



Newton Schools
Long-Range Facilities Master Plan
Update

Newton, MA
November 2011

VOLUME II

HMFH Architects, Inc.

130 Bishop Allen Drive
Cambridge, MA 02139
617 492 2200
www.hmfh.com



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A

Elementary and Middle School Standards for Facility, Systems and Site
(See 2007 Report)

B

Preliminary Elementary Educational Specifications
22 Classrooms
14 Classrooms

DRAFT Proposed Space Summary- Elementary School w/ 462 Students

22-CLASSROOM, 462-STUDENT,
ELEMENTARY SCHOOL, NEWTON, MA

ELEMENTARY SCHOOL	Existing Conditions		
	ROOM NFA ¹	# OF RMS	area totals
CORE ACADEMIC SPACES		0	0
<i>(List classrooms of different sizes separately)</i>			
Kindergarten w/ toilet			0
General Classrooms - Grade 1-5			0
SPECIAL EDUCATION			0
<i>(List classrooms of different sizes separately)</i>			
Self-Contained SPED			0
Self-Contained SPED - toilet			0
Resource Center			0
Learning Center for Sp. & Lang.			0
Conference Room			0
Literacy Specialist/ Reading			0
Occupational Therapy			0
Physical Therapy			0
Psychologist			0
Safe Room (ABA)			0
MCAS Testing			0
Reach Program			0
ELL Program			0
Mentor Program			0
Autism Therapy			0
Observation			0
ART & MUSIC			0
Art Classroom - 25 seats			0
Art Workroom w/ Storage & kiln			0
Music Classroom / Large Group - 25-50 seats			0
Music Practice/ Ensemble			0
HEALTH & PHYSICAL EDUCATION			0
Gymnasium			0
Gym Storeroom			0
Health Instructor's Office w/Shower & Toilet			0
MEDIA CENTER			0
Media Center/Reading Room			0
DINING & FOOD SERVICE			0
Cafeteria/Dining			0
Stage			0
Chair/Table/Equipment Storage			0
Kitchen			0
Staff Lunch Room			0
MEDICAL			0
Medical Suite Toilet			0
Nurses' Office/Waiting Room			0
Examination Room / Resting			0
ADMINISTRATION & GUIDANCE			0
General Office / Waiting Room/Toilet			0
Teachers' Mail and Time Room			0
Duplicating Room			0
Records Room			0
Principal's Office w/ Conference Area			0
Principal's Secretary / Waiting			0
Assistant Principal's Office			0
Supervisory / Spare Office			0
Conference Room			0

PROPOSED		
Total		
ROOM NFA ¹	# OF RMS	area totals
	22	20,600
1,100	4	4,400
900	18	16,200
		5,825
		0
		0
500	3	1,500
500	1	500
150	1	150
750	1	750
250	1	250
500	1	500
200	1	200
150	1	150
250	1	250
250	1	250
650	1	650
275	1	275
250	1	250
150	1	150
		2,575
1,000	1	1,000
150	1	150
1,200	1	1,200
75	3	225
		3,400
3,000	1	3,000
250	1	250
150	1	150
		2,749
2,749	1	2,749
		5,642
2,310	1	2,310
1,000	1	1,000
354	1	354
1,762	1	1,762
216	1	216
		510
60	1	60
250	1	250
100	2	200
		2,327
381	1	381
100	1	100
150	1	150
110	1	110
375	1	375
125	1	125
120	0	-
120	1	120
250	1	250

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
	20	20,000	
1,200	4	4,800	1,100 SF min - 1,300 SF max
950	16	15,200	900 SF min - 1,000 SF max
		5,540	
950	4	3,800	8% of pop. in self-contained SPED
60	4	240	one for every full-size SPED CR
500	2	1,000	1/2 size Genl. Clrm.
500	1	500	1/2 size Genl. Clrm.
		2,575	
1,000	1	1,000	assumed schedule 2 times / week / student
150	1	150	
1,200	1	1,200	assumed schedule 2 times / week / student
75	3	225	
		6,300	
6,000	1	6,000	6000 SF Min. Size
150	1	150	
150	1	150	
		2,749	
2,749	1	2,749	
		5,641	
2,310	1	2,310	3 seatings - 15SF per seat
1,000	1	1,000	
354	1	354	
1,762	1	1,762	1600 SF for first 300 + 1 SF/student Add'l
216	1	216	20 SF/Occupant
		510	
60	1	60	
250	1	250	
100	2	200	one per each 250 students
		2,327	
381	1	381	
100	1	100	300 SF for first 300 students plus 0.5 SF/student over300
150	1	150	
110	1	110	
375	1	375	
125	1	125	
120	0	-	
120	1	120	one per each 600 students
250	1	250	

assume 1/7 enrollment in K - enrollment / 7 x 18 students per CR
enrollment / 23 less K CRs

enrollment x 8% - 12 students per class
one for every full-size SPED CR
one for each 200 students
one for first 400 students plus one per each add'l 400

enrollment / 25 students per class x 2 / 30...(2 period / week / student (or 2 out of 30 periods/week))
one for every art CR
enrollment / 25 students per class x 2 / 30...(2 period / week / student (or 2 out of 30 periods/week))
one per 150 students

2,020 SF for first 300 students plus 4.5 SF/student over 300

15/Occ SF Din. - 10/Occ SFAud.
200 SF for first 400 students plus 0.333 SF/ student over 300
200 SF for first 400 students plus 0.333 SF/student over 400

DRAFT Proposed Space Summary- Elementary School w/ 462 Students

22-CLASSROOM, 462-STUDENT,
ELEMENTARY SCHOOL, NEWTON, MA

ELEMENTARY SCHOOL		Existing Conditions		
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	0
Guidance Office				0
Guidance Storeroom				0
Teachers' Work Room				0
CUSTODIAL & MAINTENANCE				0
Custodian's Office				0
Book Storage				0
Custodian's Storage (cleaning equip/supplies)				0
Recycling Room / Trash				0
Receiving and General Supply (paper, etc.)				0
Outdoor Equipment Storage				0
Network/Telecom Room				0
OTHER				0
Other (<i>specify</i>)				
AfterCare Program space				
PROPOSED BUILDING - TOTAL				
Total Building Net Floor Area (NFA)			47,245	
Proposed Student Capacity/Enrollment			462	
Total Building Gross Floor Area (GFA) ²			72,285	
Grossing factor (GFA/NFA)			1.53	

PROPOSED			
Total			
ROOM NFA ¹	# OF RMS	area totals	0
150	2	300	
35	1	35	
381	1	381	
		2,167	
150	1	150	
120	4	480	
375	1	375	
400	1	400	
254	1	254	
308	1	308	
200	1	200	
		1,450	
1,450	1	1,450	

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)				
ROOM NFA ¹	# OF RMS	area totals	Comments	
150	2	300		one per each 300 students
35	1	35		
381	1	381		300 SF for first 300 students plus 0.5 SF/student over 300
		2,062		
150	1	150		
375	1	375		
375	1	375		
400	1	400		
254	1	254		200 SF for first 300 students plus 0.333 SF/student over 300
308	1	308		200 SF for first 300 students plus 0.667 SF/student over 300
200	1	200		
		0		
		47,704		
		462		161
		72,988		
		1.53		

¹ Individual Room Net Floor Area (NFA)

Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

² Total Building Gross Floor Area (GFA)

Includes the entire building gross square footage measured from the outside face of exterior walls

Architect Certification

I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and in accordance with the rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.

Name of Architect Firm: _____

Name of Principal Architect: _____

Signature of Principal Architect: _____

Date:

DRAFT Proposed Space Summary- Elementary School w/ 286 Students

14-CLASSROOM, 286-STUDENT,
ELEMENTARY SCHOOL, NEWTON, MA

ELEMENTARY SCHOOL		Existing Conditions	
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals
CORE ACADEMIC SPACES		0	0
<i>(List classrooms of different sizes separately)</i>			
Kindergarten w/ toilet			0
General Classrooms - Grade 1-5			0
SPECIAL EDUCATION		0	0
<i>(List classrooms of different sizes separately)</i>			
Self-Contained SPED			0
Self-Contained SPED - toilet			0
Resource Center			0
Learning Center for Sp. & Lang.			0
Conference Room			0
Literacy Specialist/ Reading			0
Occupational Therapy			0
Physical Therapy			0
Psychologist			0
Safe Room (ABA)			0
MCAS Testing			0
Reach Program			0
ELL Program			0
Mentor Program			0
Autism Therapy			0
Observation			0
ART & MUSIC		0	0
Art Classroom - 25 seats			0
Art Workroom w/ Storage & kiln			0
Music Classroom / Large Group - 25-50 seats			0
Music Practice/ Ensemble			0
HEALTH & PHYSICAL EDUCATION		0	0
Gymnasium			0
Gym Storeroom			0
Health Instructor's Office w/Shower & Toilet			0
MEDIA CENTER		0	0
Media Center/Reading Room			0
DINING & FOOD SERVICE		0	0
Cafeteria/Dining			0
Stage			0
Chair/Table/Equipment Storage			0
Kitchen			0
Staff Lunch Room			0
MEDICAL		0	0
Medical Suite Toilet			0
Nurses' Office/Waiting Room			0
Examination Room / Resting			0
ADMINISTRATION & GUIDANCE		0	0
General Office / Waiting Room/Toilet			0
Teachers' Mail and Time Room			0
Duplicating Room			0
Records Room			0
Principal's Office w/ Conference Area			0
Principal's Secretary / Waiting			0
Assistant Principal's Office			0
Supervisory / Spare Office			0
Conference Room			0
Guidance Office			0

PROPOSED		
Total		
ROOM NFA ¹	# OF RMS	area totals
	14	13,200
1,100	3	3,300
900	11	9,900
		5,325
500	2	1,000
500	1	500
150	1	150
750	1	750
250	1	250
500	1	500
200	1	200
150	1	150
250	1	250
250	1	250
650	1	650
275	1	275
250	1	250
150	1	150
		2,500
1,000	1	1,000
150	1	150
1,200	1	1,200
75	2	150
		3,400
3,000	1	3,000
250	1	250
150	1	150
		2,020
2,020	1	2,020
		4,430
1,430	1	1,430
1,000	1	1,000
200	1	200
1,600	1	1,600
200	1	200
		510
60	1	60
250	1	250
100	2	200
		2,015
300	1	300
100	1	100
150	1	150
110	1	110
375	1	375
125	1	125
120	0	-
120	1	120
250	1	250
150	1	150

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
	12	11,900	
1,200	2	2,400	1,100 SF min - 1,300 SF max
950	10	9,500	900 SF min - 1,000 SF max
		3,020	
950	2	1,900	8% of pop. in self-contained SPED
60	2	120	
500	1	500	1/2 size Genl. Clrm.
500	1	500	1/2 size Genl. Clrm.
		2,500	
1,000	1	1,000	assumed schedule 2 times / week / student
150	1	150	
1,200	1	1,200	assumed schedule 2 times / week / student
75	2	150	
		6,300	
6,000	1	6,000	6000 SF Min. Size
150	1	150	
150	1	150	
		2,020	
2,020	1	2,020	
		4,430	
1,430	1	1,430	3 seatings - 15SF per seat
1,000	1	1,000	
200	1	200	
1,600	1	1,600	1600 SF for first 300 + 1 SF/student Add'l
200	1	200	20 SF/Occupant
		510	
60	1	60	
250	1	250	
100	2	200	
		2,015	
300	1	300	
100	1	100	
150	1	150	
110	1	110	
375	1	375	
125	1	125	
120	0	-	
120	1	120	
250	1	250	
150	1	150	

assume 1/7 enrollment in K - enrollment / 7 x 18 students per CR
enrollment / 23 less K CRs

enrollment x 8% - 12 students per class
one for every full-size SPED CR
one for each 200 students
one for first 400 students plus one per each add'l 400

enrollment / 25 students per class x 2 / 30...(2 period / week / student (or 2 out of 30 periods/week))
one for every art CR
enrollment / 25 students per class x 2 / 30...(2 period / week / student (or 2 out of 30 periods/week))
one per 150 students

2,020 SF for first 300 students plus 4.5 SF/student over 300

15/Occ SF Din. - 10/Occ SFAud.
200 SF for first 400 students plus 0.333 SF/ student over 300
200 SF for first 400 students plus 0.333 SF/student over 400

one per each 250 students

300 SF for first 300 students plus 0.5 SF/student over300

one per each 600 students

one per each 300 students

DRAFT Proposed Space Summary- Elementary School w/ 286 Students

14-CLASSROOM, 286-STUDENT,
ELEMENTARY SCHOOL, NEWTON, MA

ELEMENTARY SCHOOL	Existing Conditions		
Guidance Storeroom			0
Teachers' Work Room			0
CUSTODIAL & MAINTENANCE			0
Custodian's Office			0
Book Storage			0
Custodian's Storage (cleaning equip/supplies)			0
Recycling Room / Trash			0
Receiving and General Supply (paper, etc.)			0
Outdoor Equipment Storage			0
Network/Telecom Room			0
OTHER			0
Other <i>(specify)</i>			
AfterCare Program space			
PROPOSED BUILDING - TOTAL			
Total Building Net Floor Area (NFA)			
Proposed Student Capacity/Enrollment			
Total Building Gross Floor Area (GFA) ²			
Grossing factor (GFA/NFA)			

PROPOSED		
Total		
35	1	35
300	1	300
		1,900
150	1	150
375	1	375
375	1	375
400	1	400
200	1	200
200	1	200
200	1	200
		1,000
1,000	1	1,000
		36,300
		286
		55,539
		1.53

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
35	1	35	
300	1	300	
		1,900	
150	1	150	
375	1	375	
375	1	375	
400	1	400	
200	1	200	
200	1	200	
200	1	200	
		0	
		34,595	
		286	
		52,930	
		1.53	

300 SF for first 300 students plus 0.5 SF/student over 300

200 SF for first 300 students plus 0.333 SF/student over 300

200 SF for first 300 students plus 0.667 SF/student over 300

180

¹ **Individual Room Net Floor Area (NFA)**

Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

² **Total Building Gross Floor Area (GFA)**

Includes the entire building gross square footage measured from the outside face of exterior walls

Architect Certification

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Name of Architect Firm: _____

Name of Principal Architect: _____

Signature of Principal Architect: _____

Date: _____

C

**Preliminary Middle Educational Specifications
850 Students
550 Students**

D

Middle School Enrollment Projections
(Not included at this time)

E

Assessment Questionnaire
(See 2007 Report)

F

Facility Assessments

Elementary Schools:

Angier
Bowen
Burr
Cabot
Countryside
Franklin
Horace Mann
Lincoln-Eliot
Mason-Rice
Memorial-Spaulding
Peirce
Underwood
Ward
Williams
Zervas

Middle Schools:

Bigelow
Brown
Day
Oak Hill

Other:

Carr
Education Center

Note: updated information in BOLD

Newton Schools Study - Facility Assessment							
ANGIER SCHOOL							
1697 Beacon Steet							
BUILDING DATA:							
	site area:	1.98 Acres					
	zoning district:	PUB					
	building area:	51,300 gross square feet					
	number of floors:	3					
	historical status:	unknown					
	year built:	1919					
	additions/renovations/upgrades:	1936					
	assessment value:	n/a					
Key to Rating:							
1 = New or in good condition with ordinary maintenance required							
2 = Good condition with minor repairs required							
3 = Fair condition with repairs or replacement required							
4 = Poor condition with replacement required							



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Cold-applied flat roof	No active leaks reported, metal roof edge in good condition/ 10 years	NO	NO	NO	NO	1	
Exterior walls	Load bearing masonry, concrete window/door surrounds, watertable and detailing. Newer brick window headers at rear and sides of bldg.	Good/original	NO	NO	NO	NO	1	Repair and clean
Windows	Aluminum w/ thermal break and thermal glazing, fixed, hopper & awning types	Good/ 1982	YES	NO	NO	NO	2	Note: Opaque blank off panels at upper windows. Translucent in some areas. All should be replaced with insulated glass panels.
Doors/hardware	Aluminum w/ pebble fiberglass panels	Good condition, hardware is non accessible/recent	NO	YES	NO	NO	2	Replace with accessible hardware & auto-open device
Areaways	Concrete retaining walls with painted steel grates, open steel pipe guardrail.	Steel grates appear sound. Areaways are clean and are well maintained. Crumbling concrete at 3 locations.	NO	NO	YES	NO	3	Replace or modify guardrails. Repair concrete.
Exterior steps/ramps	Concrete ramp w/ painted steel pipe guardrail at main door. One step landing at all other doors are non accessible.	Fair condition. Landings are original; ramp's age is unknown	NO	YES	NO	NO	3	Provide accessible entrances.
Structural concerns	None.							

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

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Toilet rooms	Adult: CMU, ceramic tile, VCT, plaster; wood/metal partitions	Poor/original. Non accessible	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
	Student: CMU, ceramic tile, epoxy flooring, plaster; wood/metal and laminate partitions	Fair/original. Non accessible. Updates include a portion of flooring, partitions, and fixtures. Poor ventilation, even with open windows.	NO	YES	NO	NO	3	Upgrade toilet rooms to be fully accessible; improve ventilation.
Stairs	Concrete w/ steel nosing; metal hand & guardrails	Fair/original. Railings are non accessible. New paint at front stairs, worn paint at back stairs.	NO	YES	NO	NO	3	Replace railings.
Elevator	None. Stair lift at main entry stair.	Good/recent. Impedes function of main circulation stair when in use.	NO	YES	NO	NO	3	Note: Stair lift does not provide access to entire building.
Signage	Minimal, mostly on paper.	Poor.	NO	YES	NO	YES	4	Provide code-compliant signage.
Gymnasium equipment	Wood athletic floor; wood backstops. Gym is inaccessible.	Fair/water damage is a recurring problem. Flooding destroyed a portion of the floor, repairs on going.	NO	YES	NO	NO	3	Replace floor. Provide accessible gymnasium.
Kitchen	Warming Kitchen	Good/functional	NO	NO	NO	NO	1	
Cafeteria	VCT floor/painted plaster walls	Fair/functional	NO	NO	NO	NO	1	Note: "Cafeteria" is located in the basement corridor.
Code concerns	<ol style="list-style-type: none"> 1. Exterior doors are non accessible and entries are at stair landings (split stairs) providing limited access. 2. All door hardware in non accessible. 3. Exposed electrical conduit/panels, piping, etc. throughout building. 4. Doors swing open into original stairwells, obstructing the path of travel. 5. Open cubbies in corridor create a flammability risk. 6. Stair lift does not access all floors of the buiding (excludes gym and two classrooms). 7. No visual of front entry creates a security risk. 8. Quantity and distribution of toilet facilities does not meet code. 							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil w/UV's AC in offices	Poor - original, 92 years; 2 boilers-poor/1940; 1 new boiler since 2007	Boiler inefficient	NO	NO	Mechanical ventilation below standard or missing in areas	4	Systems are past their normal useful life
Plumbing	Piping unknown	Poor - original, 92 years	NO	Student fixtures not accessible; faculty minimal	NO	Fixtures not water conserving	4	Systems are past their normal useful life
Fire Protection	None						-	
Electrical Service Equipment	400A. 3 phase, 4 wire, 120/208V	Fair - + 35 years	NO	NO	NO	Insufficient working clearances	3	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - + 35 years	NO	NO	NO	NO	3	Should be upgraded.
Emergency System	Two indoor generators; small serves lighting, large serves building.	Fair - + 55 years Fair - + 45 years	NO	NO	NO	Insufficient working clearances; Not 2 hour fire rated room.	3-4	Both generators should be replaced with one Code compliant unit with 2 hour rated room or exterior mounted.
Fire Alarm System	Multi-zone: ADA compliant; corridor smoke detectors and door holders; master box.	Good - 10-15 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	Some pull stations should be relocated.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Telephone System	Multiple outside lines.	Good - 10-15 years	NO	NO	NO	NO	2	New in 2001. Phone lines should be extended to classrooms.
Lighting System	Generally 2x4 recessed fluorescent	Fair to Good - + 25 years	NO	NO	NO	No multiple switches in offices with natural light. No occupancy sensors in classrooms.	2-3	Broken and discolored lenses should be replaced. Additional fixtures needed in some rooms. New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair to Good - + 35 years	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed throughout facility.
Security System	Control panel in Teacher's room closet; keypads at specific doors; Motion detectors in corridors and stairs; Notifies UL Central Station.	Fair - Mixed	NO	NO	NO	NO	3	System will need upgrading.
Sound/Intercom	Dial phone and speaker in classrooms; ceiling speakers in corridors.	Good - 10 years	NO	NO	NO	NO	2	No independent sound systems
Clock/Program Bell System	Classroom and Office battery clock. Corridor and classroom speaker with bell tones.	Good - 10 years	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas; Minimal wireless system.	Good - 10 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms.
Cablevision System	None						-	Service should be provided.

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

Newton Schools Study - Facility Assessment									
BOWEN SCHOOL									
280 CYPRESS STREET									
BUILDING DATA:									
	site area:	11.54 acres							
	zoning district:	PUB							
	building area:	64,953 gross square feet							
	number of floors:	3							
	historical status:	None							
	year built:	1952							
	additions/renovations/upgrades:	1989, 2000, 2007 - modular							
	assessment value:	n/a							
Key to Rating:									
1 = New or in good condition with ordinary maintenance required									
2 = Good condition with minor repairs required									
3 = Fair condition with repairs or replacement required									
4 = Poor condition with replacement required									



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Hot-applied and EPDM flat roofs	Leak in new stairwell reported, metal roof edge in good condition, majority of the roof good/11 years	NO	NO	NO	NO	1	
Exterior walls	Load bearing masonry/concrete sills/stone detailing @ main façade.	Good/original. Significant cracks and spalling of brickwork and concrete foundation, rusting lintels, stained/spalling concrete sills	NO	NO	NO	NO	2	Repair and clean, see note under "Structural concerns" below.
	Brick veneer, concrete sills	Good/2000	NO	NO	NO	NO	1	
Windows/louvers	Aluminum w/ thermal break and thermal glazing, fixed & single-hung operable and hopper operable; metal louvers	Good/ 1995 -single-hung, rusted steel lintels, missing trim piece; good/2000-hopper; fair/original-louvers	NO	NO	NO	NO	2 and 3	Repair/replace damaged or missing screens. Scrape, paint and caulk at lintel; replace missing metal trim. Note: difficult to operate, questionable quality. Replace louvers.
Doors/hardware	Painted metal, metal, aluminum, aluminum w/ pebble fiberglass panels; metal and wood frames	Fair/original or ages unknown; good/newer, hardware is non accessible	YES	YES	NO	NO	3	Replace doors and provide accessible hardware & auto-open device
Canopies	Galvanized sheet metal over original material; metal roof edge	Fair/age unknown, dented, stained	NO	NO	NO	NO	3	Repair/replace
Exterior steps/ramps	Concrete stoops, steps and ramps w/ painted steel pipe guardrails	Good/newer, main entry. Fair/original. Spalling, deteriorating concrete. Rusting handrails, guardrails	NO	YES	NO	NO	2-3	Repair/patch concrete. Replace or repair rails and guardrails.
Structural concerns	Masonry/foundation cracks at exterior	Poor in local areas.	NO	NO	NO	NO	4	Repairs required.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU w/ painted plaster above @ corridors; painted plaster walls, typical; and with 1x1 acoustic treatment at upper walls	Good/original. Refurbished classroom door surrounds are non accessible	NO	YES	NO	NO	2	Modify openings to comply with accessibility codes
	Painted gypsum wallboard w/ vinyl base and wood chair rail.	Good/2000	NO	YES	NO	NO	1	
Floors	Carpet, VAT , VCT, sheet vinyl, slate at entries, epoxy flooring at Toilet rooms	Fair/original, ages unknown; good/2000	NO	NO	NO	NO	3	Replace carpet and VAT with VCT
Ceilings	1x1 ACT, painted plaster, 2x4 ACT and 2x2 ACT	Good/2000; peeling paint at plaster ceilings	NO	NO	NO	NO	1	Replace damaged tiles. Repair/paint ceilings
Doors/borrowed lights	Wood solid core doors w/ metal frames; shades added to borrowed lights for security	Good/2000; Fair/original	NO	NO	NO	NO	2	See "Partitions" for accessibility issue.
Hardware		Good for ~75%/2000; Fair/original; accessible adult toilet on 2nd floor of addition does not lock.	NO	YES	NO	NO	2	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, metal, laminate	Good/2000; Fair/original	NO	YES	NO	NO	3	Replace casework to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Metal, single-tier, 15" x 60" for 2 students; metal, single-tier, narrow for 1	Good/2000; Fair/original--rusting. Sized too small for shared use, non accessible hardware	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolling shades, typical, vertical blinds	Good/age unknown	NO	NO	NO	NO	2	
Toilet rooms	Adult: CMU, ceramic tile	Fair/original.	NO	YES	NO	NO	3	Upgrade toilet rooms.
	Student: glazed CMU & ceramic tile; painted metal and wood partitions; new low flow toilets and partitions 2010.	Fair/original; Good/2010 updates	NO	YES	NO	NO	3	Upgrade toilet rooms.
	Adult: Ceramic tile floor and wainscot; accessible toilets	Good/2000, accessible	NO	NO	NO	NO	1	

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Stairs	Colored, aggregate concrete w/ steel nosing; wood/metal hand & guardrails	Good/original. Railings and stair nosing are non accessible. Horizontal railings are spaced too wide.	NO	YES	YES	NO	3	Modify with wire mesh. Replace stair nosing. Provide guardrails and handrails to meet current code requirements.
	Concrete/metal pan construction; painted metal hand & guardrails	Good/2000	NO	NO	NO	NO	1	
Elevator		Good/2000	NO	NO	NO	NO	1	
Signage	Plastic plaques	Good/2000; Fair/all other, non accessible	NO	YES	NO	NO	3	Install signage to meet code.
Gymnasium equipment	Wood athletic floor and backstops	Good/original	NO	NO	NO	NO	1	
	Glazed CMU full height and 2x4 ACT	Good/original; damaged/dirty air diffusers	NO	NO	NO	NO	1	Repair and clean air diffusers
Auditorium	VAT VCT and carpet at aisles	Good/original.	NO	NO	NO	NO	2	Replace VAT with VGT
	Painted plaster walls, painted wood platform surround; 1x1 ACT	Good/original	NO	NO	NO	NO	2	
	Carpet platform/steps; lift; fabric curtain	Unable to view Good /date unknown. Platform is accessible by a lift from the auditorium. Lift and curtain: good/2000	NO	NO	NO	NO	-	Note: used for Music/Drama
	Wood seats; 330 seats	Good/2000--accessible seats are not provided	NO	YES	NO	NO	2	Provide accessible seating.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
Code concerns	1. "Dead end" corridors do not meet code requirements. 2. At original stairs the guardrail spacing is too open--needs to be modified/replaced.							
Modular addition	1 classroom plus connector; carpet, 2x4 ACT, red-stained vertical wood siding exterior	Good/ 2007; siding is peeling	NO	NO	NO	NO	1	

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil, office by central AC, 3 Special Rooms air conditioned.	Poor/original; 1 boiler/2006; 1 boiler/2011; 3 specialist spaces on 2nd floor addition overheat year round.	Boiler inefficient	NO	NO	NO	4	One operable boiler. One new boiler, one old (dead). System lousy, hot/cold, variable heat, erratic, potential flooding underground. Storm was blocked in '06, cleaned.
Plumbing	Piping original, unknown.	Poor/original	NO	Accessible toilets in Lobby and Second Floor Girls, Faculty.	NO	Some coverage issues.	2	A and E uses appear not to be separated. No standpipes.
Fire Protection	Sprinkler System	Good/2000	NO	Coverage not to code in some areas	NO	Insufficient working clearances	3	Should be upgraded.
Electrical Service Equipment	400A. 3 phase, 4 wire, 120/208V	Fair - original and much newer.	NO	NO	NO	Insufficient working clearances	3	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - original and much newer.	NO	NO	NO	NO	3	Should be upgraded.
Emergency System	Diesel exterior generator serves corridor and stair lighting and boilers. (Probably entire facility.)	Good - + 15 years	NO	NO	NO	No 2-hour fire rated room for life safety system equipment.	2-3	

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Fire Alarm System	Multi-zone: ADA compliant; Library and corridor smoke detectors and door holders; exterior master box.	Good - 10 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	Some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 10 years	NO	NO	NO	NO	2	
Lighting System	Generally 2x2 and 2x4 recessed fluorescent; surface wrap around in corridors.	Good - 10 years	NO	NO	NO	NO	3	Energy efficient lamps and electronic ballasts by utility company. Gym lighting should be upgraded.
Receptacles	Generally standard duplex type.	Fair - original in existing wing; Good - + 10 years in Addition.	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed in existing wing.
Security System	Keypad at Auditorium entrance; Motion detectors in corridors, Library, and stairs; Notifies UL Central Station.	Fair - Mixed - + 10 to 25 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Push button at front and back doors. Buzzer in Admin. office.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	Surface speakers and dial phone in classrooms; Not heard well in corridors, toilets, and exterior.	Fair - + 35 years and newer.	NO	NO	NO	NO	2-3	Need corridor, toilet and exterior speakers.
Clock/Program Bell System	Classroom and Office battery clocks. No bell tones in corridor or exterior.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	Need bell tones in corridors and exterior.
Information Technology System	Data in classrooms and office areas. Wireless in Library.	Good - 15 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms.
Cablevision System	Outlets in classrooms and Library.	N/A					-	

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

Newton Schools Study - Facility Assessment										
Burr School										
171 Pine Street										
BUILDING DATA:										
	site area:	8.65 acres								
	zoning district:	PUB								
	building area:	54,232 gross square feet								
	number of floors:	2								
	historical status:	None								
	year built:	1967								
	additions/renovations/upgrades:	1998 (walls at 2nd floor classrooms)								
	assessment value:	n/a								
Key to Rating:										
1 = New or in good condition with ordinary maintenance required										
2 = Good condition with minor repairs required										
3 = Fair condition with repairs or replacement required										
4 = Poor condition with replacement required										



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments	
BUILDING EXTERIOR									
Roof systems	Hot-applied flat roof	No active leaks reported, metal roof edge in good condition/ 24 years	YES	NO	NO	NO	2	Roofing > 20 years old may not meet current codes.	
Exterior walls	Exposed concrete structure	Fair. Applied stucco w/ white stone aggregate falling off. Stucco spalling. Original	NO	NO	YES	NO	3	Remove stones, seal concrete and paint.	
	Precast concrete and brick infill.	Good/original	NO	NO	NO	NO	1		
Windows/louvers	Aluminum frame, double -pane glazing; metal louvers	Good/ 2011	NO	NO	NO	NO	1	Replace entire window system, scrape and paint louvers.	
Doors/hardware	Aluminum w/ pebble fiberglass panels	Good/ 2011	NO	NO	NO	NO	1	Replace with accessible hardware & auto open device.	
	Aluminum w/ pebble fiberglass panels	Good condition	NO	YES	NO	NO	2	Install auto-open device	
Exterior steps/ramps	Concrete stairs and ramp at main entry w/ aluminum rails	Good condition, minor concrete cracks; rusting at railings, railings do not meeting current AAB requirements.	NO	YES	YES	NO	2	Replace guardrails/handrails	
Structural concerns	None.								

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments	
BUILDING INTERIOR									
Partitions	Painted CMU and painted plaster @ corridors; painted plaster walls, typical.	Good/original	NO	NO	NO	NO	2		
Second floor partitions	Painted gypsum wallboard w/ vinyl base, typical	Good/1998	NO	NO	NO	NO	1		
Floors	VCT, typical w/ some remaining carpet and VAT	VCT Good/ 1998 and newer; Carpet - Fair	NO	NO	NO	NO	1 and 3	Replace carpet and VAT w/ VCT.	
Ceilings	2x4 ACT, typical; some 2x2 ACT	Good condition, typical; stained tiles at Cafeteria	NO	NO	NO	NO	2	Replace damaged tiles.	
Doors/borrowed lights	Wood solid core doors w/ metal frames. Shades added at borrowed lights for security.	Fair/original; good/1998	NO	NO	NO	NO	2		
Hardware		Good for ~75%/1998; Fair/original	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.	
Interior built-in furnishings	Stainless steel sink/counters w/ painted wood cabinet, typ.; laminate counter/cabinets	Poor/original; good elsewhere	NO	YES	NO	NO	3	Replace casework to include accessible hardware/sinks/fixtures.	
Lockers/cubbies	Wood veneer cubbies	Good/1998	NO	NO	NO	NO	1		
Window treatments	Rolldown shades	Good	NO	NO	NO	NO	1		
Toilet rooms	Adult: painted CMU/ceramic tile walls, VCT and epoxy flooring ; wood/metal and laminate partitions	Good/2010 updates include flooring, new partitions, and some fixtures in toilet rooms that have been relabeled for adult use. Original adult toilets are poor. None are fully accessible.	NO	YES	NO	NO	2 and 3	Replace/upgrade toilet rooms for accessibility.	
	Student: glazed CMU & ceramic tile; metal partitions	Good	NO	NO	NO	NO	1		
Stairs	Concrete w/ steel nosing; wood/metal hand & guardrails	Good/original. Railings and stair nosing are non accessible.	NO	YES	NO	NO	2	Replace railings & stair nosing. Install guard rails.	

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

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Hot water by gas, UV's in CR's (poor). AC top floor corridors and offices.	Poor - original; 1 boiler-good/2006, 1 boiler-good/ 1999	Boiler inefficient	NO	NO	Ventilation issues	3	Central plant in good condition. One new boiler. AC office and CR corridors only. Serious oil in pneumatic lines issues.
Plumbing	Piping original, unknown	Fair - original	NO	Fixtures not accessible	NO	NO	3	
Fire Protection	None							
Electrical Service Equipment	800A. 3 phase, 4 wire, 120/208V	Fair - original	NO	NO	NO	NO	3-4	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - original and much newer	NO	NO	NO	NO	3-4	Should be upgraded.
Emergency System	15kW gas indoor generator in boiler room; serves corridor and stair lighting.	Fair - original	NO	NO	NO	Insufficient working clearances; Not 2-hour fire rated room.	3-4	Generator should be replaced with Code compliant unit in 2-hour rated room.
Fire Alarm System	Multi-zone: ADA compliant; classroom, Library, and corridor smoke detectors and door holders; master box.	Good - 7 to 8 years. Can't be heard in some areas.	NO	Mounting height and locations of some pull stations.	NO		2	Some pull stations should be relocated. Add signals in areas where audibility is poor.
Telephone System	Multiple outside lines.	Good - 10 years	NO	NO	NO	NO	2	New in 2002. Phone lines should be extended to classrooms.
Lighting System	Generally 2x2 and 2x4 recessed fluorescent	Good - + 25 years	NO	NO	NO	No multiple switches in classrooms with natural light.	2-3	Broken and discolored lenses should be replaced. New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair to Good - original and much newer; recently upgraded with plugmold.	NO	NO	NO		3	Additional receptacles/ circuits should be added throughout.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments	
Security System	Keypads at specific doors; Motion detectors in corridors and stairs; Monitor switches on most exterior doors; interior alarm; Notifies UL Central Station.	Fair - Mixed - 15 years	NO	NO	NO	NO	3	System will need upgrading.	
Door Bell System	Push button at front and back entrances.	Fair	NO	NO	NO	NO	3-4		
Sound/Intercom System	Dial phone and speaker in offices; non dial phone in classrooms; ceiling/wall speakers in corridors.	Good - 10 years; allcall paging needs repair and not heard in some areas.	NO	NO	NO	NO	2	Independent sound system in Gym needs repair. Portable system in Auditorium. Add speakers in areas where audibility is poor.	
Clock/Program Bell System	Classroom and Office battery clocks. Corridor and classroom speaker with bell tones.	Good - New clocks provided as needed.	NO	NO	NO	NO	2		
Information Technology System	Data in classrooms and office areas; Minimal wireless system.	Good - 10 years	NO	NO	NO	NO	2		
Cablevision System	Outlets in Teacher's Room and Library	Good - + 15 years					-		

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

Newton Schools Study - Facility Assessment							
CABOT SCHOOL							
229 CABOT STREET							
BUILDING DATA:							
	site area:	1 acre					
	zoning district:	PUB					
	building area:	45,095 gross square feet					
	number of floors:	3					
	historical status:	None					
	year built:	1929					
	additions/renovations/upgrades:	1957, 2-modular crs-1991, 2-modular crs-2007					
	assessment value:	n/a					
Key to Rating:							
1 = New or in good condition with ordinary maintenance required							
2 = Good condition with minor repairs required							
3 = Fair condition with repairs or replacement required							
4 = Poor condition with replacement required							



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Asphalt shingle Slate pitched roof	No active leaks reported, metal roof edge in good condition/ original	YES	NO	NO	NO	2	Roofing >20 years may not meet current codes
	Rubber flat roof	No active leaks reported, metal roof edge in good condition/ 18 years	NO	NO	NO	NO	2	
Exterior walls	Load bearing masonry/concrete sills/stone detailing @ main façade.	Good/original. Minor cracks and staining at masonry, rusting lintels	NO	NO	NO	NO	1	Repair and clean
	Masonry on metal stud back up; concrete sills	Fair/ original - 1957; showing signs of deterioration	NO	NO	NO	NO	3	Repair/ replace.
Windows/louvers	Aluminum w/ thermal break and glazing, fixed, hopper and awning types. Opaque panels at top. Replacement plexi-glass/Lexan. Metal louvers.	Good/ 1982 - 29 years ; Poor/original--louvers, dented, rusted, peeling	NO	NO	NO	NO	3	Replace translucent windows w/ insulated glass panels. Replace louvers
	Steel single-pane storefront system	Poor/1957	YES	NO	NO	NO	4	Replace system.
Doors/hardware	Aluminum, metal and wood	Poor/ages unknown. Hardware is non accessible.	YES	YES	NO	NO	4	Replace with accessible hardware & auto-open device
Exterior steps/ramps	Concrete stairs, stoops and ramp w/ painted steel pipe guardrails	Fair/original, concrete is deteriorating and railing supports are rusting. Railings do not meet accessibility code.	NO	YES	NO	NO	3	Repair concrete and replace railings
Structural concerns	None.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Painted plaster and concrete, typical, painted gypsum wallboard	Fair/original, patched, cracks, peeling. Door surrounds do not meet accessibility code.	NO	YES	NO	NO	3	Repair/paint as necessary. Modify door surrounds to meet code.
Floors	Carpet, typical, VCT, VAT, sheet vinyl	Good/ VCT; Fair/ older carpet	NO	NO	NO	NO	2	Replace carpet and VAT w/ VCT.
Ceilings	Painted plaster, 2x4 ACT and 2x2 ACT	Good/original plaster, ACT ages unknown	NO	NO	NO	NO	2	Replace damaged tiles.
Doors/borrowed lights	Wood solid core doors w/ metal frames. Shades added at borrowed lights for security.	Fair/original	NO	NO	NO	NO	3	
Hardware		Fair/original, hardware is non accessible	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, metal, laminate	Fair/original	NO	YES	NO	NO	3	Replace to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Wood cubbies, metal lockers of various sizes	Poor /ages unknown--seem to be "hand-me-down"; rusting and inappropriate sizes.	NO	YES	NO	NO	4	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolling shades, typical	Good/age unknown	NO	NO	NO	NO	2	
Toilet rooms	Adult: Painted plaster and gypsum wallboard, VAT and VCT; wood/metal partitions	Poor/original. Non accessible	NO	YES	NO	NO	4	Replace/upgrade toilet rooms
	Student: glazed or painted CMU, ceramic tile walls, epoxy floors; laminated partitions	Good/2011 new toilets, partitions, flooring. Non accessible and poor ventilation.	NO	YES	NO	NO	2	Replace/upgrade toilet rooms. Entries and sinks not accessible.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Stairs	Painted concrete w/ steel nosing; wood/metal hand & guardrails	Good/original. Railings and stair nosing are non accessible.	NO	YES	NO	NO	2	Replace railings & stair nosing.
Elevator	None		NO	YES	NO	NO	4	Install elevator
Signage	Plastic plaques	Fair/age unknown	NO	YES	NO	NO	3	Replace signage to include braille
Gymnasium/Assembly	Wood athletic floor and backstops; wood paneling and painted CMU above; exposed acoustic deck	Good/original	NO	NO	NO	NO	2	
	Wood platform; fabric curtains	Fair/original; platform is not accessible; Good/newer curtains	NO	YES	NO	NO	3	Provide ramp or lift solution for access to the platform
Kitchen	Warming kitchen	Functional	NO	NO	NO	NO	2	
Code concerns	1. The majority of the building is inaccessible--no elevator. 2. All hardware is non accessible. 3. Open cubbies in corridor create a flammability risk. 4. No visual of front entry creates a security risk. 5. Classroom without windows (one skylight only). 6. Inadequate quantity of adult toilets, does not meet code requirements.							
"1991" Modulares (2 classrooms, 1 support space and toilet rooms)	Wood vertical siding; pre-fab metal walls, ACT and carpet	Poor/ 20 years old, siding is deteriorating (one elevation has been replaced in its entirety), physical connection is poor, roof leaks, no canopy or weatherstripping at doorway - rain comes right in; poor or non-existent ventilation at toilet rooms.	YES	YES	YES	YES	4	Due to modular location one room was reduced in size (the library) and a second room does not have windows. Dead end corridor. Poor indoor air quality and mold is a real concern. Exit door freezes shut. Modular spaces >20 years should be replaced.
"2007" Modulares (2 classrooms)	Wood vertical siding; pre-fab metal walls, ACT and carpet	Good/ 4 years old; roof leaks; stained ceiling tiles; exterior door not weather tight	NO	NO	NO	NO	2	Due to modular location windows were eliminated in one teaching space and reduced in another. Repair roof leaks and provide weatherstripping at door.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil, unit ventilators in Classrooms, some with companion exhausters. AC in Office and modulars.	Poor/original 82 years. 1 boiler/ 1950 - poor; 1 new boiler since 2007	Boiler inefficient. Heat left on over night due to slow warm up.	NO	NO	NO	4	Only one operable boiler. Pipes leaking in Boiler Room.
Plumbing	Piping original, unknown	Poor/original	NO	Fixtures not accessible	NO	No domestic hot water throughout school.	4	Domestic water piping is corroded, pitting on inside, leaks patched with clamps.
Fire Protection	None						-	
Electrical Service Equipment	600A. 3 phase, 4 wire, 120/208V	Fair to Poor - + 55 years	NO	NO	NO	Insufficient working clearances	3-4	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair to Poor - + 55 years	NO	NO	NO	NO	3-4	Should be upgraded.
Emergency System	10kW gas indoor generator in boiler room; serves corridor and stair lighting.	Poor - + 55 years; not working; being fixed.	NO	NO	NO	Insufficient working clearances; Not 2 hour fire rated room.	3-4	Generator should be replaced with Code compliant unit in 2-hour rated room.
Fire Alarm System	Multi-zone: not ADA compliant; Library and corridor smoke detectors and door holders; exterior master box.	Good - + 35 years. Not heard throughout.	NO	NO	NO	Mounting height and locations of some pull stations.	2	All signals need to be ADA; Some pull stations should be relocated. Additional signals needed where audibility is poor.
Telephone System	Multiple outside lines.	Good - 7 years	NO	NO	NO	NO	2	New in 2004.
Lighting System	Generally 2x2 recessed, surface wraps and surface metal box fluorescents.	Good - 15 to 25 years	NO	NO	NO	NO	2-3	Lenses need replacement in some areas. New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair to Good - + 55 years and newer now being installed.	NO	NO	NO	NO	3-4	Additional receptacles/ circuits should be added throughout.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Security System	Keypad at Custodian door; Motion detectors in corridors and Administration office; Monitor switches on exterior doors; Notifies UL Central Station.	Fair - Mixed - 15 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Push button at rear and front entrance; Bell in Admin.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	classrooms and offices; ceiling speakers in corridors; Independent system in Auditorium.	Good - 10 years. Some repairs needed.	NO	NO	NO	NO	2	
Clock/Program Bell System	Classroom and Office battery clocks radio controlled. Corridor and classroom speaker with bell tones.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas; Minimal wireless system.	Good - 10 years	NO	NO	NO	NO	2	Additional data outlets needed in all classrooms.
Cablevision System	Outlets in science classroom and adjacent room.	Good - 25 years					-	

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

Newton Schools Study - Facility Assessment							
COUNTRYSIDE SCHOOL							
191 DEDHAM STREET							
BUILDING DATA:							
	site area:	7.39 acres					
	zoning district:	PUB					
	building area:	69,600 gross sq. ft.					
	number of floors:	3					
	historical status:	None					
	year built:	1953					
	additions/renovations/upgrades:	1958, 1988, (1991-M, 1999-M)					
	assessment value:	n/a					
Key to Rating:							
1 = New or in good condition with ordinary maintenance required							
2 = Good condition with minor repairs required							
3 = Fair condition with repairs or replacement required							
4 = Poor condition with replacement required							



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Hot-applied flat roof	Leaks reported/ 1986 -25 years; repairs , some new sections/ 2006	YES	NO	NO	NO	2	Roofing >20 years old may not meet current codes.
Exterior walls	Load bearing masonry/concrete sills/polished granite at main entries	Good/original. Staining at concrete sills.	NO	NO	NO	NO	1	Clean concrete
Windows/louvers	Aluminum w/ thermal break and thermal glazing, fixed & single-hung operable; metal louvers	Good/ 1990 ; Poor/original-louvers	NO	NO	NO	NO	3	Repair/replace damaged or missing screens. Note: difficult to operate, questionable quality. Replace louvers.
	Steel frame, single-pane glazing, metal louvers	Poor/original	YES	NO	NO	NO	4	Replace .
Doors/hardware	Metal, wood, aluminum, aluminum w/ pebble fiberglass panels; metal frames	Good/newer; Poor/original and age unknown. Hardware is non accessible.	YES	YES	NO	NO	3	Replace doors, provide accessible hardware & auto-open devices.
Areaways	Brick/CMU w/ metal grate	Good/original	NO	NO	NO	NO	1	
Exterior steps/ramps	Concrete steps, stoops, ramps with metal pipe handrails/guardrails	Fair/original, rusting at rails	NO	YES	NO	NO	3	
Canopies	Metal-edged, flat roofed w/ brick piers and metal panel soffits	Good/original, metal is worn/faded	NO	NO	NO	NO	2	
Structural concerns	None.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU @ corridors; painted plaster walls, typical; 1x1 ACT at upper walls; painted gypsum wall board	Good/original. Door surrounds are non accessible	NO	YES	NO	NO	3	Modify openings to comply with accessibility codes. No acoustic privacy between two sensitive spaces.
Floors	VAT, VCT, carpet, terrazzo	Fair/ages unknown; Good/newer VCT; Fair carpet at Library	NO	NO	NO	NO	1 and 3	Replace carpet and VAT w/ VCT; replace Library carpet with new carpet.
Ceilings	1x1 ACT, painted plaster, typical; 2x4 ACT and 2x2 ACT	Good/ ages vary	NO	NO	NO	NO	1	Replace damaged tiles.
Doors/borrowed lights	Wood solid core doors, some painted, w/ metal and wood frames. Shades added at borrowed lights for security.	Fair/original	NO	NO	NO	NO	3	See "Partitions" for accessibility issue.
Hardware		Fair/original	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, metal, laminate	Fair to poor/original. 2 classrooms without sinks.	NO	YES	NO	NO	3	Replace casework, provide accessible hardware/sinks/fixtures.
Lockers/cubbies	Metal, single-tier, 15" x 60" for 2 students; wood cubbies	Poor/original--rusting. Sized too small for shared use, non accessible hardware	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolling shades, typical	Good/age unknown	NO	NO	NO	NO	2	Replace as needed
Toilet rooms	Adult: CMU, ceramic tile, VCT; wood/metal partitions	Poor/original. Non accessible	NO	YES	NO	YES	4	Replace/upgrade toilet rooms. Too few toilet rooms and poorly distributed.
	Student: glazed CMU full height, 2x2 terrazzo tile, painted plaster ceiling; painted steel partitions and laminate partitions	Fair to Poor/original. Non accessible. Some updates of partitions and fixtures.	NO	YES	NO	YES	3 to 4	Replace/upgrade toilet rooms. Too few toilet rooms and poorly distributed.
Stairs	Painted concrete w/ steel nosing; wood/metal hand & guardrails	Good/original. Railings and stair nosing are non accessible.	NO	YES	NO	NO	2	Replace railings & stair nosing. Provide transition strip between concrete and VCT. Refinish/paint treads and landings.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Elevator	Garaventa vertical lift	Good/ 2010	NO	NO	NO	NO	1	Install elevator
Signage	None		NO	YES	NO	NO	4	Install signage to include braille
Gymnasium equipment	Wood athletic floor and backstops	Good/original	NO	NO	NO	NO	2	
	Glazed CMU, full height; 2x2 ACT	Fair/ original-CMU, major vertical crack; Fair/age unknown-ACT, sagging/stained	NO	NO	NO	NO	3	Investigate/repair crack; replace ACT ceiling
Auditorium/ Cafeteria	VAT and poured, sloped concrete floor has been covered in 2 level tiers with VCT finish ; painted plaster w/acoustic treatment at ceiling	Good/original.	NO	NO	NO	NO	2	
	Wood paneling at platform surround and wainscot; painted plaster w/acoustic treatment at walls	Good/original.	NO	NO	NO	NO	2	
	Wood platform; fabric curtains; painted plaster ceiling	Poor/original. Platform is not accessible from auditorium. Good/newer-curtains. Ramp to platform has been provided. It is inaccessible from one level to the next within the space.	NO	YES	NO	NO	3	Refinish/replace flooring. Provide accessible route from auditorium. Note: used for Music
	Wood seats, 432 seats have been removed	Good/original. No accessible seats	NO	YES	NO	NO	2	Provide accessible seating.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
Code concerns	1. Use of Auditorium lobby for program space interferes with the path of egress. 2. No elevator. 3. Site grading at building perimeter causes extreme "ponding" at main entry and creates a safety risk. 4. Flooding at the basement level storage areas may cause a health risk. 5. Quantity and distribution of toilet facilities do not meet code. 6. Open cubbies create a flammability risk. 7. Due to 1998 modular addition, one classroom in 1988 addition has one small window, does not meet code.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
"1991" modular addition includes 2 classrooms	Wood vertical siding; carpet, VCT, 2x4 ACT	Fair/1991; damaged ceiling tiles from various roof leaks, damaged window screen, wood exterior steps need repairs, stained carpet; exterior has newer paint	YES	NO	NO	NO	3	Note: too close to wetlands. No nearby toilet facilities. Modular spaces >20 years in age should be replaced.
"1998" modular addition includes 2 classrooms and 2 support spaces	Wood vertical siding; carpet, VCT, 2x4 ACT	Fair/1998; damaged ceiling tiles from various roof leaks, stained carpet; window/wall leak over a period of years triggered a mold problem, that is mostly repaired	YES	NO	NO	NO	3	Note: too close to wetlands. No nearby toilet facilities. The facility is past its ave. life cycle of 10 years; maintenance and upkeep efforts will continue to increase.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil was converted to gas ; classroom unit ventilators without supplemental radiation.	Poor/original, 58 years ; 1 failed boiler/1985 ; 1 good boiler/2007	Boiler inefficient, unit ventilators run 24/7	NO	NO	Ventilation is suspect in some areas	4	Only one operable boiler. Boilers have been flooded a couple of times, ATC compressor "blows off".
Plumbing	Piping original, unknown	Unknown/ original, fair to poor	NO	Marginal accessibility	NO	Domestic hot water not available at all sinks.	4	Domestic water circulator looks inoperable. Ground water flooding in Basement from slightest rain.
Fire Protection	None						-	--
Electrical Service Equipment	400A. 3 phase, 4 wire, 120/208V	Fair - + 55 years	NO	NO	NO	Insufficient working clearances	3	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - + 55 years	NO	NO	NO	NO	3	Should be upgraded.
Emergency System	150kW diesel exterior generator serves corridor and stair lighting and boilers. (Possibly entire facility.)	Good - 10 to 15 years	NO	NO	NO	No 2-hour fire rated room for life safety system equipment.	2	
Fire Alarm System	Multi-zone: ADA compliant; auditorium and corridor smoke detectors and door holders; heat detectors in basement; master box.	Good - 10 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	Some pull stations should be relocated.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Telephone System	Multiple outside lines.	Good - 15 years	NO	NO	NO	NO	2	Phone lines should be extended to classrooms.
Lighting System	Generally 2x2 and 2x4 recessed fluorescent; surface wrap around in classrooms and some corridors.	Good - + 20 years	NO	NO	NO	NO	2	Energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair - + 55 years	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed throughout facility.
Security System	Keypads at specific doors; Motion detectors in corridors and stairs; Notifies UL Central Station.	Fair - Mixed - + 35 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Push button at front door. Buzzer in office area.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	Privacy switches and surface speakers in classrooms; corridor speakers; exterior speakers.	Fair - + 35 years	NO	NO	NO	NO	3-4	
Clock/Program Bell System	Classroom and Office battery clocks. Corridor speakers with bell tone.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas. Some wireless.	Good - 15 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms and some offices.
Cablevision System	None						-	Service should be provided.

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

Newton Schools Study - Facility Assessment							
FRANKLIN SCHOOL							
125 DERBY STREET							
BUILDING DATA:							
	site area:	5.45 Acres					
	zoning district:	PUB					
	building area:	56,764 gross square feet					
	number of floors:	3					
	historical status:	None					
	year built:	1939					
	additions/renovations/upgrades:	1950, 1953					
	assessment value:	n/a					
Key to Rating:							
1 = New or in good condition with ordinary maintenance required							
2 = Good condition with minor repairs required							
3 = Fair condition with repairs or replacement required							
4 = Poor condition with replacement required							



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Slate pitched roof w/ wood cupola; painted wood soffit	Good/original; peeling wood soffit	YES	NO	NO	NO	2	Scrape, paint wood soffit. The original roofing does not meet current energy codes.
	Flat roof/ rubber	No active leaks reported/ 1993 - 18 years; pentagon portion only/ 2008	NO	NO	NO	NO	2	Roofing >20 years old may not meet current codes.
Exterior walls	Brick veneer / load bearing masonry/concrete sills/stone detailing.	Good/original	NO	NO	NO	NO	1	
Windows/louvers	Aluminum w/ thermal break and thermal glazing, fixed & single-hung operable; metal louvers	Good/ 1989 replacement; Fair/original louvers--rusting, peeling, damaged	NO	NO	NO	NO	2	Repair/replace damaged or missing screens. Replace louvers. Note: difficult to operate, questionable quality. Poor style selection.
	Glass Block at Gym	Poor/original. Damaged block, poorly infilled; metal mesh installed over block is rusted and has stained concrete window surround.	YES	NO	NO	NO	3	Replace with translucent insulated panels.
Doors/hardware	50% aluminum w/ pebble fiberglass panels; 50% metal; painted wood trim and detailing	Good/newer doors; Fair/original, hardware is non accessible. Wood trim is peeling	YES	YES	NO	NO	2	Replace doors. Replace with accessible hardware & auto-open device. Scrape, paint wood trim.
Areaways	Concrete retaining walls with painted steel grates, open steel pipe guardrails.	Fair/original. Deteriorating concrete, minor cracks at foundation, grates are rusted but appear structurally sound.	NO	NO	NO	NO	3	Repair/patch concrete, scrape and paint grates. Replace or modify guardrails. Remove flimsy fiberglass awning and steel framework over basement stairway--provide more permanent solution.
Exterior steps/ramps	Concrete ramp w/ stone face; granite steps. With painted steel pipe guardrails	Good/age unknown at main entry; poor/original all other locations, concrete is deteriorating and railing supports are rusting and not secure	NO	NO	YES	NO	3	Repair or replace ramps and railings as needed.
Structural concerns	None.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU w/ painted plaster above @ corridors; painted plaster walls, typical	Good/original	NO	NO	NO	NO	2	
Floors	VAT, Carpet, VCT, Sheet Vinyl	Fair/original; Good/newer VCT	NO	NO	NO	NO	3	Replace VAT, carpet and sheet vinyl w/ VCT.
Ceilings	Painted plaster, typical, 2x4 ACT and 2x2 ACT	Good/original; some stained/damaged areas	NO	NO	NO	NO	2	Replace damaged tiles. Repaint painted clgs.
Doors/borrowed lights	Painted wood solid core doors w/ wire glass in metal frames. Shades added at borrowed lights for security.	Fair/original	NO	NO	NO	NO	2	
Hardware		Fair/original	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, metal, laminate. Wood pivot doors for storage in classroom.	Poor/original. Inadequate student individual storage.	NO	YES	NO	NO	2	Replace casework to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Various types. Metal, single-tier, 15" x 60" for 2 students and wood closets in classrooms	Poor/age unknown--rusting. Sized too small for shared use, non accessible hardware. Poor/original wood closets.	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolling shades, typical. Vertical blinds at Auditorium/Cafeteria	Good/age unknown	NO	NO	NO	NO	1	
Toilet rooms	Adult: CMU, ceramic tile, VCT; wood/metal partitions	Poor/original. Non accessible	NO	YES	NO	NO	4	Replace/upgrade toilet rooms
	Student: glazed CMU & ceramic tile- epoxy flooring ; metal and laminate partitions; painted plaster at upper walls and ceilings	Fair/original, age of metal partitions unknown. Peeling plaster at walls/ceiling. New flooring, partitions, and some fixtures/ 2010	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
Stairs	Painted concrete w/ steel nosing; wood/metal hand & guardrails; rubber treads and landings	Good/original. Railings and stair nosing are non accessible. Good/recent updates	NO	YES	NO	NO	2	Replace railings & stair nosing.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Elevator		Good/recent, age unknown	NO	NO	NO	NO	1	
Signage	Plastic plaques	Poor, non accessible	NO	YES	NO	NO	4	Replace signage to include braille
	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Gymnasium equipment	Wood athletic floor and backstops	Good/original	NO	NO	NO	NO	2	
	Glazed CMU walls, 1x1 acoustic tile ceiling	Good/original--walls; Fair/original--ceiling	NO	NO	NO	NO	2	Replace ceiling
Auditorium/Cafeteria/Music	VCT floor, glazed CMU w/ regular CMU above, 2x4 ACT	Good/original-walls; Good/age unknown flooring; Good/original ceiling--some stains	NO	NO	NO	NO	2	Replace damage ceiling tiles. (Note: 3 lunches)
	Wood platform	Good/original. Platform is non accessible. High wall has peeling paint damaged.	NO	YES	NO	NO	3	Provide accessible route to platform. Determine/fix source of damage and repair wall.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Code concerns	<ul style="list-style-type: none"> 1. Not all areas are accessible. 2. Quantity and distribution of toilet facilities does not meet code. 3. All door hardware is non accessible. 4. No visual of front entrance creates a security risk. 5. Re-occurring flooding at occupied lowest level may cause a health risk. 							
"Permanent" modulars (4 classrooms)	Wood vertical siding and brick; single-pane glazing in metal frames and pvc replacement casement windows; VCT and 2x4 ACT	Poor/age unknown. Exposed piping runs throughout, incl. egress corridor. Ceiling tiles are stained, cracked, and sagging.	YES	NO	NO	NO	3	Replace windows with insulated glazing. Replace/repair trim. Replace ceiling tiles.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil, old unit ventilators in classrooms.	2 boilers replaced/ 1993; distribution system original. Fair to poor, 72 years.	Boiler inefficient	NO	NO	Classroom exhaust probably inoperable. Librarian reports musty smells.	4	Distribution system and terminal devices old and antiquated. Heating reported to be "awful"; hot and cold throughout.
Plumbing	Piping original, unknown.	Condition unknown. Fair to poor.	NO	Limited to none	NO	NO	4	Sewer odors in Boy's toilet.
Fire Protection	None						-	
Electrical Service Equipment	Inaccessible	--	-	-	-	-	-	--
Distribution System	Circuit breaker panelboards with conduits and wire feeders.	Fair to Good - 43 years and much newer.	NO	NO	NO	NO	3	
Emergency System	Exterior generator.	Good - 10 years	NO	NO	Possibly no separation of life safety, lighting system.	NO	2	New in ± 2002 possibly serves entire building.
Fire Alarm System	Multi-zone; not ADA compliant; Library and corridor smoke detectors and door holders; master box.	Good - 30 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	Signals need to be ADA compliant. Some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 15 years.	NO	NO	NO	No	2	Should be upgraded.
Lighting System	2x2 recessed fluorescent in corridors; classroom surface and suspended fluorescent. Auditorium 2x4 recessed fluorescent.	Good - 10 to 15 years	NO	NO	NO	Most classrooms without multiple switches.	2	New energy efficient lamps and electronic ballast by utility company.
Receptacles	Generally standard duplex type	Fair ± 55 years and under	NO	NO	NO	NO	2	Additional receptacles/circuits needed in classrooms and office area.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Security System	Keypads at specific doors; motion detectors in corridors; Notifies UL Central Station	Mixes - 10 to 20 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Intercom at front door; control station in Admin.	Working	NO	NO	NO	NO	3	
Sound/Intercom System	with private switches in classrooms; ceiling speakers in corridors. Auditorium with independent system.	Fair - + 25 years	NO	NO	NO	NO	3	System needs to be upgraded.
Clock/Program Bell System	Classroom and Office battery clocks; Corridor and classroom speakers with bell tones.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas	Good - 10 to 15 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms.
Cablevision System	Unknown						-	

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

Newton Schools Study - Facility Assessment							
HORACE MANN SCHOOL							
687 WATERTOWN ST							
BUILDING DATA:							
	site area:	1.59 Acres					
	zoning district:	PUB					
	building area:	54,701 gross square feet					
	number of floors:	3					
	historical status:	None					
	year built:	1965					
	additions/renovations/upgrades:	2001-enclosed operable w/ walls 2-modulars 2002; 1-modular 2007					
	assessment value:	n/a					
Key to Rating:							
1 = New or in good condition with ordinary maintenance required							
2 = Good condition with minor repairs required							
3 = Fair condition with repairs or replacement required							
4 = Poor condition with replacement required							



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Hot-applied flat roof	No active leaks reported, metal roof edge in good condition/ 1986 - 25 years	YES	NO	NO	NO	2	Roofing > 20 years may not meet current codes.
Exterior walls	Brick veneer w/ concrete window surrounds at upper level; painted CMU at lower level w/murals	Good/original. Minor cracks, spalling and staining at concrete, rusting lintels	NO	NO	NO	NO	1	Patch/repair/clean concrete
Windows/louvers	Steel-frame, single-pane glazing, metal louvers	Poor/original, inadequate amount of operable windows	YES	NO	NO	NO	4	Replace windows.
Doors/hardware	Metal/wire glass doors in metal frames	Good/original w/ glass replacement at necessary; hardware is non accessible.	NO	YES	NO	NO	2	Replace with accessible hardware & auto-open device
Exterior steps/ramps	Concrete landing at main entry; concrete and bituminous at rear entry	Good/age unknown at main entry; Poor, inaccessible at rear entry	NO	YES	NO	NO	3	Upgrade entry path to be accessible
Structural concerns	None.							

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

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Signage	None		NO	YES	NO	NO	4	Install AAB signage.
Gymnasium	Wood athletic floor and backstops	Fair/original; wood flooring is worn	NO	NO	NO	NO	3	Refinish floor
	Wood paneling and painted CMU above	Fair/original	NO	NO	NO	NO	3	
Assembly/Cafeteria/Music	VAT; painted CMU and wood paneling at walls	Fair/original; clerestory light blocked with metal panels	NO	NO	NO	NO	3	Replace VAT w/ VCT
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
Code concerns	<ul style="list-style-type: none"> 1. No elevator. Building and site are not accessible. 2. Secondary corridors are too narrow (3') and do not meet code for educational use. 3. All stairs are open from floor-to-floor, therefore no protected egress path. 4. Basement art classroom, book room, and music space with no windows. 5. Quantity and distribution of toilet facilities does not meet code. 6. Open cubbies in corridor create a flammability risk. 							
"2002" Modulares (2 classrooms)	Wood vertical siding; carpet and 2x4 ACT	Poor/arrived in 2002, were previously at a middle school and Carr, ~10 years old, therefore ~20 years old. Poor physical connection to school--leaks.	YES	YES	NO	NO	4	Due to modular location the existing educational spaces are reduced in size and the windows look onto the modulares 4' away. No nearby toilet facilities. Modular spaces >20 years should be replaced.
"2007" Modular (1 space used as Library)	Wood vertical siding; carpet and 2x4 ACT	Good/ 2007	NO	YES	NO	NO	1	Due to modular location the existing educational spaces are reduced in size and the windows look onto the modulares 4' away. No nearby toilet facilities.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Hot water by gas, UV's in CR's. AC in Office, mod's and a couple CR's.	Fair - 46 years; 1 boiler- good/ 2007; 1 boiler- poor/ 1970, emergency use only	One boiler inefficient	NO	NO	Ventilation issues (Art, Music, etc.)	3	AC in mod's & offices. One new boiler in '07.
Plumbing	Piping original, unknown	Fair - 46 years	NO	Yes. Toilets redone in '06, reused fixtures.	NO	Water conservation, not enough fixtures	3	Electric and gas domestic water heater's twinned.
Fire Protection	None						-	
Electrical Service Equipment	800A. 3 phase, 4 wire, 120/208V	Fair - + 46 years	NO	NO	NO	Insufficient working clearances	3-4	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - + 46 years	NO	NO	NO	NO	3-4	Should be upgraded.
Emergency System	30kW gas indoor generator in boiler room; serves corridor and stair lighting and boilers.	Fair - + 46 years	NO	NO	NO	Insufficient working clearances; Not 2 hour fire rated room.	3-4	
Fire Alarm System	Multi-zone: ADA compliant; corridor smoke detectors and door holders; heat detectors in classrooms; master box.	Good - 8 years	NO	NO	NO	Locations of some pull stations.	2	Some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 8 years	NO	NO	NO	NO	2	New in 2003.
Lighting System	Generally 2x4 recessed fluorescent	Good - + 25 years	NO	NO	NO	NO	2-3	Additional fixtures needed in some areas. New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair - 46 years	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed throughout facility.
Security System	Keypads at specific doors; Motion detectors in corridors first floor and stairs; Notifies UL Central Station.	Fair - Mixed - 20 years	NO	NO	NO	NO	3	System will need upgrading.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Door Bell System	Push button at Gym entrance.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	Dial phone and speaker in classrooms and offices; ceiling speakers in corridors.	Good - 10 years	NO	NO	NO	NO	2	Sound system - portable
Clock/Program Bell System	Classroom and Office battery clocks. Corridor and classroom speaker with bell tones.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas.	Good - 10 to 16 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms.
Cablevision System	Outlets in classrooms and Library.	Good - 15 years					-	

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

Newton Schools Study - Facility Assessment							
LINCOLN-ELIOT SCHOOL							
191 PEARL STREET							
BUILDING DATA:							
	site area:	4 acres					
	zoning district:	PUB					
	building area:	51,074 Gross Square Feet					
	number of floors:	2/3					
	historical status:	None					
	year built:	1939					
	additions/renovations/upgrades:	1965, 1974					
	assessment value:	n/a					
Key to Rating:							
1 = New or in good condition with ordinary maintenance required							
2 = Good condition with minor repairs required							
3 = Fair condition with repairs or replacement required							
4 = Poor condition with replacement required							



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Slate pitched roof w/ wood cupola	Good/original; gutters newer-good condition	YES	NO	NO	NO	2	Original roofing does not meet current energy codes.
	Hot-applied rubber flat roof	No active leaks reported, metal roof edge in good condition/ 26 years	YES	NO	NO	NO	2	Roofing >20 years old may not meet current codes.
Exterior walls	Load bearing masonry/concrete sills/stone detailing.	Good. Minor cracks and staining at masonry, rusting lintels/original	NO	NO	NO	NO	1	Repair and clean
	Brick veneer with concrete at floor elevations; slate sills at 1965; painted CMU wall at 1975	Good/1965 and 1975	NO	NO	NO	NO	1	
Windows/louvers	Aluminum w/ thermal break and thermal glazing, fixed & single-hung operable	Good/1989 replacement at 1939 building; solid panels are rusted	NO	NO	NO	NO	1	Repair/replace damaged or missing screens. Replace rusted panels. Note: difficult to operate, questionable quality. Poor style selection.
	Steel-frame, single-pane glazing, casement windows; metal louvers	Poor/Original windows at 1965 building; Lexan replacement glazing is aged and translucent.	YES	NO	NO	NO	4	Replace steel frame windows w/ alum thermal break and thermal glazing.
	Aluminum w/ thermal break and thermal glazing: fixed, awning & casement operable windows	Good/1975; signs of leaks at clerestory windows	NO	NO	NO	NO	2	Seal/ repair leaks.
Doors/hardware	Aluminum w/ pebble fiberglass panels	Fair to Good condition/ ages vary; hardware is non accessible; some frames are rusting and there is no weatherstripping.	YES	YES	NO	NO	2 to 3	Replace with accessible hardware & auto-open device
Exterior steps/ramps	Granite/concrete steps and concrete ramp w/ painted steel pipe guardrails	Fair/original. Concrete w/ minor spalling and concrete that is deteriorating; railing supports are rusted. Guardrails are not code compliant	NO	YES	NO	NO	3	Replace guardrails and handrails. Repair concrete.
Structural concerns	None.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU w/ painted plaster above @ corridors; painted plaster walls, typical 1939 building	Good/original. ~30% of door surrounds are non accessible	NO	YES	NO	NO	3	Modify openings to comply with accessibility codes
	Painted CMU, painted gypsum wallboard w/ vinyl base, typical; operable walls at classrooms in 1975 building	Good/1965/75. Door surrounds are non accessible	NO	YES	NO	NO	3	Modify openings to comply with accessibility codes
Floors	Carpet and VCT typical; VAT	Fair/original; carpet is worn, stained with many areas of duct tape	NO	NO	NO	NO	3	Replace carpet and VAT w/ VCT.
Ceilings	2x4 ACT, 2x2 ACT and 1x1 ACT	Good at 2x2 and 2x4 conditions. 1x1 interlocked ACT in poor condition.	NO	NO	NO	NO	3	Replace damaged tiles. Replace 1x1 interlocked ACT.
Doors/borrowed lights	Wood solid core doors w/ wire glass in painted metal frames. Shades added at borrowed lights for security.	Good/original for 1965 and 1975; Fair/original at 1939	NO	NO	NO	NO	2	See "Partitions" for accessibility issue.
Hardware		Good/original for 1965 and 1975; Fair/original at 1939	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, metal, plastic laminate	Good/1975; Fair/1939; Poor/1965 - rusted metal cabinets; wood closets are fair.	NO	YES	NO	NO	2	Replace/repair as required, replacement to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Wood, open cubbies in corridors; and coat hooks. Student storage closet in classrooms at 1939 building.	Good/age unknown; Fair/original in 1939 building--some unoperable or doors removed	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolling shades, typ.; curtains at clerestory windows in 1975 building	Good, typ. Fair, curtains.	NO	NO	NO	NO	2	
Toilet rooms	Adult: glazed CMU, painted CMU, ceramic tile, VCT; wood/metal partitions	Poor/original 1939. Non accessible. Fair/1965 and 1975	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
	Student: glazed CMU, painted CMU & ceramic tile; epoxy flooring, laminate partitions	Fair/original 1939 with newer epoxy flooring, partitions, and toilets; Non accessible. Fair/1965 and 1975	NO	YES	NO	NO	3	Replace/upgrade toilet rooms

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Stairs	Terrazzo w/ steel nosing; wood/metal hand & guardrails	Good/original (1939). Railings and stair nosing are non accessible.	NO	YES	NO	NO	2	Replace railings & stair nosing.
	Concrete/metal pan construction; rubber treads, VCT landings; painted metal hand & guardrails	Good/1965 and 1975. Handrails does not meet code requirements.	NO	YES	NO	NO	2	Replace handrails. Note: door swings into the path of travel at 1965 stair.
Elevator		Fair/1939 building; sized too small, worn. Good/1975 building; renovated in 2000	NO	YES	NO	NO	1/4	Elevator at 1939 building does not meet code
Lifts	Two 1/2 flight lifts	Good/age unknown	NO	NO	NO	NO	1	
Signage	Paper or none	Poor	NO	YES	NO	NO	4	Install signage to meet AAB standards.
Gymnasium equipment	Wood athletic floor and wood backstops; painted CMU walls; 2x2 ceiling	Good/original 1975; wood flooring is rippling and may cause a tripping hazard. Missing ceiling tiles.	NO	NO	NO	NO	2	Repair/ replace wood flooring. Replace ceiling tiles.
Cafeteria	Wood floor w/ rubber tiles on top; painted CMU and painted wood boards at walls	Good/functional; minimal natural lighting.	NO	NO	NO	NO	1	
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
Code concerns	1. Main entrance is not accessible. 2. Elevator is too small to meet AAB standards. 3. Door swings into the path of travel at 1965 stair. 4. No visual of front entry creates a security risk. 5. Open cubbies in corridor create a flammability risk. 5. Isolated Kindergarten classroom has poor indoor air quality, is inaccessible and the exterior door as second means of egress is sticks and is difficult to open. 6. Even with 2 elevators and 2 lifts, there are areas that are inaccessible (library, kindergarten, resource area, after school, and storage spaces).							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil, original boilers, one new burner.	Fair to poor/original. Fair/ 2 boilers-1965. Unit ventilator noise is a problem. Roof top unit in attic runs so loudly it cannot be operated during the school day.	Boiler inefficient	NO	NO	Units aren't run due to noise. Some classroom exhaust blocked.	4	System is past its useful life. Heat varies around the building and is unreliable. Boiler feed unit leaking badly. Needs more service, constant breakdowns and repairs. Constant thermostat recalibration.
Plumbing	Piping original, unknown, kitchen on ejector.	Original, fair to poor.	NO	No accessible fixtures noted.	NO	No domestic hot water through building. Point of use electric heaters at some lavs. A lot of DF's inoperable.	4	Nurse sink unusable, no hot water.
Fire Protection	None						-	
Electrical Service Equipment	800A. 3 phase, 4 wire, 120/208V	Fair - + 50 years	NO	NO	NO	NO	3-4	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - 50 years and newer	NO	NO	NO	NO	3-4	Should be upgraded.
Emergency System	Gas indoor generator in boiler room; serves corridor and stair lighting.	Fair - 50 years	NO	NO	NO	Insufficient working clearances; Not 2-hour fire rated room.	3-4	Generator should be replaced with Code compliant unit in 2-hour rated room.
Fire Alarm System	Multi-zone: not ADA compliant; classroom, Library, and corridor smoke detectors and door holders; master box.	Good - + 30 years.	NO	NO	NO	Mounting height and locations of some pull stations.	2	Signal needs to be ADA compliant; some pull stations should be relocated.
Telephone System	Multiple outside lines.	Being upgraded at this time, 2007.	NO	NO	NO	NO		

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Lighting System	Generally 2x2 and 2x4 recessed fluorescent and surface wrap arounds.	Good - + 25 years	NO	NO	NO	NO	2-3	New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair to Good - 50 years and newer.	NO	NO	NO	NO	3	Additional receptacles/circuits should be added throughout.
Security System	Keypads at specific doors; Motion detectors in corridors and stairs; Monitor switches on most exterior doors; interior alarm; Notifies UL Central Station.	Fair - Mixed - 15 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Push button at front entrance with buzzer in Admin.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	Being upgraded.	Being upgraded, 2007.	NO	NO	NO	NO	1	
Clock/Program Bell System	Classroom and Office battery clocks. Corridor and classroom speaker with bell tones.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas; Minimal wireless system.	Good - 10 years	NO	NO	NO	NO	2	
Cablevision System	Outlets in Admin Office, Library and most classrooms	Good - + 15 years	NO	NO	NO	NO	-	

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

Newton Schools Study - Facility Assessment							
MASON-RICE SCHOOL							
149 PLEASANT STREET							
BUILDING DATA:							
	site area:	3.99 acres					
	zoning district:	PUB					
	building area:	39,000 gross square feet					
	number of floors:	2					
	historical status:	None					
	year built:	1959					
	additions/renovations/upgrades:						
	assessment value:	n/a					
Key to Rating:							
1 = New or in good condition with ordinary maintenance required							
2 = Good condition with minor repairs required							
3 = Fair condition with repairs or replacement required							
4 = Poor condition with replacement required							



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Sarnofil flat roof	No active leaks reported, metal roof edge in good condition/ 1987 - 24 years	YES	NO	NO	NO	2	Roofing >20 years old may not meet current codes
	Octagon shaped pitched roof	No active leaks reported, no snow guards, no gutters/ original	YES	NO	NO	NO	3	Roofing >20 years old may not meet current codes
Exterior walls	Load bearing masonry/concrete sills; concrete exposed foundation.	Good/original-masonry. Minor cracks in masonry; cracks and staining at sills. Fair/original-foundation. Rebar exposed, spalling and cracking.	NO	NO	NO	NO	3	Repair/patch and clean masonry and concrete.
Windows/louvers	Steel-frame, single-pane glazing storefront system with metal panels and casement operables; glazed block above wood-framed, single-pane glazing; metal louvers	Windows- good/ 2007; Louvers-poor/ original	NO	NO	NO	NO	1 and 4	Replace windows and louvers.
Doors/hardware	Aluminum w/ pebble fiberglass panels; one original metal door/storefront; metal and wood frames	Good/2007; Poor/original door/storefront at front stair. Wood trim locations are in fair condition.	NO	NO	NO	NO	1 and 3	Replace doors, provide accessible hardware & auto-open device. Replace door/storefront. Scrape, fill, and paint wood trim.
Areaways	Concrete retaining walls with steel grates.	Good/original, minor rusting	NO	NO	NO	NO	2	
Exterior steps/ramps	Concrete stoops, steps and ramps w/ painted steel pipe guardrails	Fair/ages unknown, railing supports are rusting.	NO	NO	NO	NO	3	Replace railings.
Canopy	Metal edge, painted wood and plaster soffits	Fair/ original	NO	NO	NO	NO	3	Scrape and paint.
Structural concerns	None.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU w/ painted CMU above @ corridors; painted plaster walls, typical; painted CMU; wood paneling; exposed brick	Good/original.	NO	NO	NO	NO	2	Refinish wood paneling or replace.
Floors	Carpet, VCT, VAT, and Rubber	Good/age unknown-VCT; Fair/ages unknown-other	NO	NO	NO	NO	3	Replace carpet and VAT w/ VCT. Provide transition strips were needed to prevent tripping hazard.
Ceilings	2x4 ACT, 2x2 ACT, 1x1 ACT, painted plaster, acoustic panels.	Good/newer; Fair/original	NO	NO	NO	NO	3	Replace damaged tiles.
Doors/borrowed lights	Wood solid core doors w/ metal and wood frames. Shades added to borrowed lights for security.	Poor/original	NO	NO	NO	NO	4	Replace doors/frames
Hardware		Fair/original	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, metal, laminate	Poor/original	NO	YES	NO	NO	4	Replace casework to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Open, wood cubbies	Good/original	NO	NO	NO	NO	2	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Horizontal blinds	Fair/age unknown	NO	NO	NO	NO	3	Replace/upgrade to provide consistent light control.
Toilet rooms	Adult: CMU, ceramic tile, VCT; wood/metal partitions	Poor/original. Non accessible	NO	YES	NO	NO	4	Replace/upgrade toilet rooms
	Student: glazed CMU & ceramic tile; laminated partitions; epoxy flooring	Good/2010 -new toilets, urinals, partitions; Entries not accessible	NO	YES	NO	NO	2	Replace/upgrade toilet rooms

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Stairs	Concrete w/ steel and rubber nosing; rubber treads on 2; wood/metal hand & guardrails	Good/original. Railings and stair nosing are non accessible. Horizontal guardrail creates safety concern.	NO	YES	NO	YES	2	Upgrade railings and add guard rails, infill to reduce size of large openings.
Lift		Good/2006	NO	YES	NO	NO	1	Not all areas are accessible (after school, special ed. spaces, and teacher's room)
Signage	Various	Poor/ages unknown	NO	YES	NO	NO	4	Install signage and include braille
Gymnasium equipment	Wood athletic floor and backstops	Good /original	NO	NO	NO	NO	2	Refinish/upgrade
	Wood paneling, painted CMU, tectum panel ceiling	Good/original; Fair/original-wood paneling	NO	NO	NO	NO	3	Refinish/replace paneling
Auditorium	Painted concrete floor	Poor/original. Slope of floor is not accessible	NO	YES	NO	NO	4	Paint floor
	Painted CMU walls; exposed deck w/ floating ceiling of 1x1 ACT	Fair/original-walls, large crack at back wall; Good/age unknown-ceiling	NO	NO	NO	NO	3	
	Wood platform/steps	Poor/original. Platform is not accessible from the auditorium.	NO	YES	NO	NO	4	Refinish/ replace wood floor. Provide accessible route from auditorium.
	Wood/metal seats, 285 seats; fabric curtains	Good/original-seating; Good/new-curtain	NO	YES	NO	NO	2	Provide accessible seating.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	2	Abate deteriorating VAT, replace VAT with VCT
Code concerns	1. After school, special education spaces and teacher's room are not accessible. 2. All door hardware is non accessible. 3. Open cubbies in corridor create a flammability risk. 4. Platform is used as the Music classroom and has poor ventilation/ air quality and lighting. 5. Horizontal stair guardrails create safety concerns.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Hot water by oil, UV's in CR's. AC Offices and Library.	Poor - original	Boiler inefficient	NO	NO	NO	3	Heat variations around building.
Plumbing	Piping original, unknown - old valves don't hold.	Poor - original	NO	Marginal accessibility	NO	Fixtures not water conserving	3	Some pipe system leaks.
Fire Protection	None						-	--
Electrical Service Equipment	Utility company transformer vault within building; 800A. 3 phase, 4 wire, 120/208V	Fair to Poor - original	NO	NO	NO	Insufficient working clearances	3-4	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair to Poor - original	NO	NO	NO	NO	3-4	Should be upgraded.
Emergency System	50kW gas indoor generator in boiler room; serves corridor and stair lighting and boilers.	Fair to Poor - original; operation questionable	NO	NO	NO	Insufficient working clearances; Not 2 hour fire rated room.	3-4	Generator should be replaced with Code compliant unit in 2-hour rated room.
Fire Alarm System	Multi-zone: not ADA compliant; Library, Gym, and corridor smoke detectors and door holders; exterior pedestal master box.	Good - + 30 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	All signals need to be ADA; Some pull stations should be relocated.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Telephone System	Multiple outside lines.	Good - 10 years	NO	NO	NO	NO	2	New in 2001. Add Dial phone to all classrooms.
Lighting System	Generally 2x4 recessed fluorescent	Good - + 25 years	NO	NO	NO	NO	2-3	Additional fixtures needed in some areas. New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair to Good - original and much newer; recently upgraded with Plugmold.	NO	NO	NO	NO	3-4	Additional receptacles/circuits shall be added throughout.
Security System	Keypads at specific doors; Motion detectors in corridors; Monitor switches on exterior doors; Notifies UL Central Station.	Fair - Mixed - 15 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Push button at rear and front entrance; Bell in Admin.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	classrooms and offices; ceiling speakers in corridors; Independent system in Auditorium.	Good - 10 years	NO	NO	NO	NO	2	
Clock/Program Bell System	Classroom and Office battery clocks. Corridor and classroom speaker with bell tones.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in most classrooms and office areas; Minimal wireless system.	Good - 10 years	NO	NO	NO	NO	2	Additional data outlets needed in all classrooms.
Cablevision System	Outlets in classroom #10, Library, Main Office and Principle's Office.	Good - 15 years					-	

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

Newton Schools Study - Facility Assessment							
MEMORIAL-SPAULDING SCHOOL							
250 BROOKLINE STREET							
BUILDING DATA:							
	site area:	5.59 acres					
	zoning district:	PUB					
	building area:	68,775 gross square feet					
	number of floors:	2					
	historical status:	None					
	year built:	1954					
	additions/renovations/upgrades:	1959, 2002					
	assessment value:	n/a					
Key to Rating:							
1 = New or in good condition with ordinary maintenance required							
2 = Good condition with minor repairs required							
3 = Fair condition with repairs or replacement required							
4 = Poor condition with replacement required							



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Hot-applied rubber and EPDM flat roofs; overhang w/ painted metal soffit	No active leaks reported, good/2002; metal roof edge in good condition, paint peeling at original	NO	NO	NO	NO	2	Roofing >20 years old may not meet current codes. Scrape and paint soffit.
Exterior walls	Brick veneer	Good/original	NO	NO	NO	NO	1	
	Brick veneer/metal panel at upper walls/exposed concrete foundation	Good/2002-brick; dinged metal panels; spalling concrete; poor connection from brick to concrete; exposed concrete foundation at 2002 addition is crumbling.	NO	NO	NO	NO	2	Repair concrete.
Windows/louvers	Aluminum w/ thermal break and thermal glazing, fixed & awning. Metal, single-pane storefront	Good/2002; Poor/original storefront	YES	NO	NO	NO	2	Replace storefront location.
Doors/hardware	Metal, aluminum, aluminum w/ pebble fiberglass panels, steel frames	Good/~2002, Fair/original. Older frames are rusting. 25% hardware is non accessible.	YES	YES	NO	NO	3	
Areaway	At grade with metal grate	Fair/original. Grate is rusted but appears structurally sound	NO	NO	NO	NO	3	Replace grate.
Exterior steps/ramps	Granite and concrete stoops/steps; concrete ramp with painted metal pipe guardrail	Good/original and ages unknown; Fair at 2002 addition - crumbling concrete treads, water damage at concrete unit wall.	NO	NO	NO	NO	1 and 3	Repair or replace stair tread nosing.
Canopies	Metal edge, flat roof, painted metal soffit	Good/original with updates, damaged metal edge at side entry; peeling soffit at North door to middle CR wing.	NO	NO	NO	NO	2	Repair metal edge, scrape and paint soffit. Remove bird's nest at front entry.
Structural concerns	1. Floor/slab settlement in Music Room, ~4" drop at the new addition. Repair in process 2011.							

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

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
	Painted concrete/metal pan construction; painted metal hand & guardrails	Good/2001	NO	NO	NO	NO	1	
Elevator		Good/2001; roof/shaft leaks to the extent of flooding lower level corridor; drywall damage	NO	NO	NO	NO	2	Find source of leak and repair.
Signage	Plastic plaques	Good/2001; Fair/all other, non accessible	NO	YES	NO	NO	2	Provide signage for all rooms to meet code..
Gymnasium	Wood athletic floor and backstops	Good/original	NO	NO	NO	NO	2	
	Painted CMU walls; 1x1 ACT	Good/original; rusting at beams; stained ACT	NO	NO	NO	NO	2	Scrape and paint steel beams. Replace damaged ACT.
Auditorium	Painted concrete/carpet at the aisles	Good/original.	NO	YES	NO	NO	2	
	Painted plaster walls with wood paneling wainscot; 1x1 ACT	Good/original.	NO	NO	NO	NO	2	
	Wood platform and steps; painted brick walls; fabric curtains; lift	Poor/original. Lift provides accessibility to platform from auditorium	NO	NO	NO	NO	3	
	Wood seats, 210 seats	Good/original	NO	YES	NO	NO	2	Provide accessible seating.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
Code concerns	1. Floor/slab settlement in Music Room, ~4" drop at the new addition. 2. Basement programmed spaces with no windows. 3. Flooding at basement level creates a health risk. 4. No visual of front entry creates a security risk.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil, hot water for '02 and addition. AC for main office and Teacher's Room.	Fair/original; 1 new boiler in 2007, 1 original boiler for emergency only	Boiler inefficient	NO	NO	NO	3	One new boiler being installed. Heating inconsistent through building, hot/cold. Thermostat recalibration helped.
Plumbing	Piping original, unknown	Fair/original	NO	Marginal accessibility, no Faculty handicap.	NO	Some fixtures don't get hot water.	3	Storm water issue in elevator pit.
Fire Protection	Sprinkler system	Good/2002	NO	NO	NO	NO	1	Dry systems assumed to serve crawl spaces. No standpipes. A&E Uses not separated.
Electrical Service Equipment	600A. 3 phase, 4 wire, 120/208V	Fair - original	NO	NO	NO	Insufficient working clearances	3	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - original	NO	NO	NO	NO	3	Should be upgraded.
Emergency System	100kW diesel exterior generator serves corridor and stair lighting and boilers. (Probably most of facility.)	Good - 10 to 15 years	NO	NO	NO	No 2-hour fire rated room for life safety system equipment.	2-3	

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Fire Alarm System	Multi-zone: ADA compliant; Library and corridor smoke detectors and door holders; exterior master box.	Good - 10 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	Some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 10 years	NO	NO	NO	NO	2	
Lighting System	Generally 2x2 and 2x4 recessed fluorescent; surface wrap around in corridors.	Good - 10 years	NO	NO	NO	NO	3	Energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair - original in existing Wing. Good - 10 years in Addition.	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed throughout existing wing.
Security System	Keypads at specific doors; Motion detectors in corridors and stairs; Notifies UL Central Station.	Fair - Mixed - 10 to 25 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Push button at front door. Buzzer in Lobby.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	Surface speakers and dial phones in classrooms; Not heard well in corridors, toilets, and exterior.	Good - 10 years	NO	NO	NO	NO	2-3	Need corridor, toilet and exterior speakers.
Clock/Program Bell System	Classroom and Office battery clocks. No bell tones in corridors or exterior.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	Need bell tones in corridors and exterior.
Information Technology System	Data in classrooms and office areas. Wireless in Library and Principle Office.	Good - 15 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms .
Cablevision System	Possible service. No system outlets.						-	Service should be provided.

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

Newton Schools Study - Facility Assessment									
PEIRCE SCHOOL									
170 TEMPLE STREET									
BUILDING DATA:									
	site area:	3.68 acres							
	zoning district:	PUB							
	building area:	36,110 gross square feet							
	number of floors:	2							
	historical status:	None							
	year built:	1951							
	additions/renovations/upgrades:	1955, 2007-modulars							
	assessment value:	n/a							
Key to Rating:									
1 = New or in good condition with ordinary maintenance required									
2 = Good condition with minor repairs required									
3 = Fair condition with repairs or replacement required									
4 = Poor condition with replacement required									



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Cold-applied flat roof	No active roof leaks reported/ 2003 - 8 years	NO	NO	NO	NO	1	
Exterior walls	Brick veneer/masonry backup, concrete surrounds at windows and limestone sills.	Good/original. Damage at sills/surrounds, broken/crumbling, staining. Rusted lintels. Water damage at high wall of gym reported.	NO	NO	NO	NO	2	Repair/replace sills/surrounds. Clean and repaint. Investigate cause of water damage.
Windows/louvers	Aluminum w/ thermal break and thermal glazing, fixed & hopper operables; metal louvers	Good/2006; Poor/original-louvers	NO	NO	NO	NO	1	
Doors/hardware	Aluminum w/ pebble fiberglass panels; a few metal.	Good/2006; Poor/original	YES	YES	NO	NO	1	Replace with accessible hardware & auto-open device.
Areaways	Concrete retaining walls with steel grates,	Fair/original. Grates are rusted and bent.	NO	NO	NO	NO	3	Scrape and paint. Replace damaged/bent steel grate. Clear out areaway.
Exterior steps/ramps	Slate steps/landing at main entry. Concrete steps and ramp w/ painted steel pipe guardrails at rear entry.	Good/original--some slates are cracked. Good/unknown age at ramp.	NO	YES	NO	NO	2	
Structural concerns	None.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU w/ painted brick above @ corridors; painted plaster walls, typical, with 1x1 peg board at upper walls of classrooms. Painted gypsum walls at addition, typical.	Good/original. Door surrounds are non accessible	NO	YES	NO	NO	2	Enlarge classroom openings to comply with accessibility codes
Floors	VCT, typical. Terrazzo at entry. Minimal carpet and VAT.	VCT Good/ ~6 years and less	NO	NO	NO	NO	2	Replace carpet and VAT w/ VCT. Replace Library carpet with new carpet.
Ceilings	2x2 ACT, typical; minimal 1x1 ACT and painted plaster	Fair/original 1x1; Good/at newer 2x2	NO	NO	NO	NO	2	Replace 1x1 ACT
Doors/borrowed lights	Wood solid core doors w/ painted metal frames (wood frames at corridor doors)	Good/original	NO	NO	NO	NO	2	See "Partitions" for accessibility issue.
Hardware		Fair/original	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, metal, laminate	Poor/original	NO	YES	NO	NO	4	Replace to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Metal, single-tier, 15" x 60" for 2 students	Poor/original--rusting. Sized too small for shared use, non accessible hardware	NO	YES	NO	NO	4	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolldown shades, typical	Good/age unknown	NO	NO	NO	NO	1	
Toilet rooms	Adult: CMU, plaster walls, ceramic tile, VCT; wood/metal partitions	Poor/original. 2 rooms updated with flooring and fixtures. Non accessible	NO	YES	NO	NO	2 and 4	Replace/upgrade toilet rooms
	Student: glazed CMU & ceramic tile; laminated partitions	Good/2010 updates to flooring, partitions, and fixtures. Non accessible	NO	YES	NO	NO	2	Replace partitions. Provide accessible fixtures.
Stairs	Concrete/metal pan w/ steel nosing; wood/metal hand & guardrails	Good/original. Railings and stair nosing are non accessible.	NO	YES	NO	NO	2	Replace railings & stair nosing.
Elevator	None		NO	YES	NO	NO	4	Install elevator
Signage	None		NO	YES	NO	NO	4	Install AAB signage.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Gymnasium equipment	Wood athletic floor; and backstops	Good/original	NO	NO	NO	NO	2	
	Glazed brick lower and painted brick upper; exposed acoustic deck	Good/original-walls; Fair/original-acoustic deck, aged, stained	NO	NO	NO	NO	2	
Auditorium/Music	Colored concrete floor; wood paneling; 2x2 ceiling	Good/original. Cracks in concrete. Slope is not accessible.	NO	YES	NO	NO	2	
	Wood platform; fabric curtain	Fair/original. Platform is not accessible from the auditorium. Good/newer curtain	NO	YES	NO	NO	2	Provide ramp for accessibility. Refinish wood platform.
	Wood seats; 200 seats	Good/original. No designated, accessible seating.	NO	YES	NO	NO	2	Provide accessible seating.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	Note: difficult circulation from basement level
Code concerns	1. No elevator. 2. Basement cafeteria and after school rooms are inaccessible. 3. Quantity and distribution of toilet facilities does not meet code.							
"2007" Modular Addition includes 2 classrooms	Wood vertical siding; pre-fab metal walls, ACT and carpet	Good/ 4 years; roof leaks, ripped window screen	NO	NO	NO	NO	2	Repair roof leaks and window screen.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil, unit ventilators in classrooms with supplemental radiation. Portable AC for two students.	Poor/original/ 60 years; 2 boilers are original	Boiler inefficient	NO	NO	Ventilation is suspect in some areas. Some classroom exhaust fans not operable.	4	Boilers and heating system are original equipment. CI panel radiation. Heating issues throughout. Traps not serviced. Admin window AC units removed. Pipe leaks.
Plumbing	Piping original, unknown.	Fair to poor/original.	NO	Marginal accessibility	NO	NO	4	
Fire Protection	None						-	--
Electrical Service Equipment	One 400A, 1 phase, 3 wire, 120/240V and one 100A, 1 phase and 120/240V.	Fair to Poor - 60 years and newer	NO	NO	NO	Insufficient working clearances	3-4	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair to Poor - 60 years and newer	NO	NO	NO	NO	3-4	Should be upgraded.
Emergency System	Gas indoor generator in boiler room; unsure of equipment served.	Fair to Poor - 60 years; operation questionable Good/ 2010	NO	NO	NO	Insufficient working clearances; Not 2 hour fire rated room.	1	Generator should be replaced with Code-compliant unit in 2-hour rated room.
Fire Alarm System	Multi-zone: not ADA compliant; Library, Auditorium, Gym, and corridor smoke detectors and door holders; exterior master box.	Good - + 30 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	Signals need to be ADA compliant; Some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 15 years	NO	NO	NO	NO	2	Should be upgraded.
Lighting System	Generally 2x2 recessed fluorescent and suspended wrap arounds.	Good - + 10 to 15 years	NO	NO	NO	NO	2-3	Additional fixtures needed in some areas. New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair - 50 years and newer.	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed throughout.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Security System	Keypad at custodian entrance; Motion detectors in corridors; Monitor switches on custodian entrance door; Notifies UL Central Station.	Fair - Mixed - 15 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Intercom at parking lot door and front entrance; Control station in Admin.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	with private switches in classrooms; ceiling speakers in corridors; Independent system in Auditorium.	Fair - + 25 years	NO	NO	NO	NO	3	System needs to be upgraded.
Clock/Program Bell System	Classroom and Office battery clocks. Corridor and classroom speaker with bell tones.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in some classrooms and office areas.	Good - 15 years	NO	NO	NO	NO	2	Data outlets needed in all classrooms and offices.
Cablevision System	Outlets in Library and Custodian's Office.	Fair - 15 years	NO	NO	NO	NO	3	

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

Newton Schools Study - Facility Assessment							
UNDERWOOD SCHOOL							
101 VERNON STREET							
BUILDING DATA:							
	site area:	1 acre					
	zoning district:	PUB					
	building area:	43,300 gross square feet					
	number of floors:	3					
	historical status:	None					
	year built:	1924					
	additions/renovations/upgrades:	1978 (elevator, entry, small rooms)					
	assessment value:	n/a					
Key to Rating:							
1 = New or in good condition with ordinary maintenance required							
2 = Good condition with minor repairs required							
3 = Fair condition with repairs or replacement required							
4 = Poor condition with replacement required							



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Hot-applied rubber flat roof	Problems of on going leaks reported, metal roof edge in good condition/ 24 years	YES	NO	NO	NO	3	Roofing > 20 years old may not meet current codes.
Exterior walls	Load bearing masonry/concrete sills/stone detailing @ at entries	Good/original. Minor cracks and staining at masonry, rusting lintels	NO	NO	NO	NO	2	Repair, repoint and clean
Windows/louvers	Aluminum w/ thermal break and thermal glazing, fixed & single-hung operable	Good/ 1989	NO	NO	NO	NO	1	Repair/replace damaged or missing screens. Note: difficult to operate, questionable quality.
Doors/hardware	Aluminum w/ pebble fiberglass panels; metal	Good/newer doors; Fair/original, all hardware is non accessible.	YES	YES	NO	NO	3	Replace with accessible hardware & auto-open device
Exterior steps/ramps	Concrete steps and stoops. Bituminous concrete from parking lot to accessible entry.	Fair/original. Spalling concrete.	NO	YES	NO	NO	3	Note: most entries, including main entry, are inaccessible
Structural concerns	None.							

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

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Elevator		Fair/1978, sized too small	NO	YES	NO	NO	3	Elevator is too small to meet current accessibility requirements.
Signage	Plastic plaques	Good/age unknown	NO	YES	NO	NO	2	Relocate at accessible height.
Gymnasium	Wood athletic floor and backstops; painted brick w/ plaster above	Fair/original	NO	NO	NO	NO	2 to 3	Refinish floor.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
Code concerns	1. Library is configured on multiple (5), inaccessible levels. 2. Front entry stair is 12' wide without a center handrail. 3. Open cubbies in corridor create a flammability risk. 4. Occupied basement level is musty and dampness may cause health risks.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil, classroom unit ventilators. AC in office.	Fair to poor/original. One boiler/ 2003; One boiler/ 2009; 4 classrooms have new unit vents.	Boiler-inefficient- Classroom exhaust runs 24/7.	NO	NO	Toilet exhaust inoperable. Air quality in Art Room. Unit ventilator noise issues. Some classroom exhaust blocked.	4	One new and one original boiler with new burner. Heating system poor; inconsistent, erratic, hot/cold through school. New boiler has problems and keeps shutting down.
Plumbing	Piping unknown, original	Poor/original	NO	Some accessible fixtures.	NO	Domestic water recirc. Inoperable?	4	--
Fire Protection	None						-	--
Electrical Service Equipment	400A. 3 phase, 4 wire, 120/208V	Fair to Poor - + 55 years	NO	NO	NO	Insufficient working clearances	3-4	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair to Poor - + 55 years	NO	NO	NO	NO	3-4	Should be upgraded.
Emergency System	15kW gas indoor generator in boiler room; serves corridor and stair lighting and boilers.	Fair to Poor - 55 years	NO	NO	NO	Insufficient working clearances; Not 2 hour fire rated room.	3-4	Generator should be replaced with Code compliant unit in 2-hour rated room.
Fire Alarm System	Multi-zone: not ADA compliant; Library, Gym, Multipurpose Room, and corridor smoke detectors and door holders; exterior master box.	Good - + 30 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	All signals need to be ADA; Some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 10 years	NO	NO	NO	NO	2	Add Dial phone to all classrooms.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Lighting System	Generally 2x4 recessed; surface/suspended wrap around fluorescents.	Good - + 25 years and newer.	NO	NO	NO	NO	2-3	Additional fixtures needed in some areas. Broken lenses need replacement. New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair to Good - 55 years and newer.	NO	NO	NO	NO	3-4	Additional receptacles/circuits shall be added throughout.
Security System	Keypad at Custodian specific door; Motion detectors in corridor and some high value rooms. Monitor switches on some exterior doors; Notifies UL Central Station.	Fair - Mixed - 15 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Push button at rear and front entrance; Bell in Admin.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	classrooms and offices; no ceiling speakers in corridors; Not heard throughout.	Good - 10 years	NO	NO	NO	NO	2	System needs to be replaced.
Clock/Program Bell System	Classroom and Office battery clocks. Corridor bells.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas	Good - 10 to 15 years	NO	NO	NO	NO	2	Additional data outlets needed in all classrooms.
Cablevision System	None						-	Service should be provided.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
SITE FEATURES								
Parking	Bituminous concrete, concrete hc parking space	Fair/good	NO	NO	NO	NO	3	Replace/resurface, reconstruct building entrance which is flush w/ parking
Sidewalks/ramps	Concrete walk to front door, stairs at d	Fair/good	NO	YES	NO	NO	2	Main entrance is not accessible
	Concrete walk by parking area	Poor	NO	YES	NO	NO	4	Surface condition, replace
	Concrete walk at granite stair to main entrance	Concrete at stair is in poor condition	NO	YES	NO	NO	4	Main entrance is not accessible
	Concrete walk at rear	Poor	NO	YES	NO	NO	4	
	Concrete HC entry at parking	Fair	NO	YES	NO	NO	3	Replace entry, no marked hc route to entrance
Fields	Turf - skinned base area, small baseball	Fair	NO	YES	NO	NO	3	No accessible route, turf restoration is needed
Plantings	Garden area to side of school, mature trees @ play area and around building, turf	Plantings are in good or fair condition/turf is in fair/poor condition	NO	YES	NO	NO	2 and 3	Garden area not accessible, turf restoration needed
Play structures	5-12 structure - timber, steel swings	Timber structure in fair condition, swings are in good condition	NO	YES	NO	NO	3 and 1	Play structure and swings are not fully accessible, surfacing is not accessible - wood fibre and wood edging
Courts	Bituminous concrete paved play area behind building, basketball area	Paved play area is in fair condition, basketball is in fair/good condition	NO	YES	NO	NO	2	No accessible route to basketball
Benches/bike racks	Wood and steel benches by play area, wood picnic table at garden, granite benches at entrance	Wood/steel benches, picnic table - fair	NO	YES	NO	NO	3	Non-accessible locations, replace wood /steel benches, picnic table
Fencing	CLF @ perimeter, play area and front by garden	Fair	NO	NO	NO	NO	3	
Lighting	Parking area lighting	None						
	Building flood lights	Poor/age unknown	NO	NO	NO	NO	4	Replace lighting.
	Exterior door lights	Poor/age unknown	NO	NO	NO	NO	4	Replace lighting.

Newton Schools Study - Facility Assessment							
WARD ELEMENTARY SCHOOL							
10 DOLPHIN ROAD							
BUILDING DATA:							
	site area:	3.16 acres					
	zoning district:	PUB					
	building area:	38,000 gross square feet					
	number of floors:	3					
	historical status:	None					
	year built:	1928					
	additions/renovations/upgrades:	1950, 1954					
	assessment value:	n/a					
Key to Rating:							
1 = New or in good condition with ordinary maintenance required							
2 = Good condition with minor repairs required							
3 = Fair condition with repairs or replacement required							
4 = Poor condition with replacement required							



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Rubber flat roof	Leaks reported/ 1986 - 25 years	YES	NO	NO	NO	3	Roofing > 20 years old may not meet current codes.
	Pitched slate shingles	Original	YES	NO	NO	NO	2	Original roofing does not meet current energy codes.
Exterior walls	Load bearing masonry/stone sills and stone detailing; exposed concrete foundation. Wood trim/details.	Fair/original. Spalling, stained sills , rusting lintels. Poor/original-wood trim.	NO	NO	NO	NO	3	Repair, repoint, and clean masonry and concrete. Repair, scrape and paint wood. Vines should be cut back to avoid masonry problems.
	Brick veneer/concrete sills; exposed concrete foundation	Fair/original. Stained/spalling concrete.	NO	NO	NO	NO	3	Repair and repoint
Windows/louvers	Aluminum w/ thermal break and thermal glazing, single-hung operable; metal louvers; cast iron grills	Good/ 1986 -windows. Good/original grills high on walls. Poor/original-windows and louvers	YES	NO	NO	NO	3	Repair/replace missing screens. Replace old windows/louvers. Note: difficult to operate, questionable quality.
	Steel frame, single-pane window wall system, hopper operables; metal louvers	Poor/1950s, Lexan infills, peeling/rusting frames	YES	NO	NO	NO	4	Replace window system and louvers
Doors/hardware	Metal, wood, aluminum, aluminum w/ pebble fiberglass panels	Good/newer; Poor/original and ages unknown-including frames. Hardware is non accessible.	YES	YES	NO	NO	3	Replace doors, frames, hardware. Note: main entry is not an accessible route.
Areaways	Concrete retaining walls with painted steel grates.	Poor/original. Deteriorating concrete, minor cracks at foundation, grates are rusted but appear structurally sound	NO	NO	NO	NO	4	Repair/patch concrete, scrape and paint grates.
Exterior steps/ramps	Granite steps; concrete steps, stoops, and ramps w/ painted steel pipe guardrails; wrought iron railings	Poor/original and ages unknown. Rusting railing supports, spalling concrete. Settlement has caused uneven steps that are unsafe.	NO	YES	NO	NO	4	Repair or replace railings/concrete. Note: the only accessible entrance door is at the rear of the building and the path to that door is non accessible.
Structural concerns	None.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Painted plaster/concrete @ corridors; painted plaster walls, typical.	Fair/original-cracking, peeling, stained at corridors; rooms more recently painted.	NO	YES	NO	NO	3	Repair/paint corridor walls.
	Painted gypsum wallboard, typical. With vinyl wall covering @ corridors.	Fair/1954. Door surrounds are non accessible	NO	YES	NO	NO	3	Modify openings to comply with accessibility codes
Floors	Carpet, VCT, vinyl flooring, VAT, terrazzo	Fair/original. Good/newer VCT	NO	NO	NO	NO	2	Replace carpet, VAT and vinyl w/ VCT.
Ceilings	Painted plaster, typical; 2x4 ACT and 2x2 ACT	Good/original and ages unknown.	NO	NO	NO	NO	2	Replace stained tiles.
Doors/borrowed lights	Wood solid core doors w/ wood frames. Shades added at borrowed lights for security.	Fair/original	NO	NO	NO	NO	3	See "Partitions" for accessibility issue.
Hardware		Fair/original	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, painted wood, metal, laminate	Poor/original	NO	YES	NO	NO	4	Replace as required, replacement to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Painted wood cubbies. Metal, single-tier, 15" x 60" for 2 students	Poor/age unknown-metal lockers, rusting. Recently painted exteriors only. Sized too small for shared use, non accessible hardware. Fair/ages unknown-wood cubbies.	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolling shades, typical	Good/ages unknown	NO	NO	NO	NO	2	
Toilet rooms	Adult: CMU, epoxy flooring , VCT; wood/metal partitions	Poor/original. Good/2010 fixtures. Non accessible	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
	Student: epoxy flooring , VAT/VCT/ceramic tile; steel partitions, painted metal/wood partitions, laminated partitions ; painted plaster ceilings; painted concrete walls/glazed CMU	Poor/original. Good/ 2010 fixtures, partitions, and flooring. Non accessible.	NO	YES	NO	NO	3	Replace/upgrade toilet rooms

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Stairs	Concrete w/ steel nosing; wood/metal hand & guardrails	Poor/original. Worn. Railings and stair nosing are rusting and non accessible. Majory leak at main stair has caused water damage at ceiling and wall.	NO	YES	NO	NO	4	Replace railings & stair nosing. Paint treads and landings. Repair leak and resulting damage.
Elevator	None							
Signage	Plastic plaques	Fair, non accessible	NO	YES	NO	NO	2	Replace signage to include Braille
Gymnasium	Wood athletic floor and backstops	Good/original	NO	NO	NO	NO	2	
	Wood paneling, painted CMU above; exposed acoustic deck; clerestory windows w/ vertical blinds	Good/original. Poor/age unknown-vertical blinds	NO	NO	NO	NO	2 and 3	Replace window treatment
	Wood platform; fabric curtains	Poor/original. Platform is not accessible. Stair treads to platform are cracked/ splitting.	NO	YES	NO	NO	3	Refinish floor; provide access, replace stair treads.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	2	Kitchen is at furthest point from classrooms; students carry food trays up multiple floor levels.
Code concerns	1. Inaccessible at both the interior and exterior of the building. 2. No elevator. 3. "Dead-end" corridors do not meet code. 4. Open cubbies in corridor create a flammability risk. 5. No visual of front entry creates a security risk. 6. Flooding at basement level creates a health risk.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam, dual fuel burners, AC in office and Comp. Storage.	One boiler/1948 -poor condition, used for emergency only; one boiler/ 2006	Boiler inefficient	NO	NO	Some classroom exhaust registers blocked. Oil storage inside exceeds code.	4	One new boiler, one original to 1950's addition with newer burner, but in poor condition.
Plumbing	Piping original, unknown	Poor/original	Electric point-of-use domestic water heaters added at toilets.	Limited accessibility.	NO	NO	4	Possible sewage ejectors? Domestic water main service leaks.
Fire Protection	None						-	--
Electrical Service Equipment	400A. 3 phase, 4 wire, 120/208V	Fair - + 65 years. Very serious water penetration.	NO	NO	NO	Insufficient working clearances	3	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - + 65 years and newer	NO	NO	NO	NO	3	Should be upgraded.
Emergency System	100kW diesel exterior generator serves possibly entire facility.	Good - 10 to 15 years	NO	NO	NO	No 2-hour fire rated room for life safety system equipment.	2-3	

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Fire Alarm System	Multi-zone: not ADA compliant; Library and corridor smoke detectors and door holders; exterior master box.	Good - 30 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	Signals should be replaced with ADA compliant type. Some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 10 years	NO	NO	NO	NO	2	Phone lines should be extended to classrooms.
Lighting System	Generally 2x2 and 2x4 recessed fluorescent; surface wrap around in classrooms and some corridors.	Good - 6 years and older	NO	NO	NO	NO	2	Energy efficient fixtures, lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair - + 55 years. Many plug strips.	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed throughout facility.
Security System	Keypads at specific doors; Motion detectors in corridors and stairs.	Fair - Mixed - + 35 years. Connection to Alarm Company not operating.	NO	NO	NO	NO	3	System needs repair and upgrading.
Door Bell System	Push button at front door. Buzzer in office area.	Fair	NO	NO	NO	NO	3-4	
Sound/Intercom System	Privacy switches and surface speakers in classrooms; corridor speakers; exterior speakers. Independent system in Gym.	Fair to Poor - + 35 years	NO	NO	NO	NO	3-4	System needs to be upgraded.
Clock/Program Bell System	Classroom and Office battery clocks. Corridor speakers with bell tone.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas. Some wireless.	Good - 20 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms.
Cablevision System	In after school room only.	N/A					-	Service should be provided.

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

Newton Schools Study - Facility Assessment								
WILLIAMS SCHOOL								
141 GROVE STREET								
BUILDING DATA:								
	site area:	2 acres						
	zoning district:	PUB						
	building area:	41,700 gross square feet						
	number of floors:	2						
	historical status:	None						
	year built:	1950						
	additions/renovations/upgrades:	2001						
	assessment value:	n/a						
Key to Rating:								
1 = New or in good condition with ordinary maintenance required								
2 = Good condition with minor repairs required								
3 = Fair condition with repairs or replacement required								
4 = Poor condition with replacement required								



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Hot-applied rubber flat roof	No active leaks reported, metal roof edge in good condition/ 2001, 10 years	NO	NO	NO	NO	2	
Exterior walls	Load bearing masonry/concrete sills/stone detailing @ main façade.	Good. Minor cracks and staining at masonry, rusting lintels/original; mildew on North side	NO	NO	NO	NO	1	Repair and clean/ powerwash
	Brick veneer	Good/2001	NO	NO	NO	NO	1	
Windows/louvers	Steel-frame, single-pane glazing, metal louvers	Original windows at gym area only, others are Good/ 1993 . Louvers are rusting/peeling/original	YES	NO	NO	NO	3	Replace gym windows, scrape and paint louvers.
	Aluminum w/ thermal break and thermal glazing, fixed & single-hung operable	Good/2001	NO	NO	NO	NO	1	Repair/replace damaged or missing screens. Note: difficult to operate, questionable quality.
Doors/hardware	Aluminum w/ pebble fiberglass panels; shades added to borrowed lights for security.	Good condition, hardware is non accessible/~2001	NO	YES	NO	NO	2	Replace with accessible hardware & auto-open device
Areaways	Concrete retaining walls with painted steel grates, open steel pipe guardrail.	Deteriorating concrete, minor cracks at foundation, grates are rusted but appear structurally sound/original	NO	NO	YES	NO	3	Repair/patch concrete, scrape and paint grates. Replace or modify guardrails.
Exterior steps/ramps	Concrete ramps w/ painted steel pipe guardrails	Poor condition, concrete is deteriorating and railing supports are rusting and not secure/2001	NO	NO	YES	NO	3	Replace ramps and railings
Structural concerns	None.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU w/ painted plaster above @ corridors; painted plaster walls, typical	Good/original. Refurbished classroom door surrounds are non accessible	NO	YES	NO	NO	3	Modify openings to comply with accessibility codes
	Gypsum wallboard, painted w/ vinyl base, typical; steel corner guards @corridors	Good/2001. Door surrounds are non accessible	NO	YES	NO	NO	3	Modify openings to comply with accessibility codes
Floors	Carpet, typical	Good/2001	NO	NO	NO	NO	3	Replace carpet w/ VCT.
Ceilings	2x4 ACT and 2x2 ACT	Good/2001. 5-2nd floor classroom spaces have significant water damage ceilings; 3 of which are in the 2001 addition, plus 1 classroom on the first floor.	NO	NO	NO	NO	2	Find the source or sources of the leaks, repair, and then replace damaged tiles.
Doors/borrowed lights	Wood solid core doors w/ metal frames	Good/2001; Fair/original	NO	NO	NO	NO	2	See "Partitions" for accessibility issue.
Hardware		Good for ~75%/2001; Fair/original	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood, metal, laminate	Good/2001; Poor/original	NO	YES	NO	NO	2	Replace as required, replacement to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Metal, single-tier, 15" x 60" for 2 students	Good/2001; Fair/original--some rusting. Sized too small for shared use, non accessible hardware	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Various: vertical & horizontal blinds, and shades	Good/2001; Fair/older versions.	NO	NO	NO	NO	2	Replace/upgrade to provide consistent light control.
Toilet rooms	Adult: CMU, ceramic tile, VCT and epoxy flooring ; wood/metal partitions	Good/original with new flooring and fixtures. Non accessible	NO	YES	NO	NO	2	Replace/upgrade toilet rooms
	Student: glazed CMU & ceramic tile; stainless steel partitions	Good/2001	NO	NO	NO	NO	1	
Stairs	Concrete w/ steel nosing; wood/metal hand & guardrails	Good/original. Railings and stair nosing are non accessible.	NO	YES	NO	NO	2	Replace railings & stair nosing.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
	Concrete/metal pan construction; painted metal hand & guardrails	Good/2001	NO	NO	NO	NO	1	
Elevator		Good/2001	NO	NO	NO	NO	1	
Signage	Plastic plaques	Good/2001; Fair/all other, non accessible	NO	YES	NO	NO	2	Replace signage to include braille
Gymnasium equipment	Wood athletic floor; wood backstops	Good/ original; large areas of water stains at ceiling; doors to gym do not work properly	NO	NO	NO	NO	2	Find and fix source of damage and repair/replace ceiling; adjust doors
Auditorium	Painted concrete floor	Good/original. Slope of floor is not accessible	NO	YES	NO	NO	3	Partial reconstruction required.
	Wood platform	Good/original. Platform is accessible and is used for Music	NO	NO	NO	NO	1	
	Metal/fabric seats	Good/2001. Designated "accessible" seats are not accessible	NO	YES	NO	NO	2	Provide accessible seating.
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
Cafeteria	VCT floor/painted plaster walls	Good/functional; VCT is worn; water damage at ceiling	NO	NO	NO	NO	1	Note: cafeteria formerly a classroom. 3 lunches of ~100
Code concerns	1. Main entrance is not clearly indicated and 2 ramps at Grove Street side lead to doors without accessible hardware. 2. Doors swing open into original stairwells, obstructing the path of travel. 3. Elevator access is far from main entry. 4. No visual of front entry creates a security risk. 5. Several of the rooms on the 2nd floor in the 2001 addition are musty with poor air quality.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil w/UV's AC in Office	Poor - original; 1 boiler/ original; 1 new boiler since 2007	Boiler inefficient	NO	NO	Mechanical ventilation below standard or missing in areas	3-4	Systems are near the end of their normal useful life
Plumbing	Piping unknown	Poor - original	NO	Not ADA, minimal accessibility	NO	Fixtures not water conserving	3-4	Systems are near the end of their normal useful life
Fire Protection	Wet sprinkler; dry for Gym/Auditorium area	Good - 10 years	NO	Coverage not to code in some areas	NO	Coverage issues; dry serving occupied areas	2	Drawings and hydraulic calculations prob available
Electrical Service Equipment	400A. 3 phase, 4 wire 120/208V	Good - 10 years	NO	NO	NO	NO	2	New in 2001
Distribution System	Circuit breaker panelboards with conduits and wire feeders	Good - 10 years and older	NO	NO	NO	NO	2	Mostly new in 2001
Emergency System	Exterior generator; auto transfer switch in main electrical room.	Good - 10 years	NO	NO	NO	No separation of life safety, lighting system.	2	New in 2001 serves entire building.
Fire Alarm System	Multi-zone; ADA compliant; corridor smoke detectors and door holders; master box.	Good - 10 years	NO	NO	NO	No smoke detectors in Kindergarten Room; no A/V signal in Cafeteria	2	New in 2001
Telephone System	Multiple outside lines.	Good - 10 years	NO	NO	NO	NO	2	New in 2001

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Lighting System	Generally 2x4 recessed fluorescent	Good - 10 years and older	NO	NO	NO	No multiple switching or occupancy sensor in classrooms and offices with natural light.	2	New energy efficient lamps and electronic ballast by utility company.
Receptacles	Generally standard duplex type	Good - 10 years and older	NO	NO	NO	No child safety in kindergarten rooms; no ground fault in kitchen.	2	Additional receptacles needed in classrooms and office areas.
Security System	Control panel in Administration Office; keypads at specific doors; motion detectors in corridors; Notifies UL Central Station.	Mixed	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Button at back door; Bell in Admin. Office	Working - 7 years - "residential"	NO	NO	NO	NO	3	
Sound/Intercom System	Dial phone and speaker in classrooms; ceiling speakers in corridors.	Good - 10 years	NO	NO	NO	NO	2	No independent system in Auditorium or Gym.
Clock/Program Bell System	Classroom and Office battery clocks; Corridor and classroom speakers with bell tones.	Good - 10 years	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas	Good - 10 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms.
Cablevision System	None						-	Service should be provided.

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

Newton Schools Study - Facility Assessment								
ZERVAS SCHOOL								
30 BEETHOVEN AVENUE								
BUILDING DATA:								
	site area:	5.28 acres						
	zoning district:	PUB						
	building area:	36,006 gross sq. ft.						
	number of floors:	1						
	historical status:	None						
	year built:	1954						
	additions/renovations/upgrades:	1991-modular, 2007-modulars						
	assessment value:	n/a						
Key to Rating:								
1 = New or in good condition with ordinary maintenance required								
2 = Good condition with minor repairs required								
3 = Fair condition with repairs or replacement required								
4 = Poor condition with replacement required								



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Hot-applied flat roof/painted wood soffit at overhang	Skylight leaks reported have been repaired, one new leak w/ TS Irene; peeling paint at soffits/ 16 years	NO	NO	NO	NO	2	Repair one new leak location.
Exterior walls	Brick and field stone; 2x2 tile wall at former auditorium entrance; concrete exposed foundation	Good/original masonry-minor cracks, rusting lintels; Fair/original concrete-cracks, stains	NO	NO	NO	NO	2	Repair and clean
Windows/louvers	Aluminum, double-pane glazing, fixed and hopper; metal louvers	Good/ 2007; Poor at original louvers	NO	NO	NO	NO	1 and 4	Replace windows/louvers
Doors/hardware	Aluminum w/ pebble fiberglass panels	Good/ 2007	NO	NO	NO	NO	1	Replace doors and provide accessible hardware & auto-open device. Install proper thresholds.
Areaways	Concrete retaining walls with steel grates	Fair/original, concrete spalling, stained; grates are rusted	NO	NO	NO	NO	3	Replace grates, repair concrete
Exterior steps/ramps	Concrete and slate stoops; granite steps; concrete ramps; galvanized steel and painted metal pipe guardrails.	Poor/original or ages unknown, concrete is deteriorating and railing supports are rusting and not secure	NO	YES	NO	NO	4	Rebuild concrete steps and replace older railings.
Structural concerns	None.							


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

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Toilet rooms	Adult	Poor/original. Non accessible	NO	YES	NO	NO	4	Replace/upgrade toilet rooms
	Student: glazed CMU & ceramic tile; painted laminate partitions	Poor/original. 2010 upgrades include epoxy flooring and partitions. Not fully accessible	NO	YES	NO	NO	4	Upgrade toilet rooms.
Stairs	Not applicable, 1 story							
Elevator	Not applicable, 1 story							
Signage	Printed paper	Poor, non accessible	NO	YES	NO	NO	4	Install signage w/ braille.
Gymnasium/assembly	Wood athletic floor and backstops; built-in cafeteria tables	Fair/original, tables not used/not safe	NO	NO	NO	NO	3	Refinish floor
	Glazed CMU, painted brick above; 1x1 ACT	Good/original	NO	NO	NO	NO	2	
Kitchen	Warming kitchen	Good/functional	NO	NO	NO	NO	1	
Code concerns	1. Flooding at crawl space may create health risks. 2. Open cubbies in corridor create a flammability risk. 3. All hardware is non accessible. 4. Quantity of adult toilets does not meet code requirements.							
"1991" Modular Addition includes 1 space used as the Library	Wood vertical siding; pre-fab metal walls, ACT and carpet	Poor/ 20 years old; exterior wall and floor are rotted, with a portion of the room unusable; bad indoor air quality	YES	NO	NO	NO	4	Modular spaces >20 years should be replaced.
"2007" Modular Addition includes 2 classrooms	Wood vertical siding; pre-fab metal walls, ACT and carpet	Good/ 4 years old; roof leaks; stained ceiling tiles; exterior steps being replaced 2011	NO	NO	NO	NO	2	Repair roof leaks and replaced ceiling tiles; maintenance and upkeep efforts will continue to increase.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by gas, original classroom unit ventilators. Burners piped for gas and oil. Library with RTU AC	Poor/ original. One boiler/2004, one new boiler since 2007	Boiler inefficient	NO	Cond rec'r vent run through Boiler Room (egress) door.	Ventilation suspect, some areas "stuffy".	4	Only one operable boiler. Problems with heating, not warm enough through building. Steam taps need work. No overhaul of controls.
Plumbing	Piping original, unknown.	Unknown/original, Fair to poor	NO	Marginal accessibility	NO	NO	4	
Fire Protection	None						-	--
Electrical Service Equipment	Utility company transformer vault within building; 400A. 3 phase, 4 wire, 120/208V	Fair to Poor - original	NO	NO	NO	Insufficient working clearances	3-4	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair to Poor - original, some newer.	NO	NO	NO	NO	3-4	Should be upgraded.
Emergency System	Exterior diesel generator in boiler room; serves corridor and stair lighting and boilers. (Possibly entire facility.)	Good - 15 years	NO	NO	NO	Not 2-hour fire rated room for life safety equipment.	3-4	Life safety equipment should be placed in Code compliant 2-hour rated room.
Fire Alarm System	Multi-zone: not ADA compliant; Library and corridor smoke detectors and door holders; exterior master box.	Good - + 30 years	NO	YES	NO	Mounting height and locations of some pull stations.	2	All signals need to be ADA; Some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 10 to 15 years	NO	NO	NO	NO	2	Add Dial phone to all classrooms.
Lighting System	Generally suspended/surface wrap around fluorescents; Library 2x2 recessed fluorescent.	Good - + 25 years	NO	NO	NO	NO	2-3	Additional fixtures needed in some areas. New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair to Good - original and newer.	NO	NO	NO	NO	3-4	Additional receptacles/circuits should be added throughout.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Security System	Keypad at parking lot door; Motion detectors in corridors; Monitor switches on exterior doors; Notifies UL Central Station.	Fair - Mixed - 15 years	NO	NO	NO	NO	3	System will need upgrading.
Door Bell System	Unknown	-	-	-	-	-	-	
Sound/Intercom System	Dial phones in offices and speakers with private switch in classrooms; speakers in corridors.	Fair - 35 years and newer.	NO	NO	NO	NO	3-4	System should be upgraded.
Clock/Program Bell System	Classroom and Office battery clocks. Corridor and classroom speaker with bell tones.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas.	Good - 10 years	NO	NO	NO	NO	2	Additional data outlets needed in some classrooms.
Cablevision System	None						-	Service should be provided.

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

Newton Schools Study - Facility Assessment								
BIGELOW MIDDLE SCHOOL								
42 VERNON STREET								
BUILDING DATA:								
	site area:	2.81 Acres						
	zoning district:	PUB						
	building area:	92,500 gross square feet						
	number of floors:	3						
	historical status:	None						
	year built:	1967						
	additions/renovations/upgrades:	1993 (opened as MS)						
	assessment value:	n/a						
Key to Rating:								
1 = New or in good condition with ordinary maintenance required								
2 = Good condition with minor repairs required								
3 = Fair condition with repairs or replacement required								
4 = Poor condition with replacement required								

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Hot-applied rubber flat roof	Active minor leaks reported/ 20 years	NO	NO	NO	NO	2	Roofing >20 years old may not meet current codes.
Exterior walls	Brick veneer, precast concrete panels/columns and window surrounds	Good/original. Major cracking of veneer noted at corner of Park and Vernon Streets. Spalling, cracking, staining, rebar exposed at concrete. Window sill concrete separating from wall concrete.	NO	NO	NO	NO	2	Repair major crack. Repair concrete. Vines should be cut back to avoid masonry damage.
Windows	Aluminum-frame storefront system with single-pane glazing.	Poor/original	YES	NO	NO	NO	4	Replace with energy code compliant curtainwall system.
	Aluminum w/ thermal glazing, fixed and awning type.	Good/1993	NO	NO	NO	NO	1	
Doors/hardware	Metal, aluminum, aluminum w/ pebble fiberglass panels	Good/recent-aluminum. Poor/original-steel, rusting. Non accessible hardware.	YES	YES	NO	NO	3	Replace doors, provide accessible hardware.
Areaways	Concrete retaining walls with steel grates, open steel pipe guardrail w/ chain link fence.	Fair/original. Broken, spalling concrete; rusting at guardrails/grates	NO	NO	NO	NO	3	Patch/repair concrete. Replace rusted railings.
Exterior steps/ramps	Concrete walls, steps, stoops and ramps w/ painted steel pipe guardrails	Poor/original w/updates. Spalling, broken, stained, deteriorating concrete. Ongoing settlement and repairs at main stair. Railings rusted and deteriorated.	NO	YES	NO	NO	4	Repair/replace concrete and replace guardrails.
Structural concerns	1. Review masonry cracks on NorthWest corner							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Painted CMU, typical; painted plaster walls; exposed brick at entry; wood paneling at cafeteria	Good/original. A portion of door surrounds are non accessible.	NO	YES	NO	NO	3	Modify openings to comply with accessibility code.
Floors	Carpet, terrazzo, concrete, VCT, VAT, wood, rubber	Poor/various ages, duct tape used on carpet. Good/newer VCT	NO	NO	NO	NO	3	Replace carpet at classrooms w/ VCT; abate and replace VAT with VCT.
Ceilings	Concrete coffered ceiling, 2x4 ACT, 2x2 ACT, painted plaster, and various acoustic treatments	Good/original and ages unknown	NO	NO	NO	NO	2	Replace damaged tiles.
Doors/borrowed lights	Wood solid core doors w/ metal frames and w/ wood frames. Shades added to borrowed lights for security.	Poor/original	NO	NO	NO	NO	4	Refinish or replace doors. See "Partitions" for accessibility issue.
Hardware		Fair/original, A portion of hardware is non accessible	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood built-ins of various configurations	Fair/original	NO	YES	NO	NO	3	Replace with accessible casework.
Lockers/cubbies	Metal lockers-narrow single-tier, some with boxes above	Fair/original, rusting	NO	YES	NO	NO	3	
Window treatments	Rolling shades, typical	Good/ages unknown	NO	NO	NO	NO	2	
Toilet rooms	Painted CMU w/ painted plaster above/ceramic tile walls; ceramic tile floors; metal partitions	Good/1993 updates. Not fully accessible. Fair/original-non accessible. New low flow fixtures.	NO	YES	NO	NO	3	Update toilet rooms
Stairs	Concrete and steel pan; VCT, rubber; wood/metal hand & guardrails	Good/original. Railings are non accessible.	NO	YES	NO	NO	2	Replace railings.
Elevator		Good/1993	NO	NO	NO	NO	1	Remove furniture to provide a clear accessible route.
Signage	Various types, no standard	Poor/original. Recent signs are of paper.	NO	YES	NO	NO	4	Provide code-compliant signage

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Gymnasium equipment	Wood athletic floor; wood bleachers; divider wall.	Good/original floor. Fair/original bleachers. Poor/age unknown-operable wall divider.	NO	YES	NO	NO	3	Refinish floor , provide new bleachers that are accessible. Replace divider wall.
	Painted CMU w/ tectum panels; exposed concrete deck	Good/original	NO	NO	NO	NO	2	
Locker rooms	Concrete floors and coffered concrete ceilings	Good/original	NO	NO	NO	NO	2	
	Toilet areas updated w/ ceramic tile floors and walls, metal partitions	Good/1993	NO	NO	NO	NO	1	
	Multi-sized metal lockers	Fair/original. Rusting.	NO	YES	NO	NO	3	Replace lockers, provide code-compliant lockers/area.
	Individual showers at girls; shared shower at boys	Good/1993 -unused. Used for storage.	NO	NO	NO	NO	1	
Auditorium	Sealed concrete sloped floor, VCT	Good/original; VCT/2011	NO	NO	NO	NO	2	Replace VAT with VCT
	Operable wall, splits auditorium into two lecture halls	Unknown if it works/original	NO	NO	NO	NO	2	
	Wood stage, painted CMU walls, fabric curtains	Good/2011 flooring. Good/newer curtains	NO	YES	NO	NO	3	Refinish wood. Design / install accessible route.
	Hard, molded plastic seats, 156 seats plus flat floor area for movable seating	Good/1993	NO	YES	NO	NO	1	Provide accessible seating locations
	Auditorium lighting, stage track lighting	Fair/1993; Good/ 2011 track lighting	NO	NO	NO	NO	2	Update Auditorium lighting
Lab Equipment	Wood cabinets w/ resin tops	Good/1993	NO	YES	NO	NO	2	Update w/ current technology to meet educational standards, incl. accessible sinks/fixtures
Kitchen	Full kitchen	Good/functional	NO	NO	NO	NO	1	
Code concerns	1. No visual of front entry creates a security risk. 2. Dampness concerns at basement level may create health risks.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam converted to hot water, by oil.	Original/fair to poor; steam traps replaced.	Boilers inefficient, steam to water inefficient	NO	NO	Noisy unit ventilators interfere with teaching.	3	Heating is sporadic, especially bad winter 2007. Maintenance required weekly. Unit ventilator coil freeze-ups. One thermostat for every two classrooms.
Air conditioning	Classroom chiller inoperable (at least 3 years).	Inoperable / original				Some interior space	4	
Plumbing	Piping original, unknown	Original/poor; new low flow fixtures	NO	Accessible fixtures but outdated	NO	No domestic hot water throughout building. No parts for EWC's.	4	One domestic water heater inoperable? Showers not used.
Fire Protection	Building not sprinklered, 4 inch fire protection water service, destination unknown.							
Electrical Service Equipment	2500A, 3 phase, 4 wire, 120/208V	Good - 41 years and newer	NO	NO	NO	Tight working clearances	2-3	Should be upgraded.
Distribution System	Circuit breaker panelboard with conduit and wire feeders.	Good - 41 years and newer	NO	NO	NO	NO	2-3	Should be upgraded.
Emergency System	45kW gas indoor and ATS in electric room; serves corridor and stair lighting some kitchen refrig and boilers; Battery emergency lighting in corridors.	Good to Fair - 41 years	NO	NO	NO	Insufficient working clearances; Not 2-hour fire rated room.	2-3	Generator should be replaced with Code compliant unit in 2-hour rated room.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Fire Alarm System	Multi-zone; mostly ADA compliant; smoke detectors in all rooms; master box.	Good - 8 to 20 years	NO	NO	NO	Mounting height and location of some pull stations	2	All signals should be changed to ADA compliant.
Telephone System	Multiple outside lines.	Good - 25 years	NO	NO	NO	NO	3	System should be upgraded.
Lighting System	Generally: Surface/suspended wrap around fluorescent; 2x4 recessed fluorescent	Good - 15 years and newer; poor Auditorium lighting. New light control sensors in a portion of teaching areas.	NO	NO	NO	No multiple switches in classrooms. Occupancy sensors in some classrooms, not all working.	2	Older energy efficient lamps and electronic ballasts by utility company. Many ballast failures. Auditorium lighting should be upgraded.
Receptacles	Generally standard duplex type	Good - 41 years and newer	NO	NO	NO	NO	2	Some classrooms need more receptacles / circuits.
Security System	Keypads at specific doors; motion detectors in corridors and high value rooms; exterior doors with monitor switches. Notifies UL Central Station.	Fair - Mixed	NO	NO	NO	NO	2-3	Systems will need upgrading.
Sound/Intercom System	Clock/speaker unit with private switch in classrooms; ceiling speakers in corridors; intercom/telephone in offices.	Good - 41 years and newer	NO	NO	NO	NO	2-3	Independent sound systems in Auditorium and Gymnasium. System should be upgraded.
Clock/Program Bell System	Classroom and office battery clocks; corridor and classroom speakers with bell tones	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas; some wireless	Good - 10 years	NO	NO	NO	NO	2	
Cablevision System	TV outlets in classrooms, large group areas and main lobby; TV station within facility.	Good - 10 years	NO	NO	NO	NO	2	

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

Newton Schools Study - Facility Assessment								
BROWN MIDDLE SCHOOL								
125 Meadowbrook Road								
BUILDING DATA:								
	site area:	8.27 Acres						
	zoning district:	PUB						
	building area:	146,000 gross square feet						
	number of floors:	2						
	historical status:	None						
	year built:	1956						
	additions/renovations/upgrades:	1962, 1982, 1997						
	assessment value:	n/a						
Key to Rating:								
1 = New or in good condition with ordinary maintenance required								
2 = Good condition with minor repairs required								
3 = Fair condition with repairs or replacement required								
4 = Poor condition with replacement required								

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Hot-applied rubber flat roof	No active leaks reported, metal roof edge in good condition/ 24 years	YES	NO	NO	NO	2	Roofing > 20 years old may not meet current codes.
Exterior walls	Brick veneer, steel window storefront system, stone panels at main entry	Masonry in good condition/original. Overall minor cracks and staining. At north side significant settlement cracks.	NO	NO	NO	NO	2	Repair and clean; vines should be cut back to avoid masonry damage.
	Brick veneer	Good/1997	NO	NO	NO	NO	1	
Windows	Steel-frame storefront system with single-pane glazing, opaque blank-off panels and louvers. Fixed, awning and hopper type.	Poor/original Good/2009	NO	NO	NO	NO	1	Replace with energy code-compliant curtainwall system. Possible return to the multi-colored opaque panels.
	Aluminum w/ thermal glazing, fixed and awning type.	Good/1997	NO	NO	NO	NO	1	
Doors/hardware	~100%-aluminum w/ pebble fiberglass panels; 50%-steel doors	Aluminum: good/ 1997 , hardware is non accessible. Steel: poor/original, rusting and hardware is non-accessible. Good/2009	NO	YES	NO	NO	1	Replace with accessible hardware & auto-open device. Replace old doors with aluminum doors.
Areaways	Concrete retaining walls with painted steel grates, open steel pipe guardrail w/ chain link.	Minor deterioration of concrete, grates are rusted but appear structurally sound/original. Areaways are full of debris, trees are growing in them and it is unclear if drains work.	NO	NO	NO	NO	2	Clean out areaways, fix any inoperable drains, repaint grates and repair chain link fencing.
Exterior steps/ramps	Concrete ramps w/ painted steel pipe guardrails	Fair/original and 1997 - concrete is spalling and guardrails are rusted.	NO	YES	NO	NO	3	Repair concrete and replace or scrape/paint guardrails.
Canopies @ exterior doors	Flat roofed, metal edge, plaster soffit. Main entry w/ brick piers.	Main entry-good/1997; elsewhere canopies have been removed or are damaged.	NO	NO	NO	NO	3	Repair damaged canopy; properly seal where canopies have been removed.
Structural concerns	1. Review foundation/masonry cracks on NorthEast corner at girl's locker room. 2. Replacement of window walls may trigger seismic structural upgrades.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU w/ painted plaster above @ corridors; painted plaster walls, typical; some painted CMU	Good/original. Most classroom entries are non accessible.	NO	YES	NO	NO	3	Modify openings to comply with accessibility code.
	Painted gypsum wallboard w/ vinyl base, typical	Good/1997	NO	NO	NO	NO	1	
Floors	Terrazzo, concrete, VCT, VAT, carpet, wood	Various conditions and ages. Majority of 2nd floor flooring replaced (4 CRs, a prep room, and top of stairs remain VAT); 6 CRs at 1st floor remain VAT; little carpeting remains.	NO	NO	NO	NO	2	Replace carpet at classrooms w/ VCT; abate and replace VAT with VCT. Repair/provide transition strips at corridor transitions, multiple locations.
Ceilings	2x4 ACT, 2x2 ACT, plaster, and various acoustic treatments	Good to fair. Older ceilings have sagging/stained tiles, painted plaster ceilings are peeling.	NO	NO	NO	NO	2	Replace damage tiles. Provide consist ceiling treatment in classrooms.
Doors/borrowed lights	Wood solid core doors w/ metal frames and w/ wood frames; shades added at borrowed lights for security	Poor/original; good/1997	NO	NO	NO	NO	4	Refinish or replace doors. See "Partitions" for accessibility issue.
Hardware		Fair/original	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Wood built-ins of various configurations	Poor/original	NO	YES	NO	NO	4	Replace w/ plastic laminate shelves and counters.
Lockers/cubbies	Steel, 12" x 60" for 1 students	Poor/original. Rusting, damaged, and ~25% inoperable. Good/new	NO	NO	NO	NO	1	Replace.
Window treatments	Various: vertical & horizontal blinds, and shades	Fair/older versions	NO	NO	NO	NO	2	Replace/upgrade to provide consistent light control.
Toilet rooms	Glazed CMU walls w/ painted plaster above; ceramic tile floors	Fair/original with some updated fixtures. New low flow fixtures. Staff toilets are non accessible and student toilets are not fully accessible. Poor ventilation at Men's T by Admin.	NO	YES	NO	NO	2	Update fixtures. Make fully accessible; improve ventilation at Men's T by Admin.
Stairs	Steel pan; wood/metal hand & guardrails	Good/original. Railings are non accessible. Metal pan rusting at open stairwell.	NO	YES	NO	NO	2	Replace railings.

Elevator		Fair/original. Undersized and remotely located.	NO	YES	NO	NO	3	Provide new elevator near main lobby.
Signage	Various types, no standard	Poor/original. Recent signs are of paper.	NO	YES	NO	NO	4	Provide code-compliant signage
	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Gymnasium equipment	Wood athletic floor; wood bleachers, divider curtains, aluminum bball backstops	Good/ new floor. Fair/original bleachers. New divider curtains and recent backstops.	NO	YES	NO	NO	1 and 3	Refinish floor, provide new bleachers that are accessible.
Locker rooms	Concrete and ceramic tile floors	Fair/original. Some cracking and curbs are inaccessible.	NO	YES	NO	NO	3	Repair and eliminate curbs to make accessible.
	Metal partitions	Fair/original. Unused/no curtains	NO	NO	NO	NO	1	Unused space, may be reprogrammed.
	Multi-sized metal lockers	Fair/original. Some rusting.	NO	YES	NO	NO	3	Replace lockers, provide code-compliant lockers/area.
	Individual marble showers at girls; shared ceramic tile shower at boys	Fair/original. Unused. Used for storage at girls.	NO	YES	NO	NO	1	Unused space, may be reprogrammed.
Auditorium	Sealed concrete floor	Good/original	NO	NO	NO	NO	1	Repair any minor cracks
	Wood stage/steps; metal pipe painted handrails	Fair/original	NO	YES	NO	NO	3	Refinish wood. Replace railings.
	Wood/fabric auditorium seating, seats 600	Poor/original;	NO	YES	NO	NO	4	Replace, provide required accessible seating.
	Lighting by flourescent tubes at perimeter; stage lighting	Poor/original not used; Poor/recent. New 2-phase switching lighting.	NO	NO	NO	NO	1 and 4	Update lighting; provide current technology for stage lighting
Lab Equipment	Wood cabinets w/ laminate tops, some resin tops	Fair/original	NO	YES	NO	NO	3	Update w/ current technology to meet educational standards, incl. accessible sinks/fixtures
Kitchen	Full kitchen	Good/some recent. New sinks and stove.	NO	NO	NO	NO	1	
Code concerns	1. No visual of front entry creates a security risk.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil w/UV's AC in Offices and head end	Very poor/original, 55 years; 2 boilers/1996; recent work: steam traps replaced and DDC conversion from pneumatic	Boilers inefficient	NO	NO	Ventilation suspect in some areas	4+	The H&V system is well past its normal useful life and appears to effect the educational process
Plumbing	Assumed copper with lead solder and cast iron	poor/ original - 55 years	NO	A few fixtures marginally accessible	NO	Fixtures not water conserving	4	Systems are at the end of their normal useful life
Fire Protection	None							
Electrical Service Equipment	800A, 3 phase, 4 wire, 120/208V.	Good/some new in 1985, 26 years and older	NO	NO	NO	Tight working clearances	2-3	
Distribution System	Circuit breaker panelboard with conduit and wire feeders.	Good/some new in 1985, 26 years and older	NO	NO	NO	NO	2-3	
Emergency System	Exterior generator; Auto transfer switch in main electric room.	Good/1997 - 14 years	NO	NO	NO	No separation of life safety lighting system.	2	Facility used as storm shelter.
Fire Alarm System	Multi-zone; not ADA compliant; smoke detectors in corridors and classrooms of 1985 addition; master box.	Good to fair - 35 years	NO	NO	NO	A/V signals not all ADA; Mounting height and locations of some pull stations.	2-3	All A/V signals need to be ADA; some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 10-15 years	NO	NO	NO	NO	2	
Lighting System	Generally: 2x4 recessed fluorescent; 2x2 recessed fluorescent; wrap around suspended fluorescent	Good to Fair - 25 years and older; some energy efficient lamps and electronic ballasts by utility company. New light control sensors in most teaching areas.	NO	NO	NO	NO	2	
Receptacles	Generally standard duplex type	Good - 10-15 years	NO	NO	NO	NO	2	Additional receptacle/circuits needed in classrooms and office areas.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Security System	Control panel in main electrical room; keypads at specific doors; motion detectors in corridors; some exterior doors with monitor switches. Notifies UL Central Station.	Fair - Mixed	NO	NO	NO	NO	3	Systems need upgrading.
Sound/Intercom System	Dial phone and speaker and private switch in classrooms; ceiling speakers in corridors.	Good - 10 years	NO	NO	NO	NO	2	Independent sound system in Auditorium
Clock/Program Bell System	Classroom and office battery clocks; corridor and classroom speakers with bell tones	Good - 10 years	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas	Good - 10 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms
Cablevision System	TV outlets in classrooms, large group areas and main lobby	Good - 10 years	NO	NO	NO	NO	2	

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
SITE FEATURES								
Parking	Bituminous concrete large parking area across street, smaller area at side of school	Average condition, crossing area not marked	NO	YES	YES	NO	3	Repair/reconfiguration
Sidewalks/ramps	Concrete; bituminous concrete at terrace	Fair/poor - settling. Ramp at main entrance: railing and ramp not to code, terrace deteriorating and entrance is not accessible	NO	YES	YES	NO	3	Reconstruction
Fields	Soccer/football/track used by school	Good	NO	YES	NO	NO	2	Provide accessible route
Plantings	Attractive mature plantings, lawns at building		NO	NO	NO	NO		
Courts	None							
Courtyard	Concrete sidewalks, wood trellis, plantings	Good	NO	NO	NO	NO	1	
Benches/bike racks	In front of school and by play area	Good	NO	NO	NO	NO	1	
Fencing	None							
Lighting	Building mounted and pole mounted parking/roadway lighting; Entrance doorway lighting.	Good - 25 years					1	

Newton Schools Study - Facility Assessment							
DAY MIDDLE SCHOOL							
21 MINOT PLACE							
BUILDING DATA:							
	site area:	8.57 Acres					
	zoning district:	PUB					
	building area:	145,600 gross square feet					
	number of floors:	3					
	historical status:	None					
	year built:	1971					
	additions/renovations/upgrades:	1997					
	assessment value:	n/a					
Key to Rating:							
1 = New or in good condition with ordinary maintenance required							
2 = Good condition with minor repairs required							
3 = Fair condition with repairs or replacement required							
4 = Poor condition with replacement required							



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Hot-applied rubber flat roof typical w/ sloping Sarnofil roof at Auditorium	Active leaks reported at skylights; metal roof edge in good condition/ 18 years	NO	NO	NO	NO	3	Repair/reflash at skylights
Exterior walls	Brick veneer	Good. Minor cracks and staining at masonry, rusting lintels/original	NO	NO	NO	NO	1	
Windows	Storefront systems in stairways - steel-frame, single-pane glazing and solid panels	Fair/original; metals panels are dented	YES	NO	NO	NO	3	Replace single glazed storefront.
	Aluminum w/ thermal break and thermal glazing, fixed & operable awnings; aluminum louvers	Good/original , Good/1997	NO	NO	NO	NO	1	Operable awning windows are very small/insufficient.
Doors/hardware	50% aluminum w/ pebble fiberglass panels; 50% metal doors	Good newer doors, hardware is non accessible. Poor/original; weatherstripping has been replaced.	YES	YES	NO	NO	3	Replace doors; provide accessible hardware & auto-open device as required.
Areaways	None							
Exterior steps/stoops	Concrete steps w/ steel pipe guardrails; concrete stoops	Good/original; guardrails rusted and not code compliant	NO	YES	NO	NO	3	Replace guard rail/handrails
Canopies @ exterior doors	Flat roof, metal roof edge and metal panel soffit/surround. Flag entrance w/ brick piers and exposed steel	Good/original. Rusting at exposed steel	NO	NO	NO	NO	1	
Arcade	Concrete slab, brick arched colonade	Good/original	NO	NO	NO	NO	1	Note: not used, does not lead to any entrance
Structural concerns	None.							


	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Painted CMU, pre-fab metal panels at corridors; exposed brick at entry and stairs; painted CMU, pre-fab metal panels, plaster and gypsum walls, typ.	Good/original; ~15% inaccessible door openings	NO	YES	NO	NO	3	Modify openings to comply with accessibility codes
Floors	Carpet, typical; VCT at science; wood at shop/art	Good typical /1997; worn at Admin.	NO	NO	NO	NO	3	Replace carpet w/ VCT. Refinish wood floors.
Ceilings	2x4 ACT coffered at lights; 1x1 ACT	Poor/original; sagging, stained, missing tiles; system no longer manufactured.	NO	NO	NO	NO	4	Replace ceiling.
	2x4 ACT, 2x2 ACT	Good/1997	NO	NO	NO	NO	1	
Doors/borrowed lights	Painted wood solid core doors w/ wire glass in painted metal frames. Shades added to borrowed lights for security.	Good/original; some toilet room doors are sized too small	NO	YES	NO	NO	2	Replace/upgrade doors as necessary and to meet code. Also, see "Partitions" for accessibility issue.
Hardware		Good/original; does not meet accessibility code	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Science casework: laminated plywood, painted in most location; resin tops	Poor/original; deteriorating cabinets	NO	YES	NO	NO	4	Replace casework to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Metal, double-tier, typ; "hand-me-down" mix of other metal type lockers	Fair/original--some rusting. Poor/"hand-me-down" lockers. ~100 replaced and 50 added new lockers in 2011	NO	YES	NO	NO	3	Replace with metal double tier 15" x 30" or 12" x 60" if space allows.
Window treatments	Rolling shades, typ.	Good/1997	NO	NO	NO	NO	1	
Toilet rooms	Adult/Student: ceramic tile walls and floors (a few poured epoxy floors); metal partitions; new low flow fixtures in 2011	Fair/original. Not fully accessible	NO	YES	NO	NO	3	Replace/upgrade toilet rooms
Stairs	Terrazzo treads and landings; wood/metal hand & guardrails	Good/original. Railings are non accessible. Stair at "Flag Pole" entry is in fair condition; is worn and cracking; with concrete patches	NO	YES	NO	NO	2	Replace railings.
Elevator		Good/original	NO	NO	NO	NO	1	

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Signage	Plastic plaques on doors w/ room numbers only	Fair/original; do not comply with accessibility code	NO	YES	NO	NO	3	Replace signage to include braille
Gymnasium	Wood athletic floor and bleachers	Good/original	NO	YES	NO	NO	2	Provide accessible seating at bleachers
	Wood paneling w/ CMU above	Good/original	NO	NO	NO	NO	1	
	Newer wood backstops and divider curtains	Good	NO	NO	NO	NO	1	
Multi-purpose room	Wood athletic floor; concrete steps and ramp w/ surface treatment	Good/original	NO	NO	NO	NO	1	
Locker rooms	Painted CMU walls	Good/original	NO	NO	NO	NO	2	Paint walls
	Concrete and ceramic tile floors	Fair/original Broken/damaged tiles; missing tile base	NO	NO	NO	NO	3	Patch/repair flooring
	Metal partitions	Fair/original	NO	YES	NO	NO	3	Replace partitions, provide accessible locations.
	Multi-sized metal lockers	Poor/original. Rusted, deteriorating	NO	YES	NO	NO	4	Replace lockers, provide accessible lockers.
Auditorium	Painted concrete floor w/ carpet at aisles	Good/original	NO	NO	NO	NO	1	Note: auditorium is not accessible from corridor
	Wood stage/steps; fabric curtains	Fair/original. Deteriorating curtains	NO	YES	NO	NO	2	Refinish wood floor. Replace curtains. Note: stage is not accessible from auditorium
	Painted plaster walls; operable wall	Good/original. Operable wall is not used--unsure if it works.	NO	NO	NO	NO	1	
	Painted plaster ceiling with hung wood slat ceiling system	Good/original. Water damaged ceiling	NO	NO	NO	NO	1	Repair and paint ceiling
	Metal/fabric seats; seats 295	Good/original; some broken, "lumpy" cushions	NO	YES	NO	NO	2	Provide accessible seating.
Kitchen	Full kitchen	Good/functional	NO	NO	NO	NO	1	
Cafeteria	Linoleum floor; painted plaster walls	Good	NO	NO	NO	NO	1	Note: 5 lunches
Overall concerns	1. Poor site and building entry sequence; main entry is difficult to locate and site circulation is unsafe to navigate. 2. No visual security at main entry--administration is down the corridor. 3. No vestibule at main entry. 4. 22 teaching spaces with no windows. 5. Dampness issues may cause health risks.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Hot water gas, package rooftop air conditioning/ ventilation. AC CR's and offices only.	Very poor - original; steam traps replaced	Inefficient reheat system. Poor design.	NO	NO	Ventilation issues in areas. Noise issues	3-4	Attention of Head Custodian keeps school going. Zoned vertically. Constant control of adjustments.
Plumbing	Piping original, unknown	Fair - original	NO	Limited accessibility	NO	Water conservation	3	Replaced all buried piping due to building settling. Hot water unreliable.
Fire Protection	Standpipe system	Fair - original	NO	NO	Remove fire hose.	NO	2	Old unusable first aid type FDV's.
Electrical Service Equipment	2000A, 3 phase, 4 wire, 277/480V.	Good - original and newer	NO	NO	NO	Tight working clearances	2-3	Some new in 1997
Distribution System	Circuit breaker panelboard with conduit and wire feeders.	Good - original and newer	NO	NO	NO	NO	2-3	Some new in 1997
Emergency System	85kW gas indoor and ATS in boiler room.	Good - original	NO	NO	NO	No separation of life safety, lighting system.	2	
Fire Alarm System	Multi-zone; not ADA compliant except new areas; smoke detectors in corridors, stairs and some classrooms; master box.	Good to fair - original	NO	NO	NO	A/V signals not all ADA; Mounting height and locations of some pull stations.	2-3	All A/V signals need to be ADA; some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 8 years	NO	NO	NO	NO	2	New in 2003.
Lighting System	Generally: Coffered surface wrap around fluorescent; some 2x2 recessed fluorescent	Fair in original building areas; Good in renovated areas; original and newer. New light control sensors in some areas.	NO	NO	NO	No multiple switches in classrooms.	2	New energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type	Good - original and newer	NO	NO	NO	NO	2	

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Security System	Keypads at specific doors; motion detectors in corridors and Computer Room; exterior doors with monitor switches. Notifies UL Central Station.	Fair - Mixed	NO	NO	NO	NO	2-3	Systems will need upgrading.
Door Bell System	Push button at back door; bell in corridor	Good - original	NO	NO	NO	NO	2-3	
Sound/Intercom System	classrooms; ceiling speakers in corridors; exterior flush wall mounted speakers.	Good - 10 years	NO	NO	NO	NO	2	Independent sound system in Auditorium
Clock/Program Bell System	Classroom and office battery clocks; corridor and classroom speakers with bell tones	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas	Good - 10 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms
Cablevision System	TV outlets in classrooms, large group areas and main lobby; TV station within facility.	Good - 10 years					2	

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

Newton Schools Study - Facility Assessment								
OAK HILL MIDDLE SCHOOL								
130 WHEELER ROAD								
BUILDING DATA:								
site area:	8.04 acres							
zoning district:	PUB							
building area:	96,000 gross square feet							
number of floors:	3							
historical status:	None							
year built:	1936							
additions/renovations/upgrades:	1960, 1997 (opened as MS) 2010 - modular addition							
assessment value:	n/a							
Key to Rating:								
1 = New or in good condition with ordinary maintenance required								
2 = Good condition with minor repairs required								
3 = Fair condition with repairs or replacement required								
4 = Poor condition with replacement required								

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Pitched roof, 1936 slate at main façade, 1997 asphalt shingles; wood cupola with weathervane	No active leaks reported/ 14 years; painted wood eaves peeling; insulation added in attic of 1936 bldg	NO	NO	NO	NO	1	
	Flat roof	Good/1997	NO	NO	NO	NO	1	
Exterior walls	Load bearing masonry/painted wood sills and detailing/stone detailing.	Good/original; wood trim peeling	NO	NO	NO	NO	1	Scrape, paint wood trim
	Brick veneer with concrete details	Good/1997; north side shows moisture staining and some spawling on masonry	NO	NO	NO	NO	1	Vines growing on downspouts should be removed to avoid damage; clean/repair masonry
Windows	Aluminum replacement windows w/ thermal glazing, single-hung, fixed and awning types; metal louvers	Good/1997; Fair/original-louvers	NO	NO	NO	NO	2	Scrape and repair/paint wood sills and wood frames. Reseal. Replace louvers
Doors/hardware	White aluminum panelled doors w/ glazing in metal frames	Good/1997; Fair/original frames-peeling. Hardware is accessible. Missing thresholds.	YES	NO	NO	NO	2	Repair/replace original frames. Provide thresholds.
Areaways	Concrete retaining walls with galvanized steel grates.	Fair/original-concrete, cracked, deteriorating. Good/newer-grates	NO	NO	NO	NO	2-3	Repair concrete. Install/attach loose grate at left front side of bldg.
Exterior steps/ramps	Concrete slab entries, concrete and granite steps w/ painted steel and steel pipe guardrails	Good/original and 1997. Rusted original metal guardrails	NO	NO	NO	NO	2	Scrape and paint guard/handrails
Canopy @ main entry	Pitched roofed, concrete edge, metal panel soffit with brick/concrete piers.	Good/1997; metal soffit is dinged/dented	NO	NO	NO	NO	2	
Structural concerns	None.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed CMU w/ painted plaster above @ corridors; painted plaster walls, typical; painted CMU and concrete	Good/original. Columns at band room damaged. Water damage at nurse's suite. Damaged plaster wall at East stair in 1936 bldg.	NO	NO	NO	NO	2	Repair damaged corners/walls. Consider adding corner guards to columns.
	Painted gypsum wallboard w/ vinyl base, typical	Good/1997-heavily marked up in high traffic areas	NO	NO	NO	NO	2	Paint/repair corridor walls. Consider installing tile over gypsum for easier maintenance and improved appearance.
Floors	Carpet, VCT, quarry tile	Good/1997, some carpet worn/frayed at seams, stained; no transition strips between floor materials. Minimal carpet remaining. Settlement issues btwn QT & VCT and at toilet room doorways in 1936 bldg.	NO	NO	NO	NO	1	Replace carpet w/ VCT; provide transition strips. Replace Library carpet. Resolve settlement issues.
Ceilings	2x4 ACT, 2x2 ACT, painted plaster	Good/1997 Stained tiles throughout. Minimal stained tiles remaining.	NO	NO	NO	NO	1	Replace damage/stained tiles (Library, Teacher's Café).
Doors/borrowed lights	Wood solid core doors w/ metal frames and w/ wood frames; shades added at borrowed lights for security	Good/original-wood; Good/1997	NO	NO	NO	NO	2	
Hardware		Good/1997 some inaccessible hardware	NO	YES	NO	NO	2	Replace inaccessible hardware.
Interior built-in furnishings	Wood built-ins of various configurations	Good/original and 1997	NO	YES	NO	NO	1	
Lockers/cubbies	Metal, double-tier lockers, 15" and metal, single-tiered lockers, 12"	Good/1997; Poor older lockers that were relocated here from elsewhere	NO	YES	NO	NO	2	Replace old locker with new.
Window treatments	Rolling shades, typical	Good/1997	NO	NO	NO	NO	1	
Toilet rooms	Ceramic tile wainscot w/ painted plaster above; ceramic tile floors; metal partitions	Good/1997, facilities are accessible; rusting at lower edge of partitions, typical at sink areas; mirrors are deteriorating; new low flow fixtures	NO	NO	NO	NO	2	Replace rusting partitions and deteriorating mirrors.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Stairs	Poured terrazzo, metal pan stair; metal hand & guardrails w/ original wood cap; glazed CMU w/ painted plaster above, 2x2 tectum ceiling	Good/original, worn surfaces w/ 1997 updates	NO	NO	NO	NO	1	
	Concrete metal pan construction with rubber treads/risers; painted metal pipe hand & guardrails	Fair/1997, surfaces are worn at high traffic stairs; rusting rails	NO	NO	NO	NO	3	Resurface treads/risers, replace yellow stripe ; paint hand and guardrails. Consider installing tile over gypsum for easier maintenance and improved appearance.
Elevator		Good/1997	NO	NO	NO	NO	1	
Signage	Plastic plaques	Good/1997; directional signage in paper.	NO	NO	NO	NO	2	Provide permanent directional signage.
Gymnasium	Wood athletic floor; wood bleachers, divider curtains, aluminum backstops; painted CMU walls and exposed acoustic deck	Good/1997	NO	NO	NO	NO	1	
Locker rooms	Painted CMU walls, quarry tile floors, 2x2 ACT	Good/1997-entry doors are not code compliant	NO	YES	NO	NO	2	Change door hinge/swing direction.
	Metal partitions	Good/1997	NO	NO	NO	NO	1	
	Multi-sized metal lockers	Good/1997	NO	NO	NO	NO	1	
	Ceramic tile, individual showers, open on two sides, no curtains	Good/1997	NO	NO	NO	NO	1	
Auditorium	Sealed concrete floor with carpet aisles; painted CMU walls; hanging wood-framed acoustic panels	Good/1997	NO	NO	NO	NO	1	
	Wood stage/steps; metal pipe painted handrails; fabric curtains	Fair/1997-wood floor; Good/1997-curtains. Loud lighting equipment panels on stage.	NO	NO	NO	NO	3	Refinish wood floor. Relocate equipment.
	Metal and fabric seating, 315 seats	Good/1997	NO	NO	NO	NO	1	
Lab Equipment	Wood cabinets w/ resin tops	Good/1997	NO	NO	NO	NO	2	Note: no water to shower head, no duct connected to fume hood. Science program no longer requires shower heads or fume hoods.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Kitchen	Full kitchen	Good/1997, functional	NO	NO	NO	NO	1	
Code concerns	1. Flooding at occupied basement level may cause potential health risks.							
Modular addition	Four classrooms plus corridor and connecting corridor.	Good/2010	NO	NO	NO	NO	1	

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Hot water by oil, Classroom unit ventilators. AC for Library, offices, Health. Computer Room, and Auditorium.	Good - 1997; New boiler 2008 and steam traps replaced	Boilers-inefficient- NO	NO	NO	NO	1	One operable boiler, second boiler installation was halted? Can't fully heat school with only one boiler. DDC controls.
Plumbing	Original piping in original building unknown?	Good - 1997	NO	Some accessibility.	NO	NO	2	Water issues in boiler room.
Fire Protection	Sprinkler and standpipe system.	Good - 1997				Dry system serves occupied	2	
Electrical Service Equipment	2,000A. 3 phase, 4 wire, 277/480V	Good - less than 15 years	NO	NO	NO	Tight working clearances	1	
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Good - less than 15 years	NO	NO	NO	NO	1	
Emergency System	300kW (approximate) exterior diesel generator serves corridor and stair lighting, boilers, air compressors, elevator and kitchen equipment; two automatic transfer switches.	Good - less than 15 years	NO	NO	NO	Very wet 2-hour fire rated room for life safety system equipment.	2	Wet condition in life safety emergency room needs immediate attention.
Fire Alarm System	Multi-zone: ADA compliant; auditorium, gymnasium and corridor smoke detectors and door holders; exterior master box.	Good - less than 15 years	NO	NO	NO	NO	1	
Telephone System	Multiple outside lines.	Good - 2 years	NO	NO	NO	NO	1	
Lighting System	Generally 2x2 and 2x4 recessed prismatic and parabolic fluorescent.	Good - less than 10 years; some energy efficient lamps and electronic ballasts by utility company. New light control sensors in most teaching areas.	NO	NO	NO	NO	1	
Receptacles	Generally standard duplex type.	Good - less than 15 years	NO	NO	NO	NO	1	Additional receptacles/circuits needed in corridors

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Security System	Keypads at specific doors; Motion detectors in corridors and stairs; Interior and exterior signals; Notifies UL Central Station.	Good - less than 15 years	NO	NO	NO	NO	1	
Sound/Intercom System	Dial phones and clock/speaker units in classrooms and offices; corridor speakers and exterior speakers; Independent Gym system. No independent systems in Auditorium and Cafeteria.	Good - less than 15 years	NO	NO	NO	NO	1	
Clock/Program Bell System	Classroom and Office clocks operate on controller in Admin. Office. Corridor speakers with bell tone.	Good - less than 15 years. 95% system clocks, 5% battery clocks.	NO	NO	NO	NO	1	
Information Technology System	Data in classrooms and office areas.	Good - less than 15 years	NO	NO	NO	NO	1	Additional data outlets needed in some classrooms.
Cablevision System	Outlets in classrooms, some offices and corridors.	Good - less than 15 years	NO	NO	NO	NO	1	

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

Newton Schools Study - Facility Assessment							
CARR SCHOOL							
225 NEVADA STREET							
BUILDING DATA:							
	site area:	4.85 acres					
	zoning district:	PUB					
	building area:	49,000 gross square feet					
	number of floors:	2					
	historical status:	None					
	year built:	1936					
	additions/renovations/upgrades:	1960					
	assessment value:	n/a					
Key to Rating:							
1 = New or in good condition with ordinary maintenance required							
2 = Good condition with minor repairs required							
3 = Fair condition with repairs or replacement required							
4 = Poor condition with replacement required							



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Pitched roof with stone/wood cupola	No active leaks reported but water damage was evident, gutters in poor condition/ 30 years	YES	NO	NO	NO	3	Roofing > 20 years old may not meet current codes.
	Flat roof	No active leaks reported/ 30 years	YES	NO	NO	NO	2	Roofing > 20 years old may not meet current codes.
Exterior walls	Load bearing masonry/painted wood sills and detailing/stone detailing.	Good/original. Minor cracks and staining at masonry; rusting lintels; peeling paint	NO	NO	NO	NO	2	Repair and clean masonry; replace lintels when windows are replaced. Scrape and paint wood trim/sills
	Masonry w/ wood corners, trim and cornice pieces	Good/original-masonry, staining from rusting conduits. Poor/original-wood pieces	NO	NO	NO	NO	2-3	Repair/replace wood trim. Clean masonry.
Windows/louvers	Wood frame, 20 over 20 and 16 over 16 divided lights, typical, single-pane glazing; metal louvers/grills	Poor/original w/ aluminum storm windows added.	YES	NO	NO	NO	4	Replace
	Steel frame, single glazing, fixed & single-hung operable	Poor/1960	YES	NO	NO	NO	4	Replace
Doors/hardware	Aluminum w/ pebble fiberglass panels	Good/newer, hardware is non accessible	NO	YES	NO	NO	2	Replace with accessible hardware & auto-open device
Exterior steps/ramps	Granite and concrete steps; wood ramps w/ painted steel pipe guardrails; wrought iron, open-grate stair	Poor/ages unknown, concrete is deteriorating and railing supports are rusting and not secure; rusting stair	NO	YES	NO	NO	3	Replace ramps and railings
Greenhouse	Glassed-in greenhouse upper walls and roof; wood clapboard lower walls	Fair/age unknown; peeling paint at lower; glass structure is newer	NO	YES	NO	NO	2-3	Repair/paint. Note: non accessible from interior or exterior
Structural concerns	None							

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

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

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil, UV's in CR's	Poor - unknown 65 + years; 2 boilers-good/ 2010, plus condensate lines, master steam traps, etc. updated; dead boiler was abated.	Boiler inefficient	NO	NO	Ventilation	4	One boiler dead. Not used as a school. Visible leaks in Boiler Room.
Plumbing	Plumbing original, unknown	Poor - unknown 65 + years	NO	Fixtures not accessible	NO	Fixtures not water conserving	4	--
Fire Protection	None						-	--
Electrical Service Equipment	800A. 3 phase, 4 wire, 120/208V	Fair - + 35 years	NO	NO	NO	Insufficient working clearances	3	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair - + 35 years	NO	NO	NO	NO	3	Should be upgraded.
Emergency System	20kW gas indoor generator in boiler rooms; serves corridor and stair lighting and boilers.	Good - 10 years	NO	NO	NO	Not 2-hour fire rated room for life safety system.	3-4	Generator should be placed in 2-hour rated room.
Fire Alarm System	Multi-zone: not ADA compliant; auditorium and corridor smoke detectors and door holders; master box.	Good - + 25 years	NO	NO	NO	Mounting height and locations of some pull stations.	2	Some pull stations should be relocated.
Telephone System	Multiple outside lines.	Good - 10 years	NO	NO	NO	NO	2	New in 2001. Phone lines should be extended to classrooms.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Lighting System	Generally suspended fluorescent	Fair to Poor - + 25 years	NO	NO	NO	No multiple switches in classrooms.	3	Broken and discolored lenses should be replaced. Additional fixtures needed in some rooms. No energy efficient lamps and electronic ballasts by utility company.
Receptacles	Generally standard duplex type.	Fair - + 35 years	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed throughout facility.
Security System	Keypads at specific doors; Motion detectors in corridors and stairs; Notifies UL Central Station.	Fair - Mixed - + 35 years	NO	NO	NO	NO	3	System will need upgrading.
Sound/Intercom System	door notifies Office. Privacy switches and surface speakers in classrooms. No corridor speakers.	Fair to Poor - + 35 years	NO	NO	NO	NO	3-4	No independent sound systems. Building wide system needed.
Clock/Program Bell System	Classroom and Office battery clocks. Corridor bells.	Good - New clocks provided as needed.	NO	NO	NO	NO	2	
Information Technology System	Data in classrooms and office areas.	Good - 15 years	NO	NO	NO	NO	2	Additional data outlets needed in classrooms.
Cablevision System	Outlet in Auditorium	Good - 15 to 20 years					-	

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

Newton Schools Study - Facility Assessment							
EDUCATION CENTER							
100 WALNUT STREET							
BUILDING DATA:							
	site area:	3.78 acres					
	zoning district:	PUB					
	building area:	70,000 gross square feet					
	number of floors:	3					
	historical status:	None					
	year built:	1928					
	additions/renovations/upgrades:	1934-add, 1966-modulars					
	assessment value:	n/a					
Key to Rating:							
1 = New or in good condition with ordinary maintenance required							
2 = Good condition with minor repairs required							
3 = Fair condition with repairs or replacement required							
4 = Poor condition with replacement required							



	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING EXTERIOR								
Roof systems	Flat roof	No active leaks reported/ 15 years	NO	NO	NO	NO	2	
Exterior walls	Load bearing masonry/concrete sills and exposed foundation/stone detailing.	Fair/original. Cracking/spalling/staining at masonry/stone/concrete; significant masonry deterioration (due to water infiltration) at upper level of rear façade where original cornice was removed and infilled with brick; brick headers replaced at same time as windows	NO	NO	NO	NO	3	Repair, repoint and clean
Windows/louvers	Aluminum w/ thermal break and thermal glazing, fixed & single-hung operable; metal louvers	Good/1993-windows; Poor/original-louvers.	NO	NO	NO	NO	1 and 3	Replace louvers.
Doors/hardware	Wood in wood frames, metal, aluminum w/ pebble fiberglass panels	Good/newer; Poor/original. Hardware is non accessible. Main entry has auto-open device.	YES	YES	NO	NO	3	Replace original doors and frames; provide accessible hardware.
Areaways	Concrete retaining walls, stairs; painted steel pipe guardrails w/ chain link fencing	Fair/original. Staining, spalling	NO	NO	NO	NO	3	Repair and clean
Vent shafts	Masonry enclosed vents w/ metal louvers and concrete caps	Poor/ages unknown. Deteriorating masonry.	NO	NO	NO	NO	4	Repair/masonry. Repair/replace louvers.
Exterior steps/ramps	Granite and concrete stoops and steps w/ painted steel pipe guardrails; one resurfaced with epoxy paint	Poor/original, concrete is deteriorating and railing supports are rusting.	NO	YES	NO	NO	3	Repair/replace steps; replace railings. Note: only one door is accessible in this multi-function building.
Structural concerns	None.							

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING INTERIOR								
Partitions	Glazed brick w/ painted brick above @ corridors; painted plaster walls, typical	Good/original	NO	NO	NO	NO	2	
Floors	Carpet, typical, VCT, vinyl, quarry tile, wood, athletic resilient flooring	Good to fair/ages unknown	NO	NO	NO	NO	2	Replace carpet w/ VCT.
Ceilings	2x4 ACT, 2x2 ACT, 1x1 ACT, and painted plaster	Good/ages unknown	NO	NO	NO	NO	2	Replace damaged tiles.
Doors/borrowed lights	Wood solid core doors w/ wood frames. Shades added to borrowed lights for security.	Good to fair/original	NO	NO	NO	NO	2	
Hardware		Fair/original-non accessible	NO	YES	NO	NO	3	Replace w/ accessible hardware & required locking sets.
Interior built-in furnishings	Various types, wood, metal, laminate	Good to fair/original and ages unknown	NO	YES	NO	NO	2	Replace as required, replacement to include accessible hardware/sinks/fixtures.
Lockers/cubbies	Few open cubbies	Good/ages unknown	NO	YES	NO	NO	2	Install new/replace with metal double tier 15" x 30" or 12" x 60" as educational programs require.
Window treatments	Various: vertical & horizontal blinds, and shades	Good/ages unknown	NO	NO	NO	NO	2	Replace/upgrade to provide consistent light control.
Toilet rooms	Adult: CMU, ceramic tile, VCT, epoxy flooring ; metal partitions	Some non accessible, some partially accessible	NO	YES	NO	NO	2	Replace/upgrade toilet rooms
	Student: glazed CMU & ceramic tile, VCT; metal partitions	Fair to Poor/ages unknown. Wood steps added to accommodate children	NO	YES	NO	NO	3	Inappropriate size and quantity for users. Replace/upgrade/add toilet rooms
Stairs	Concrete w/ steel nosing; wood/metal hand & guardrails; rubber risers/treads at internal stair	Fair/original. Railings and stair nosing are non accessible. Concrete deteriorating, subsequent fixes also deteriorating	NO	YES	NO	NO	3	Replace railings & stair nosing. Install rubber surface at all stairs.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Elevator		Good/age unknown	NO	NO	NO	NO	2	
Signage	Plastic plaques	Good/recent; Fair/all other, non accessible.	NO	YES	NO	NO	2	Replace signage to include braille
Former auditorium	Carpet; carpet at platform; ACT ceiling; stone and wood detailing	Good/ages unknown; platform is not accessible-used as book/resource area	NO	YES	NO	NO	2	Replace damaged/missing ACT
	<p>1. Corridor too narrow for educational use due to storage closets. 2. Basement classrooms with no windows. 3. Quantity and distribution of toilet rooms does not meet code. 4. Multiple exterior doors and programs make for a potentially unsafe environment and create a security risk. 5. No visual of front entry creates a security risk. 6. Open cubbies in corridor create a flammability risk. 7. Damp occupied basement spaces create poor indoor air quality and may cause a health risk.</p>							
Code concerns	<p>8. Dead end corridor. 9. Pre-school classrooms do not have individual, accessible toilets as required by code.</p>							
2-"1966" Permanent Modulares; 1 approx 30'x105', 1 approx. 30'x120'; used by high school programs	CMU construction with no insulation in walls or under floor; loose-laid insulation above ceiling tiles under pitched roof. Metal studs and drywall partitions.	Good/ 1966;	YES	YES	NO	NO	2	

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
BUILDING SYSTEMS								
Heating/ventilation/air conditioning	Steam by oil, vent through windows with radiation in CR's. Air conditioning in offices.	Poor - 65 + year; 2 boilers-1976	Boiler inefficient	NO	NO	Ventilation	4	Only a few UV's (Annexes). Steam leaks. CR exhaust inoperable.
Plumbing	Piping original, unknown	Poor - 65 + year	NO	Plumbing fixtures	Old gas light piping	Not enough fixtures, water conservation	4	
Fire Protection	None						-	--
Electrical Service Equipment	2000A. 3 phase, 4 wire, 120/208V	Fair to poor - + 55 years and older	NO	NO	NO	Insufficient working clearances	3	Should be upgraded.
Distribution System	Circuit breaker panelboards with conduit and wire feeders.	Fair to poor - + 40 years and older	NO	NO	NO	NO	3	Should be upgraded.
Emergency System	600kW indoor generator; serves lighting and possibly IT computers.	Poor - + 55 years. Operation questionable.	NO	NO	NO	Insufficient working clearances; Not 2 hour fire rated room.	3	Should be upgraded.
Fire Alarm System	Multi-zone: not ADA compliant; corridor smoke detectors and door holders; master box.	Fair - 30 years and older	NO	NO	NO	Mounting height and locations of some pull stations.	2	Some stations should be relocated. Signals should be replaced with ADA type.
Telephone System	Multiple outside lines.	Good - 10 years	NO	NO	NO	NO	2	New in 2002. Dial type should be added to classrooms.
Lighting System	Wrap around surface/suspended fluorescent	Good - + 25 years	NO	NO	NO	NO	2	New energy efficient lamps and ballasts by utility company.

	Material	Condition/Age	Energy Issues	Accessibility Issues	Life Safety Issues	Other Code Issues	Rating	Comments
Receptacles	Generally standard duplex type.	Fair to Good - + 35 years	NO	NO	NO	NO	3-4	Additional receptacles/circuits needed throughout facility.
Security System	Control panel adjacent FA control panel; keypads at specific doors; Motion detectors in corridors and stairs; some exterior doors with monitor switches. Notifies UL Central Station.	Fair - + 20 years mixed equipment	NO	NO	NO	NO	3-4	Should be replaced.
Sound/Intercom System	No intercom or public address system.		NO	NO	NO	NO	-	Provide system throughout facility.
Clock/Program Bell System	Classroom and Office battery clocks.	Good - Provided as needed.	NO	NO	NO	NO	2	Provide program bell system.
Information Technology System	Data in classrooms and office areas.	Good - 10 years	NO	NO	NO	NO	2	
Cablevision System	Outlet in Town Meeting Room						2	

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

Educational Space Assessment Matrix Key

The abbreviated category headings indicate:

Built = year of original constructed
Ren. = year of last addition/renovation/upgrade
Enr. = current year's enrollment
Gross = building's gross square feet
Net = building's net square feet
N-to-G = net to gross ratio
G/P = gross square feet per pupil
N/P = net square feet per pupil
cr = number of inadequately sized classrooms
Mod = number of modular classrooms
CR = number of appropriately sized classrooms (greater than 800 sf), **includes modular spaces**
Lib = library sf (square feet)
Gym = gymnasium sf
Multi = multi-purpose room sf
Kit = kitchen sf
Aud = auditorium sf
Stg = stage sf
Mus = music classroom sf or location
Art = art classroom sf
Aft = after school program sf or location
Adm = administration sf
Nur = nurse's room sf or location
Fac = faculty lunchroom sf
Wrk = faculty workroom sf
LCT = learning center sf
Lit = literacy center sf
ELL = English as a second language sf
OT = occupational therapy sf
S&L = speech and language sf
Psy = psychologist sf
SW = social worker sf
Spec. = specialist sf
Ea/Sn = early intervention/sensory integration sf
Incl = inclusion coordinator sf

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

G

Elementary Schools Educational Space Assessment Matrix

Note: updated information in BOLD

H

Educational Space Needs Rating

Newton Elementary Schools: Educational Space Needs Rating-2011

Rating	School	Net	N-G	G/P	N/P	cr	CR	Lib	Gym	Multi/Aud	Total
1	BURR	3	5	7	2	1	4	6	2	5	35
1	WILLIAMS	9	6	5	1	1	5	5	5	3	40
1	MEM-SPAULD	2	11	2	4	1	1	4	11	4	40
1	BOWEN	4	12	3	8	1	2	2	7	7	46
2	COUNTRYSIDE	1	10	4	6	2	1	12	11	1	48
2	FRANKLIN	6	9	4	6	4	8	3	6	8	54
2	HORACE MANN	5	2	9	3	1	3	13	8	13	57
3	UNDERWOOD	12	7	2	1	6	10	9	1	11	59
3	LINCOLN-ELIOT	11	14	1	5	3	7	7	3	9	60
3	MASON-RICE	8	1	13	9	2	3	14	11	2	63
4	ZERVAS	13	3	11	7	1	4	10	11	13	73
4	PEIRCE	14	4	10	8	1	6	15	11	6	75
4	ANGIER	10	13	8	9	7	10	1	4	13	75
4	CABOT	7	6	12	10	5	8	11	9	10	78
4	WARD	15	8	6	6	4	9	8	10	12	78

Note: Comparing the schools within these nine categories provides the rating of the educational space needs of each school.

Net = building's net square feet

N-to-G = net to gross ratio

G/P = gross square feet per pupil

N/P = net square feet per pupil

cr = number of inadequately sized classrooms

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

Lib = library sf (square feet)

Gym = gymnasium sf

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



Projected Enrollment Populations Growth Rating

Projected Enrollment Population Growth Rating - 2011

Rating	2006-07 ¹ actual	2011-12 ² projection	Change	% Change	2011-12 ³ actual	Change	% Change	2016-17 ⁴ projection	Change	% Change	
ELEMENTARY SCHOOLS											
1	Countryside	437	565	128	29%	490	53	12%	410	-80	-16%
1	Williams	295	303	8	3%	302	7	2%	272	-30	-10%
1	Cabot	420	494	74	18%	440	20	5%	398	-42	-10%
1	Mason-Rice	372	380	8	2%	437	65	17%	424	-13	-3%
1	Franklin	414	507	93	22%	401	-13	-3%	417	16	4%
1	Memorial-Spaulding	443	529	86	19%	458	15	3%	477	19	4%
1	Underwood	288	391	103	36%	289	1	0%	301	12	4%
1	Lincoln-Eliot	281	422	141	50%	317	36	13%	331	14	4%
1	Peirce	324	343	19	6%	316	-8	-2%	332	16	5%
1	Ward	237	223	-14	-6%	278	41	17%	296	18	6%
2	Angier	379	380	1	0%	395	16	4%	435	40	10%
2	Bowen	413	586	173	42%	448	35	8%	497	49	11%
2	Horace Mann	350	334	-16	-5%	386	36	10%	433	47	12%
2	Zervas	332	410	78	23%	321	-11	-3%	366	45	14%
2	Burr	333	409	76	23%	409	76	23%	473	64	16%
ELEMENTARY TOTALS		5318	6276	958	18%	5687	369	7%	5862	175	3%
MIDDLE SCHOOLS											
1	Day	747	925	178	24%	845	98	13%	840	-5	-1%
1	Oak Hill	567	672	105	19%	612	45	8%	623	11	2%
2	Bigelow	495	527	32	6%	533	38	8%	587	54	10%
2	Brown	665	721	56	8%	677	12	2%	773	96	14%
MIDDLE TOTALS		2474	2845	371	15%	2667	193	8%	2823	156	6%

¹ Source: Newton School Department

² Source: Newton School Department - Projected from 2006

³ Source: Newton School Department - November 2011 Enrollment Analysis 2011-12 Enrollment

⁴ Source: Newton School Department - Projected from 2011

The Newton schools were assessed in three categories:

- Facility Condition
- Educational Space Needs
- Projected Enrollment Growth

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

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

$$FC = \frac{(\text{Building Condition} \times 3) + \text{Mechanical} + \text{Electrical} + \text{Plumbing/Fire Protection} + \text{Site}}{7}$$

For example, for Angier:

Building Condition: 3.5

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

Site Condition: 3

$$\frac{(3.5 \times 3) + 4 + 3 + 4 + 3}{7} = 3.5 \text{ Facility Condition}$$

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

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

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

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

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

J

Existing Schools Assessment - Summary Spreadsheet

Note: updated information in BOLD and red

Newton Existing Schools Assessment - 2011

School Name	Year Built/ Additions ¹	Modulars ³		Building Condition + Systems Condition + Site Condition			Acres ²	Facility Condition = Total		Educational Space Needs	Current Capacity ***		Enrollment					
		Existing	Proposed	Rating*	Gross Sq Ft ¹	Mechan- ical		Rating*	Plumbin g/Fire		Rating*	HMFH Rating*	2010 MSBA Rating	HMFH Rating**	w/o Mods	w/ Mods	2011/12 Enrollment ³	5-yr Projected ³
Elementary:																		
1 Angier	1919/1936	-----		3.5	51,300	4	3	4	3	1.98 A	3.5	3	4	340		395	435	2
2 Bowen	1952/1989/2000	2007(1)		1.5	64,953	4	3	3	2	11.54 A	2.4	2	1	426	449	448	497	2
3 Burr	1967	-----	2011(1)	3	54,232	3	3	3	3	8.65 A	3.0	2	1	401	428	409	473	2
4 Cabot	1929/1957	1991(2) 2007(2)		3.5	45,095	4	3	4	3	1 A	3.5	3	4	339	384	440	398	1
5 Countryside	1953/1958/1988	1991/1999(4)		3	69,600	4	3	4	3	7.39 A	3.3	2	2	409	499	490	410	1
6 Franklin	1939/1950/1953	-----		2	56,764	4	3	4	2.5	5.45 A	2.8	2	2	356		401	417	1
7 Horace Mann	1965	2002(2) 2007(1)	2011(1)	3.5	54,701	3	3	3	2	1.59 A	3.1	2	2	331	397	386	433	2
8 Lincoln-Eliot	1939/1965/1974	-----		3	51,074	4	3	4	2	4 A	3.1	1	3	273		317	331	1
9 Mason-Rice	1959	-----		3	39,000	3	3	3	3	3.99 A	3.0	2	3	420		437	424	1
10 Memorial-Spaulding	1954/1959/2002	-----		1.5	68,775	3	3	3	3	5.59 A	2.4	1	1	506		458	477	1
11 Peirce	1951/1955	2007(2)		2	36,110	4	3	4	2	3.68 A	2.7	1	4	271	316	316	332	1
12 Underwood	1924	-----		2	43,300	4	3	4	3	1 A	2.9	1	3	280		289	301	1
13 Ward	1928/1950/1954	-----		3.5	38,000	4	3	4	3	3.16 A	3.5	2	4	298		278	296	1
14 Williams	1950/2001	-----		1.5	41,700	4	2	4	3	2 A	2.5	1	1	319		302	272	1
15 Zervas	1954	1991(1) 2007(2)	2011(2)	3	36,006	4	3	4	2	5.28 A	3.1	2	4	283	373	321	366	2
Subtotal Elementary												5,252		5,687	5,862			
Middle:																		
1 Bigelow Middle	1967/1993-opened MS	-----		2	92,500	4	2	4	3	2.81 A	2.7	2	1	500		533	587	2
2 Brown Middle	1956/1962/1982/1997	-----		2	146,000	4	2	4	2	8.27 A	2.6	2	1	850		677	773	2
3 Day Middle	1971/1997-infill add	-----		2	145,600	4	2	3	2	8.57 A	2.4	2	1	900		845	840	1
4 Oak Hill Middle	1936/1997-opened MS	2010(4)		1.5	96,000	2	1	2	2	8.04 A	1.6	1	1	550	650	612	623	1
Subtotal Middle												2,800		2,667	2,823			
Other:																		
1 Carr	1936/1960	-----		3	49,000	4	3	4	3	4.85 A	3.3	-	-	-		-	-	-
2 Education Center	1928/1934	1966		2.5	70,000	4	3	4	3	3.78 A	3.1	2	4	-		-	-	-
Totals					1,349,710									8,052	8,538	8,354	8,685	

¹ Source: Newton Public Buildings Department

² Source: Newton Assessors

³ Source: Newton School Department

*Key to Rating for Condition:

1 = New or in good condition with ordinary maintenance required

2 = Good condition with minor repairs required

3 = Fair condition with repairs or replacement required

4 = Poor condition with replacement required

See Appendix F for detailed Facility Assessments

**See Appendices G and H for further information.

*** Current capacity maintains existing programs, does not include temporary classrooms, and uses a factor of 40 sf per pupil per classroom.

****Key to Rating for Projected Growth:

1 = 5-year projected change percentage <10

2 = 5-year projected change percentage of 10-25

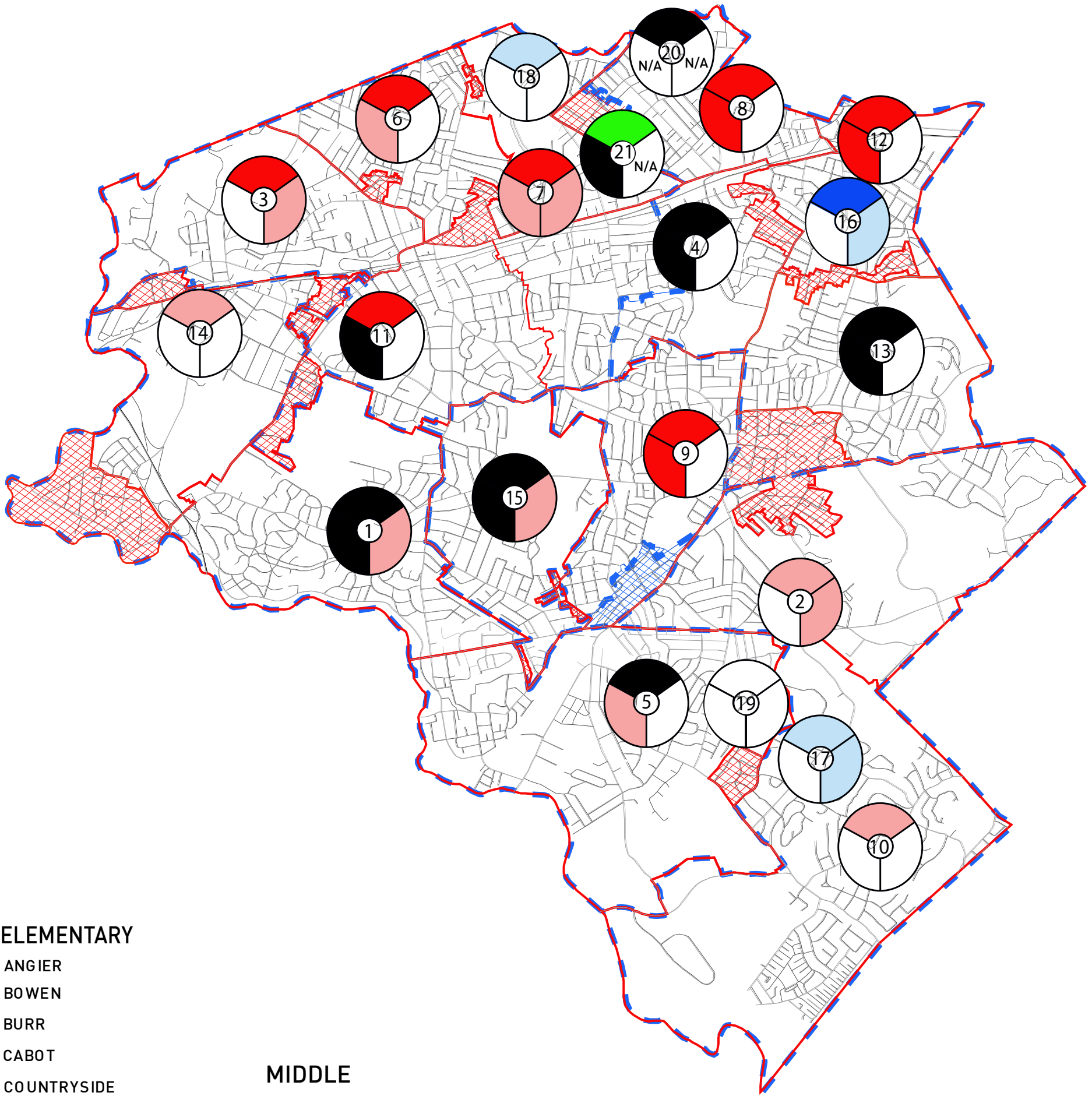
3 = 5-year projected change percentage of 26-40

4 = 5-year projected change percentage >41

See Appendix I for further information

K

Existing Schools Assessment - Graphic Representation



ELEMENTARY

- 1 ANGIER
- 2 BOWEN
- 3 BURR
- 4 CABOT
- 5 COUNTRYSIDE
- 6 FRANKLIN
- 7 HORACE MANN
- 8 LINCOLN-ELIOT
- 9 MASON-RICE
- 10 MEMORIAL-SPAULDING
- 11 PEIRCE
- 12 UNDERWOOD
- 13 WARD
- 14 WILLIAMS
- 15 ZERVAS
- ⊠ BUFFER ZONES

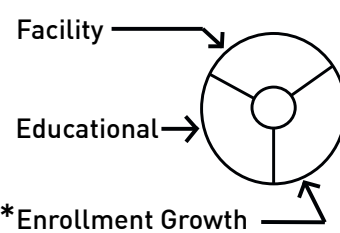
MIDDLE

- 16 BIGELOW
- 17 BROWN
- 18 DAY
- 19 OAK HILL
- ⊠ BUFFER ZONES

OTHER

- 20 CARR
- 21 EDUCATION CENTER

Category of Assessment



Level of Need

	Elem.	Middle	Other
Low 1			
Med. Low 2			
Med. High 3			
High 4			

* A percentage change in student population between school years 2011/12 and 2017/18

Newton Schools Study

Existing Schools Assessment - Update October 2011

See **Appendix J** Summary Spreadsheet



HMFH Architects, Inc.



Capacity vs. Enrollment

Capacity vs. Enrollment - 2011

Rating		2006-07 ¹ actual	2016-17 ⁴ projection	Change	% Change	Capacity*
ELEMENTARY SCHOOLS						
1	Williams	295	272	-23	-8%	319
1	Countryside	437	410	-27	-6%	499
1	Cabot	420	398	-22	-5%	384
1	Franklin	414	417	3	1%	356
1	Peirce	324	332	8	2%	316
1	Underwood	288	301	13	5%	280
1	Memorial-Spaulding	443	477	34	8%	506
2	Zervas	332	366	34	10%	373
2	Mason-Rice	372	424	52	14%	420
2	Angier	379	435	56	15%	340
2	Lincoln-Eliot	281	331	50	18%	273
2	Bowen	413	497	84	20%	449
2	Horace Mann	350	433	83	24%	397
2	Ward	237	296	59	25%	298
4	Burr	333	473	140	42%	428
ELEMENTARY TOTALS		5318	5862	544	10%	5638
MIDDLE SCHOOLS						
2	Oak Hill	567	623	56	10%	650
2	Day	747	840	93	12%	900 after addition
2	Brown	665	773	108	16%	850
2	Bigelow	495	587	92	19%	500
MIDDLE TOTALS		2474	2823	349	14%	2900

* Capacity reflects 40 sf/ pupil in general classroom spaces only; it does not reflect other educational space deficiencies for special education, etc.

= indicates school currently or are projected to be overcrowded