of Installation Condition
Distribution Equipment #1: Steam piping and accessories. 1950
Distribution Equipment #2: Overhead ductwork serves the Gymnasium & Senior Center 1950
Terminal/Unitary Equipment
Type Controls Date of Installation Condition
Typical Large Room/Office:
Steam Unit Ventilators w/ Common Exhaust System Pneumatic 1950
Typical Small Room/Office:
Steam Convectors Pneumatic 1950
Senior Center: Steam Unit Ventilators provide heat & ventilation. Pneumatic 1950
Senior Center: Two 5-ton Rooftop Units provide air conditioning. Electronic 200
Gym: Heating & Ventilating Unit Pneumatic 1950 (hot water coil leaking)
Kitchen: Hood Exhaust Fan Pneumatic N/A
Toilets: Exhaust System Pneumatic N/A

Controls Type Manufacturer Date of Installation Condition
Equipment Controllers Pneumatic Johnson Controls N/A
HVAC NOTES:
1. Mechanical ventilation is not provided for these spaces.

ELECTRICAL:
Rating Voltage Phase/Wiring Date of Installation Conditions
Service: 1000A 120/208 3-Phase/4-Wire 2005 4, Note Square D

Type Location Conditions
Transformer: Pad Mass. Electric Side of Building 2005

Rating Energy Source Manufacturer Date of Installation Conditions
Generator: 150KW Diesel Kohler 2005 4, Note 5

Type Date of Installation Conditions
Distribution System: Square D,
Some old GE 120/208 3-Phase/4-Wire 1950’s/2005 1/4
Grounded/Non Grounded Conditions

Devices –

Typical Classrooms: Grounded Mixed #’s

Offices: Note

Fixture/Lamp Type Mounting Date of Installation

Conditions

Lighting –

Typical Classrooms: Note 2’x4’ w/lens / T8? Recessed 1970’s

Offices: 2’x4’ w/lens / T8? Recessed 1970’s

Gym: 400W HID, no cage Pendant 1970’s

Kitchen 1’x4’ w/lens Wrap / T Surface 1970’s

Corridor: 1’x4’ w/lens Wrap / T8 Surface 1970’s

Lighting Controls: None

Stage: Incandescent Pendant 1960’0 1, Note 10

Site Lighting -

Building: Wall Packs/ Floods 1969/1990’s 2/1

Type Manufacturer Date of Installation

Conditions

Security Systems – CCTV:

None

Door Access Controls: None

Security System: Zoned DSC-PC300 90’s

Motion Detectors: N/A N/A Surface/Wall 1970’s 1, Note

Master Clock: New Control Surface/Wall 2005

Bell Note 7 Surface/Wall 1960’s 1, Note

P.A. System – Typical

Classrooms: Speaker N/A Surface/Wall 1960’s

Corridors: Speaker N/A Surface/Wall 1960’s 1, Note

Quantity/Type Manufacturer CATV Date of Installation
Conditions
Data - Note 7
Classroom: 2, Note Cat 5 1990’s
Telephone System - Newer Comm Corp — 440CT 2000’s
Classroom:

Type Manufacturer Controls Date of Installation
Conditions
Local Sound Systems –
Gym
Tube Amp N/A 1960’s

Type Conditions
Emergency Lighting: EBU/Heads Mixed 1970’s
Exits: Led, some older N/A 1990’s 4/1

Type Manufacturer Notifications Date of Installation
Conditions

Detector Type Alarm Signal
Type
Pull Station Date of Installation
Conditions
Devices –
Typical Classrooms: SD

Offices: HS/SD
Gym: SD/HS
Lobby/Corridor: SD
Kitchen: HD
Bathrooms: HS-some have no coverage Yes — ADA Height
HS — Horn/Strobe, SD — Smoke Detector, HD — Heat Detector

ELECTRICAL NOTES:
1. Space for additional breakers for distribution, and no space for new section.
   New service installed inside a below grade closet, next to water service.
2. Light fixtures mostly new or with new lamps and ballasts done in 200 by Mass.
   Electric program.
3. Strobe and smoke coverage would require additional devices to comply with latest code.
4. Classrooms converted to offices, receptacles have been installed where needed.
5. Generator reportedly backs up entire building, and is not considered for life safety. Old
abandoned generator should be removed.
6. Some lights replaced under a 1999-2000 renovation. Many areas still have older fixtures with T lamp technology.
7. Existing P.A./Bell/Data systems are no longer configured for school use, or are inoperative and would not meet today’s standards.
8. Most visual devices are non ADA compliant for strobe intensity.
9. Limited capacity in most older panels. Original 1950’s panels very old. There may be difficulty in finding repair parts and breakers for these panels and fused disconnects.
10. Very old, antiquated incandescent stage lighting system, wired with extension cord.
11. Some lens’ on fixtures noted as damaged, and some areas with inadequate lighting.
12. Motion detectors appear to be original, or from circa 1960-70’s. All of these detectors should be tested for functionality, and at least replace where necessary. Newer devices would be more reliable.
13. Appear to be original equipment, which have not been used in years. These systems appear to have been disconnected. School occupancy would require and updated integrated system.
14. Amplifier is an old tube style, which is most likely inoperative or functions poorly.
15. Many older style exit fixtures are inoperative, most likely due to the short life of incandescent lamps. These fixtures are very inefficient, and should be replaced with new LED type fixtures.

PROVISIONS FOR ACCESSIBILITY
Exterior Accessible Route
Accessible Route: See Site Data for info.

Width Material Hardware Conditions
Primary Entrance: 12’-0”, 36” doors Alum. Glazed, WD glazed Pushbar 3, Exterior/Egress Doors: 36” Alum Pushbar
Signage: Not much HC signage

Interior-Accessible Route Width Material Hardware Conditions
Accessible Route: !0’-0”, 8’-0” VCT, Carpet
Entrance Vestibules: 7’-0” D. x 12’-0” W Alum, WD Pushbar 3,
Interior Doorways –
Classrooms:
36” WD/Pressed Meta Knob 3, Many doors are in recesses!
Offices: Same as classrooms above

Kitchen, at Senior Center: HM 36” Knob
Auditorium / Stage: See Gym Stage is not accessible
Gym/Cafeteria at Senior Center:
6’-0” WD Pushbar
Cross – Corridor: 6’-0” HM Pushbar
Stairs: 6’-0” HM Pushbar
Toilets: 3’-0” WD Pushbar

Size Conditions
Vertical Access:
(Elevators/Lifts)
New Elevator 4’-0”x 6’-8” Accessible

Width Floor Surface Handrail/Guard Heights Conditions

Stairways: 4’-0” VCT, Vinyl Not per Code

Exterior front entry ramp: 4’-0” P.T.WD OK

Clear Floor Space/Turning Radius Toilet
Partitions
Conditions

Toilet Rooms: Public toilets upstairs are accessible, but doors are not per Code
OK
Tables & Seating –
Cafeteria:

Drinking Fountains: of is accessible
Public Tele: ?
Controls: OK at elevator
Signage: Not much HC signage
Emergency Alarms: No strobes in toilets and some other rooms, but are in corridors

Additional Building Specifications

<table>
<thead>
<tr>
<th>Building</th>
<th>CENTER FIRE STATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>3 WORCESTER STREET</td>
</tr>
<tr>
<td># floors</td>
<td>2</td>
</tr>
<tr>
<td>Square Footage</td>
<td>4,661</td>
</tr>
<tr>
<td>Year constructed</td>
<td>1950</td>
</tr>
<tr>
<td>Heat source</td>
<td>Gas</td>
</tr>
<tr>
<td>Heat type</td>
<td>Hot Water Rad.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building</th>
<th>FAIRVIEW CEMETARY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>0</td>
</tr>
<tr>
<td># floors</td>
<td>0</td>
</tr>
<tr>
<td>Square Footage</td>
<td>0</td>
</tr>
</tbody>
</table>
FIRE HOUSE MUSEUM
(#3)
Address 1 MAIN STREET
# floors 2
Square Footage 695
Year constructed 1900
Heat source Gas
Heat type Forced Air

GRAFTON ELEMENTARY SCHOOL
Building
Address 105 MILLBURY STREET
# floors 2
Square Footage 97,496
Year constructed 2002
Heat source Gas
Heat type Hot Water

GRAFTON HIGH SCHOOL
Building
Address 30 PROVIDENCE ROAD
# floors 2
Square Footage 71,846
Year constructed 1964
Heat source Oil/Gas
Heat type Forced Air

GRAFTON MIDDLE SCHOOL
Building
Address 60 NORTH STREET
# floors 2
Square Footage 80,539
Year constructed 1969
Heat source Oil
Heat type

GRAFTON MUNICIPAL CENTER
Building
Address 30 PROVIDENCE ROAD
# floors 2
Square Footage 38,879
<table>
<thead>
<tr>
<th>Building</th>
<th>Address</th>
<th># floors</th>
<th>Square Footage</th>
<th>Year constructed</th>
<th>Heat source</th>
<th>Heat type</th>
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</thead>
<tbody>
<tr>
<td>GRAFTON SCHOOL ADMINISTRATION ANNEX</td>
<td>30 PROVIDENCE ROAD</td>
<td>1</td>
<td>9,312</td>
<td>1957</td>
<td>Oil/Gas</td>
<td>Forced Air</td>
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<tr>
<td>HIGHWAY DEPARTMENT (DPW)</td>
<td>27 UPTON STREET</td>
<td>1</td>
<td>8,344</td>
<td>1940</td>
<td>Gas</td>
<td>Space Heat</td>
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<tr>
<td>MILLBURY STREET DUMP</td>
<td>53 MILLBURY STREET</td>
<td>1</td>
<td>540</td>
<td>1950</td>
<td>0</td>
<td>0</td>
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<tr>
<td>NELSON MEMORIAL LIBRARY</td>
<td>6 PRENTICE STREET</td>
<td>1</td>
<td>3,156</td>
<td>1975</td>
<td>Gas</td>
<td>Hot Water</td>
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<tr>
<td>NEW CENTER FIRE STATION</td>
<td>26 UPTON STREET</td>
<td>2</td>
<td>15,434</td>
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<tr>
<td>Building</td>
<td>Address</td>
<td># floors</td>
<td>Square Footage</td>
<td>Year constructed</td>
<td>Heat source</td>
<td>Heat type</td>
</tr>
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<tr>
<td>NORTH GRAFTON ELEMENTARY SCHOOL</td>
<td>46 WATERVILLE STREET</td>
<td>1</td>
<td>42,694</td>
<td>1955</td>
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<td>NORTH GRAFTON FIRE STATION</td>
<td>2 MILL STREET</td>
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<td>OLD TOWN HALL</td>
<td>1 GRAFTON COMMON</td>
<td>3</td>
<td>12,004</td>
<td>1880</td>
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<tr>
<td>POLICE STATION</td>
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<td>16,436</td>
<td>2006</td>
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<td>0</td>
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</tbody>
</table>
Heat source: Gas  
Heat type: Space Heat

Building: PUMP STATION  
Address: 9 DEPOT STREET  
# floors: 2  
Square Footage: 17,960  
Year constructed: 1979  
Heat source: Oil  
Heat type: Hot Water

Building: RIVERSIDE CEMETERY  
Address: 56 MILLBURY STREET  
# floors: 1  
Square Footage: 432  
Year constructed: 1970  
Heat source: Gas  
Heat type: 0

Building: SOUTH GRAFTON COMMUNITY HOUSE  
Address: 27 MAIN STREET  
# floors: 1  
Square Footage: 10,244  
Year constructed: 1920  
Heat source: Gas  
Heat type: Package A/C

Building: SOUTH GRAFTON ELEMENTARY SCHOOL  
Address: 90 MAIN STREET  
# floors: 2  
Square Footage: 49,278  
Year constructed: 1978  
Heat source: Gas  
Heat type: Hot Water

Building: SOUTH GRAFTON FIRE STATION  
Address: 94 MAIN STREET  
# floors: 1  
Square Footage: 4,148  
Year constructed: 1969  
Heat source: Gas  
Heat type: Hot Water Rad.
<table>
<thead>
<tr>
<th>Building</th>
<th>South Grafton Branch Library</th>
<th>Address</th>
<th>71 Main Street</th>
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</thead>
<tbody>
<tr>
<td># floors</td>
<td>1</td>
<td>Square Footage</td>
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<tr>
<td>Year constructed</td>
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<td>Heat type</td>
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<table>
<thead>
<tr>
<th>Building</th>
<th>Wheelock Library MAIN</th>
<th>Address</th>
<th>35 Grafton Common</th>
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</thead>
<tbody>
<tr>
<td># floors</td>
<td>3</td>
<td>Square Footage</td>
<td>6,736</td>
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<td>Year constructed</td>
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<td>Oil/Gas</td>
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<td>Heat type</td>
<td>Hot Water Rad.</td>
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</table>