Beacon Charter School

LEA Summary

Beacon Charter School totals 48,800 square feet and consists of the school type(s) detailed below. School(s) were visited three times during the Statewide Facilities Assessment by teams of specialists in April 2016. This report provides LEA summary findings for the statewide assessment program.

School Type by Count

School Type	SqFt
Middle School	10,000
High School	38,800
Total:	**48,800**

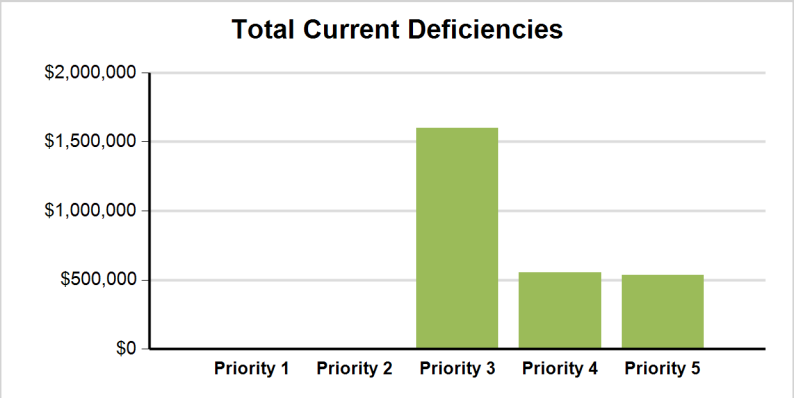
96.8 % Utilization

Demographics

Enrollment is projected to increase by 40.2% over the next 10 years in Charter Schools. The total LEA enrollment at 2 school(s) is 276 students with a total capacity of 285 as reported by the LEA. Utilization is calculated by dividing enrollment by capacity, resulting in 96.8% utilization at Beacon Charter School.

Educational Program Space Analysis

In Beacon Charter School there are 23 instructional spaces; of these spaces 26.1% meet or exceed the space size standards. Of the total current deficiencies identified, $1,121,025 are related to the educational program space assessment. Addressing these identified deficiencies will improve the learning environment and bring the school(s) in the district closer to 21st century learning facilities.



Five Year Need Summary

The current deficiencies total $2,687,745, with 59.5% categorized as Priority 3 and another 20.6% as Priority 4. The building systems with the highest current deficiency costs are Interior and Technology.

The projected life cycle need in Years 1 through 5 is $683,146. It is anticipated that the majority of the need will occur in Year 5. School(s) with the greatest need are represented in the adjacent table and make up 100.0% of the combined 5-Year need at Beacon Charter School.

School(s) with Greatest Need	Combined 5-Year Need
Beacon Charter School	$2,421,486
Founders Academy	$949,405

Five Year Facility Condition Index (FCI)

For master planning purposes, the total current deficiencies, less new construction, and the first 5 years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-Year FCI was calculated by dividing the 5-Year need by the total replacement cost. The 5-Year need is $3,370,891 with a district replacement value of $17,268,000. The resulting 5-Year FCI is 19.5%.

5-Year FCI Ranges

LEA Summary Data

Gross SqFt	Avg Year Built	Current Deficiencies (Less New Construction)	Life Cycle Year 1-5 Total	Total 5-Year Need (Year 1-5 + Current Defs)	5-Year FCI
48,800	1926	$2,687,745	$683,146	$3,370,891	19.5%

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Beacon Charter School

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Facility Condition Assessment

Charter - Beacon Charter School | *June 2017*

320 Main Street, Woonsocket, RI 02895

Introduction

Beacon Charter School, located at 320 Main Street in Woonsocket, Rhode Island, was built in 1932. It comprises 38,800 gross square feet. Each school across the district was visited three times during the Facility Condition Assessments by three teams of specialists in the spring/summer of 2016.

Beacon Charter School serves grades 9 - 12, has 19 instructional spaces, and has an enrollment of 232. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for Beacon Charter School is 225 with a resulting utilization of 103%.

For master planning purposes a 5-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For Beacon Charter School the 5-year need is $2,421,486. The findings contained within this report resulted from an assessment of building systems performed by building professionals experienced in disciplines including: architecture, mechanical, plumbing, electrical, acoustics, hazardous materials, and technology infrastructure.

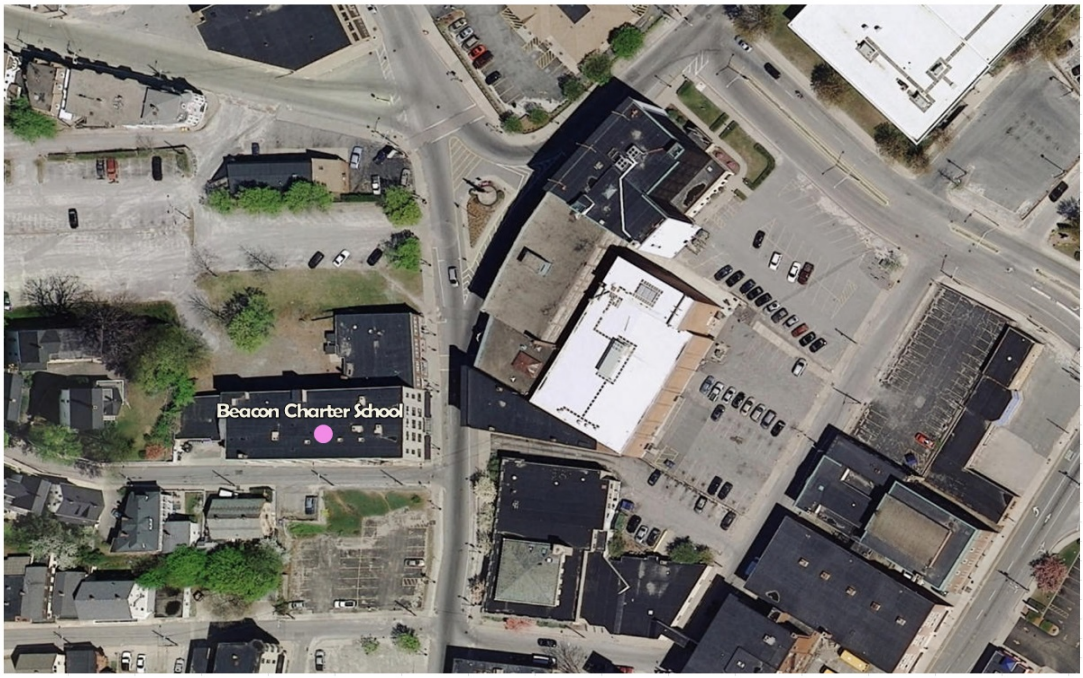

Figure 1: Aerial view of Beacon Charter School

Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

Discipline Specialists

All assessment teams produced current deficiencies associated with each school. The assessment for the school facilities at the Rhode Island Department of Education included several specialties:

Facility Condition Assessment: Architectural, mechanical, and electrical engineering professionals observed conditions via a visual observation that did not include intrusive measures, destructive investigations, or testing. Additionally, the assessment incorporated input provided by district facilities and maintenance staff where applicable. The assessment team recorded existing conditions, identified problems and deficiencies, documented corrective action and quantities, and identified the priority of the repair in accordance with parameters defined during the planning phase. The team took digital photos at each school to better identify significant deficiencies.

Technology: Technology specialists visited RIDE facilities and met with technology directors to observe and assess each facility's technology infrastructure. The assessment included network architecture, major infrastructure components, classroom instructional systems, necessary building space and support for technology. The technology assessment took into account the desired technology outcome and best practices and processes to ensure results can be attained effectively.

Hazardous Materials: Schools constructed prior to 1990 were assessed by specialists to identify the presence of hazardous materials. The team focused on identifying asbestos containing building materials (ACBMs), lead-based painted (LBP) areas, polychlorinated biphenyls (PCBs), and chlorofluorocarbons (CFCs). As part of an indoor air and exterior air quality assessment, the team noted evidence of mold, water intrusion, mercury, and oil and hazardous materials (OHMs) exposure. If sampling and analysis was required, these activities were recommended but not included in the scope of work.

Traffic: A traffic specialist performed an in-office review of aerial imagery of the traffic infrastructure around the facilities in accordance with section 1.05-7 in the Rhode Island School Construction Regulations and reviewed data collected on site during the facility condition assessment. Based on this information, deficiencies and corrective actions were identified. High problem areas were identified for consideration of more detailed site-specific study and analysis in the future.

Acoustics: Specialists assessed each school's acoustics, including architectural acoustics, mechanical system noise and vibration, and environmental noise. The assessment team evaluated room acoustics with particular attention to the intelligibility of speech in learning spaces, interior and exterior sound isolation, and mechanical system noise and vibration control.

Educational Program Space Assessment: Teams evaluated schools to ensure that that all spaces adequately support the districts educational program. Standards are established for each classroom type or instructional space. Each space is evaluated to determine if it meets those standards and a listing of alterations that should be made to make the space a better environment for teaching and learning was created.

System Summaries

The following tables summarize major building systems at the Beacon Charter School campus, identified by discipline and building.

Site

The site level systems for this campus include:

Site	Asphalt Parking Lot Pavement
	Asphalt Pedestrian Pavement

Building Envelope

The exterior systems for the building(s) at this campus includes:

01 - Main Building:	Brick Exterior Wall
	Aluminum Exterior Windows
	Steel Exterior Entrance Doors
	Storefront Entrance Doors
	Overhead Exterior Utility Doors

The roofing for the building(s) at this campus consists of:

01 - Main Building:	EPDM Roofing

Interior

The interior systems for the building(s) at this campus include:

01 - Main Building:	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Non-Painted Plaster/Gypsum Board Ceiling
	Painted Ceilings
	Wood Wall Paneling
	Interior Wall Painting
	Concrete Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring
	Carpet

Mechanical

The mechanical systems for the building(s) at this campus include:

01 - Main Building:	Ductwork
	Fire Sprinkler System

Plumbing

The plumbing systems for the building(s) at this campus include:

01 - Main Building:	Domestic Water Piping System
	Classroom Lavatories
	Lavatories
	Mop/Service Sinks
	Toilets
	Urinals

Electrical

The electrical systems for the building(s) at this campus include:

01 - Main Building:	Panelboard - 120/208 225A
	Light Fixtures

Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the school's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 – Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the school's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 – Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 – Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

The following chart summarizes this site's current deficiencies by building system and priority. The listing details current deficiencies including deferred maintenance, functional deficiencies, code compliance, capital renewal, hazardous materials and technology categories.

Table 1: System by Priority

	Priority						
System	**1**	**2**	**3**	**4**	**5**	**Total**	**% of Total**
Site	-	-	$2,266	$28,329	$64,020	$94,615	4.72 %
Roofing	-	-	-	-	-	$0	0.00 %
Structural	-	-	-	-	-	$0	0.00 %
Exterior	-	-	$100,014	-	-	$100,014	4.99 %
Interior	-	-	$503,100	$357,014	$11,332	$871,445	43.51 %
Mechanical	-	-	-	-	-	$0	0.00 %
Electrical	-	-	-	-	$21,689	$21,689	1.08 %
Plumbing	-	-	-	-	$12,701	$12,701	0.63 %
Fire and Life Safety	-	-	-	-	-	$0	0.00 %
Technology	-	-	$754,220	-	-	$754,220	37.66 %
Conveyances	-	-	$121,586	-	-	$121,586	6.07 %
Specialties	-	-	$9,065	$3,702	$13,598	$26,365	1.32 %
Total	$0	$0	$1,490,251	$389,044	$123,339	$2,002,634	

**Displayed totals may not sum exactly due to mathematical rounding*

The building systems with the most need include:

Interior	-	$871,445
Technology	-	$754,220
Conveyances	-	$121,586

The chart below represents the building systems and associated deficiency costs.

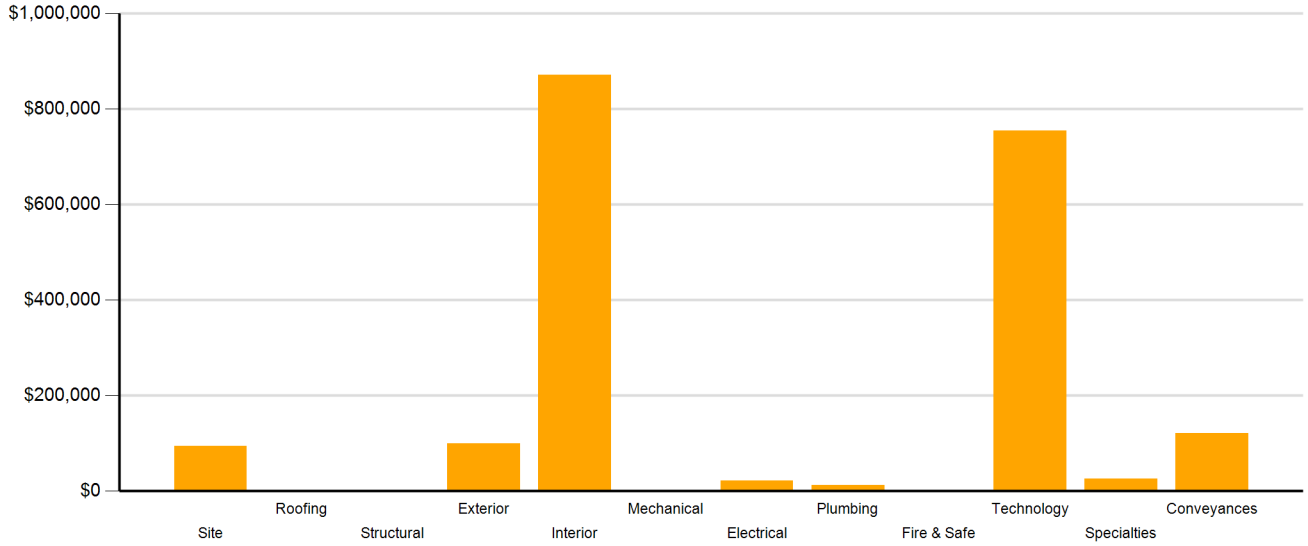

Figure 2: System Deficiencies

Current Deficiencies by Category

Deficiencies have been further grouped according to the observed category.

- **Acoustics** deficiencies relate to room acoustics, sound insolation, and mechanical systems and vibration control modeled after ANSI/ASA Standard S12.60-2010 and ASHRAE Handbook, Chapter 47 on Sound and Vibration Control.

- **Barrier to Accessibility** deficiencies relate to the Americans with Disabilities Act and the Rhode Island Governors Commission on Disability. Additional items related to accessibility may be included other categories.

- **Capital Renewal** items have reached or exceeded serviceable life and require replacement. These are current and do not include life cycle capital renewal forecasts. Also included are deficiencies correcting planned work postponed beyond its regular life expectancy.

- **Code Compliance** deficiencies related to current codes. Many may fall under grandfather clauses, which allow buildings to continue operating under codes effective at the time of construction. However, there are instances where the level of renovation requires full compliance which are reflected in the master plan.

- **Educational Adequacy** deficiencies identify where facilities do not align with the Basic Education Program and the RIDE School Construction Regulations.

- **Functional Deficiencies** are deficiencies for components or systems that have failed before the end of expected life or are not the right application, size, or design.

- **Hazardous Materials** include deficiencies for building systems or components containing potentially hazardous material. The team focused on identifying asbestos containing building materials (ACBMs), lead based painted (LBP) areas, polychlorinated biphenyls (PCBs), and chlorofluorocarbons (CFCs). As part of an indoor air and exterior air quality assessment, the team noted evidence of mold, water intrusion, mercury, and oil and hazardous materials (OHMs) exposure. With other scopes of work there may be other costs associated with hazardous materials.

- **Technology** deficiencies relate to network architecture, technology infrastructure, classroom systems, and support. Examples of technology deficiencies include: security cameras, secure electronic access, telephone handsets, and dedicated air conditioning for telecommunication rooms.

- **Traffic** deficiencies relate to vehicle or pedestrian traffic, such as bus loops, crosswalks, and pavement markings.

The following chart and table represent the deficiency category by priority. This listing includes current deficiencies for all building systems.

Table 2: Deficiency Category by Priority

	Priority					
Category	**1**	**2**	**3**	**4**	**5**	**Total**
Acoustics	-	-	$190,536	-	-	$190,536
Barrier to Accessibility	-	-	$61,177	-	-	$61,177
Capital Renewal	-	-	$472,986	-	-	$472,986
Code Compliance	-	-	-	-	-	$0
Educational Adequacy	-	-	$48,726	$389,044	$123,339	$561,109
Functional Deficiency	-	-	-	-	-	$0
Hazardous Material	-	-	-	-	-	$0
Technology	-	-	$714,560	-	-	$714,560
Traffic	-	-	$2,266	-	-	$2,266
Total	$0	$0	$1,490,251	$389,044	$123,339	$2,002,634

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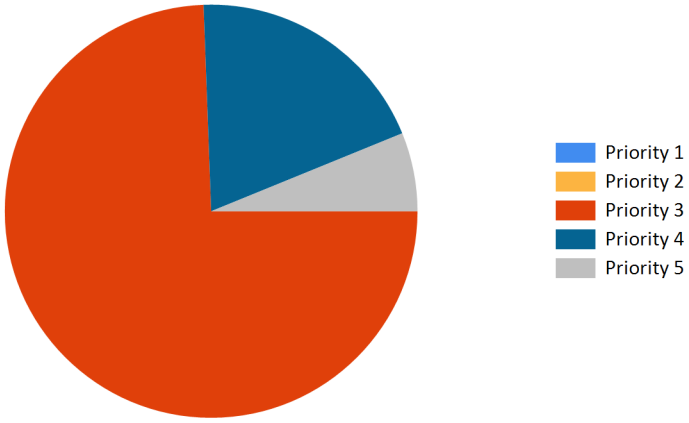

Figure 3: Current deficiencies by priority

Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If a need for immediate replacement was identified, a deficiency was created with the estimated repair costs. The identified deficiency contributes to the facility's total current repair costs.

Capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a 5-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following chart shows all current deficiencies and the subsequent 5-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3: Capital Renewal Forecast

		Life Cycle Capital Renewal Projections						
System	Current Deficiencies	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	LC Yr. 1-5 Total	Total 5-Year Need
Site	$94,615	$0	$0	$0	$0	$0	$0	$94,615
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Structural	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$100,014	$0	$0	$0	$0	$0	$0	$100,014
Interior	$871,445	$0	$0	$0	$128,182	$290,670	$418,852	$1,290,297
Mechanical	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	$21,689	$0	$0	$0	$0	$0	$0	$21,689
Plumbing	$12,701	$0	$0	$0	$0	$0	$0	$12,701
Fire and Life Safety	$0	$0	$0	$0	$0	$0	$0	$0
Technology	$754,220	$0	$0	$0	$0	$0	$0	$754,220
Conveyances	$121,586	$0	$0	$0	$0	$0	$0	$121,586
Specialties	$26,365	$0	$0	$0	$0	$0	$0	$26,365
Total	**$2,002,634**	**$0**	**$0**	**$0**	**$128,182**	**$290,670**	**$418,852**	**$2,421,486**

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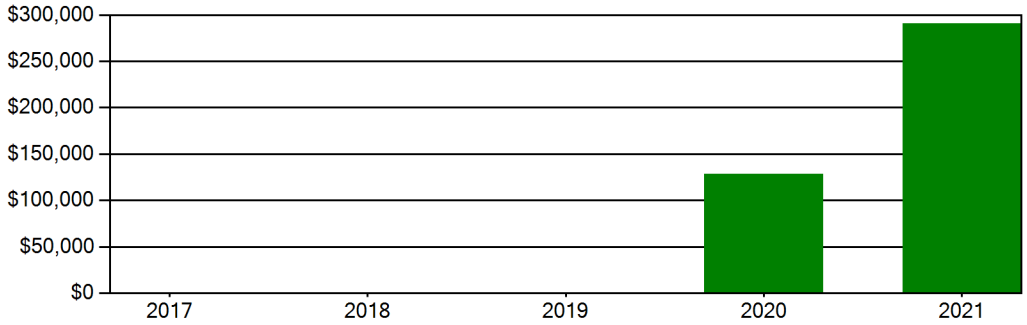
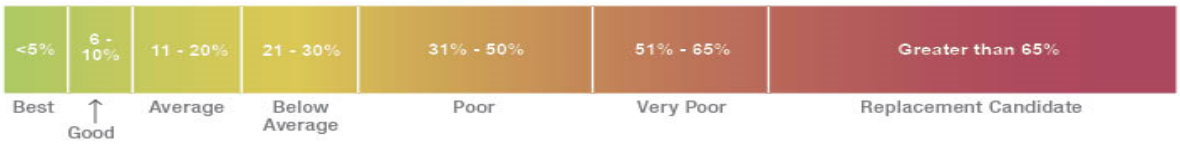


Figure 4: Life Cycle Capital Renewal Forecast

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of schools. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair schools with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making school facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Providence, Rhode Island area. The estimated replacement cost for this facility is $13,968,000. For planning purposes, the total 5-year need at the Beacon Charter School is $2,421,486 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Beacon Charter School facility has a 5-year FCI of 17.34%.

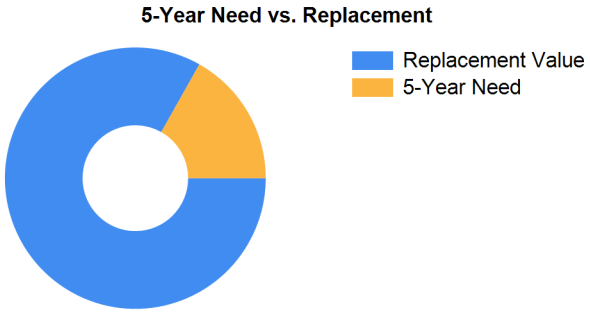


Figure 5: 5-Year FCI

It is important to reiterate that this FCI replacement threshold is not conclusive, but is intended to initiate planning discussion in which other relevant issues with regard to a facility's disposition must be incorporated. This merely suggests where conversations regarding replacement might occur.

Rhode Island Aspirational Capacity

The capacity of a school reflects how many students the school's physical facility can effectively serve. There are various methodologies that exist to calculate capacity. It is not uncommon to review an existing building only to find that the capacity that had once been assigned is greater than what can be reasonably accommodated today. This is primarily because of a change in how programs are delivered.

The Rhode Island Aspirational Capacity is based on the Rhode Island School Construction Regulations (SCRs) and is an aspirational goal of space use. The capacity for each individual public school in the state of Rhode Island was designed to conform to Section 1.06-2 Space Allowance Guidelines of the Rhode Island Department of Education (RIDE) SCRs. These regulations outline the allowed gross square feet (GSF) per student at each school type (ES, MS, HS) by utilizing a sliding scale based on projected enrollment. The resulting capacities reflect how school capacities align to the SCRs for new construction. The existing enrollment was multiplied by the GSF per student for the appropriate bracket. For the purposes of this analysis, Pre-K centers were rolled into the elementary totals, and K-8 facilities were counted as middle schools.

The most consistent and equitable way a state can determine school capacities across a variety of districts and educational program offerings is to use square-foot-per-student standards. In contrast, in the 2013 Public Schoolhouse Assessment Report, LEAs self-reported capacities for their elementary, middle and high schools. Districts typically report "functional capacity," which is defined as the number of students each classroom can accommodate. Functional capacity counts how many students can occupy a space, not how much room students and teachers have within that space. For example, a 650-square-foot classroom and a 950-square-foot classroom can both have a reported capacity of 25 students, but the actual teaching and learning space per student varies greatly.

The variation in square feet per student impacts the kinds of teaching practices possible in each space. The lowest allocation of space per student restricts group and project-based learning strategies and requires teachers to teach in more traditional, lecture-style formats, due to a lack of space. Furthermore, the number of students that can be accommodated in a classroom does not account for access to sufficient common spaces such as libraries, cafeterias, and gymnasiums. When cafeterias are undersized relative to the population, schools must host four or more lunch periods a day, resulting in some students eating lunch mid-morning and some mid-afternoon. Similarly, undersized libraries and gymnasiums create scheduling headaches for schools and restrict student access. Finally, a classroom count-only approach to school capacity does not consider the inherent scheduling challenges schools face.

Applying the Rhode Island Aspirational Capacity, a facility of this size could ideally support an enrollment of approximately 216 students.

Facility New Construction

As part of the Educational Program Space Assessment, select core spaces were compared to the RI School Construction Regulations. If it was determined that a facility was in need of square footage related to a cafeteria or library/media center, a cost for additional space was estimated. This cost is not included in the total 5-year need or the 5-year FCI calculation.

The New Construction cost to bring the Beacon Charter School cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be $0.

Summary of Findings

The Beacon Charter School comprises 38,800 square feet and was constructed in 1932. Current deficiencies at this school total $2,002,634. Five year capital renewal costs total $418,852. The total identified need for the Beacon Charter School (current deficiencies and 5-year capital renewal costs) is $2,421,486. The 5-year FCI is 17.34%.

Table 4: Facility Condition by Building

	Gross Sq Ft	Year Built	Current Deficiencies	LC Yr. 1-5 Total	Total 5 Yr Need (Yr 1-5 + Current Defs)	5-Year FCI
Beacon Charter School Totals	38,800	1932	$2,002,634	$418,852	$2,421,486	17.34%

**Displayed totals may not sum exactly due to mathematical rounding*

The following pages provide a listing of all current deficiencies and 5-year life cycle need and the associated costs, followed by photos taken during the assessment.

Cost Estimating

Cost estimates are derived from local cost estimating expertise and enhanced by industry best practices, historical cost data, and relevance to the Rhode Island region. Costs have been developed from current market rates as of the 2nd quarter in 2016. All costs are based on a replace-in-kind approach, unless the item was not in compliance with national or state regulations or standards.

For planning and budgeting purposes, facility assessments customarily add a soft cost multiplier onto deficiency repair cost estimates. This soft cost multiplier accounts for costs that are typically incurred when contracting for renovation and construction services. Soft costs typically include construction cost factors, such as contractor overhead and profit, as well as labor and material inflation, professional fees, and administrative costs. Based on the Rhode Island School Construction Regulations, a soft cost multiplier of 20% is included on all cost estimates. Other project allowances are included in the cost estimates based on school attributes such as age, location, and historic designation. All stated costs in the assessment report will include soft costs for planning and budgeting purposes. These are estimates, and costs will vary at the time of construction.

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Crosswalk Requires Repainting	Traffic	3	Ea.	3	$2,266	10961
Note: Repaint crosswalk in front of school on Main Street and crosswalks at intersection of Monument Square and Blackstone Street (2).						
Backstops Require Replacement	Educational Adequacy	1	Ea.	4	$28,329	28641
Note: Backstops Require Replacement						
PE / Recess Playfield is Missing and is Needed	Educational Adequacy	1	Ea.	5	$64,020	54972
Note: PE / Recess Playfield is Missing and is Needed						
	Sub Total for System	**3**	**items**		**$94,615**	
	Sub Total for School and Site Level	**3**	**items**		**$94,615**	

Building: 01 - Main Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Brick Exterior Requires Repointing	Capital Renewal	2,207	SF Wall	3	$100,014	53473
Note: Masonry repairs per SBA.						
	Sub Total for System	**1**	**items**		**$100,014**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Entry Doors Provide Insufficient Sound Isolation	Acoustics	20	Ea.	3	$190,536	19680
Note: All classrooms						
The Acoustical Ceiling Tiles Require Replacement	Capital Renewal	7,000	SF	3	$68,490	9251
Note: Replace ceiling tiles on 1st and 2nd floors.						
The Carpet Flooring Requires Replacement	Capital Renewal	7,760	SF	3	$182,897	9252
Note: Replace carpet on 1st and 4th floors.						
The Interior Door Hardware Requires Replacement	Barrier to Accessibility	18	Door	3	$61,177	9253
Note: Hardware is not ADA compliant.						
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	9,433	SF	4	$357,014	Rollup
Classroom Door Requires Vision Panel	Educational Adequacy	5	Ea.	5	$11,332	Rollup
	Sub Total for System	**6**	**items**		**$871,445**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room Has Insufficient Electrical Outlets	Educational Adequacy	44	Ea.	5	$21,689	Rollup
	Sub Total for System	**1**	**items**		**$21,689**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks a drinking fountain.	Educational Adequacy	2	Ea.	5	$2,191	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	7	Ea.	5	$10,510	Rollup
	Sub Total for System	**2**	**items**		**$12,701**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	7	Ea.	3	$39,660	Rollup
Technology: Campus network switching electronics are antiquated and/or do not meet standards.	Technology	96	Ea.	3	$49,436	24400
Technology: Campus wireless infrastructure meets standards but does not cover all areas of campus.	Technology	15	Ea.	3	$21,628	24974

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Classroom AV/Multimedia systems are in need of improvements.	Technology	10	Ea.	3	$102,992	24408
Technology: Instructional spaces do not have local sound reinforcement.	Technology	10	Ea.	3	$51,496	24405
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	$5,768	24398
Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3	$5,150	24399
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	$7,209	24395
Technology: Main Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	$54,380	24397
Technology: Main Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$46,140	24394
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	120	Ea.	3	$55,616	24401
Technology: Network system inadequate and/or near end of useful life	Technology	8	Ea.	3	$65,915	24403
Technology: Network system inadequate and/or near end of useful life	Technology	38	Ea.	3	$195,685	24404
Technology: Special Space AV/Multimedia systems are in need of minor improvements.	Technology	1	Room	3	$20,598	24402
Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$8,239	24396
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	10	Ea.	3	$16,479	24406
Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	$7,827	24407
	Sub Total for System	**17**	**items**		**$754,220**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab And/Or Controls Require Repair	Capital Renewal	3	Ea.	3	$121,586	53472
Note: Elevator repairs per SBA. (approx $125,000)						
	Sub Total for System	**1**	**items**		**$121,586**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient writing area.	Educational Adequacy	2	Ea.	3	$9,065	Rollup
Separate Student Kitchen Stations Are Required	Educational Adequacy	1	Ea.	4	$3,702	Rollup
The room lacks a washer and/or dryer.	Educational Adequacy	1	Ea.	5	$13,598	Rollup
	Sub Total for System	**3**	**items**		**$26,365**	
	Sub Total for Building 01 - Main Building	**31**	**items**		**$1,908,019**	
	Total for Campus	**34**	**items**		**$2,002,634**	

Beacon Charter School - Life Cycle Summary Yrs 1-5

Building: 01 - Main Building

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	19,400	SF	$128,182	4
Suspended Plaster and	Painted ceilings	27,160	SF	$113,612	5
Wall Paneling	Wood Panel wall	19,400	SF	$177,058	5
	Sub Total for System	**3**	**items**	**$418,852**	
	Sub Total for Building 01 - Main Building	**3**	**items**	**$418,852**	
	Total for: Beacon Charter School	**3**	**items**	**$418,852**	

Supporting Photos

Site Aerial

Front Elevation

Exterior Brick

Side Elevation

Damaged Carpet

Stained Ceiling Tiles

Cafeteria

Damaged Carpet

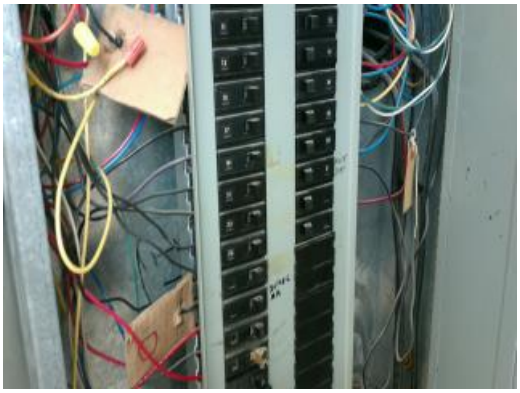
Electrical Panel

Library

General Building

Typical Classroom

Restroom


Electrical Panel

Facility Condition Assessment

Charter - Founders Academy | *June 2017*

1 Social St., 3rd Floor, Woonsocket, RI 02895

Introduction

Founders Academy, located at 1 Social St., 3rd Floor in Woonsocket, Rhode Island, was built in 1920. It comprises 10,000 gross square feet. Each school across the district was visited three times during the Facility Condition Assessments by three teams of specialists in the spring/summer of 2016.

Founders Academy serves grades 6 - 8, has 4 instructional spaces, and has an enrollment of 44. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for Founders Academy is 60 with a resulting utilization of 73%.

For master planning purposes a 5-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For Founders Academy the 5-year need is $949,405. The findings contained within this report resulted from an assessment of building systems performed by building professionals experienced in disciplines including: architecture, mechanical, plumbing, electrical, acoustics, hazardous materials, and technology infrastructure.

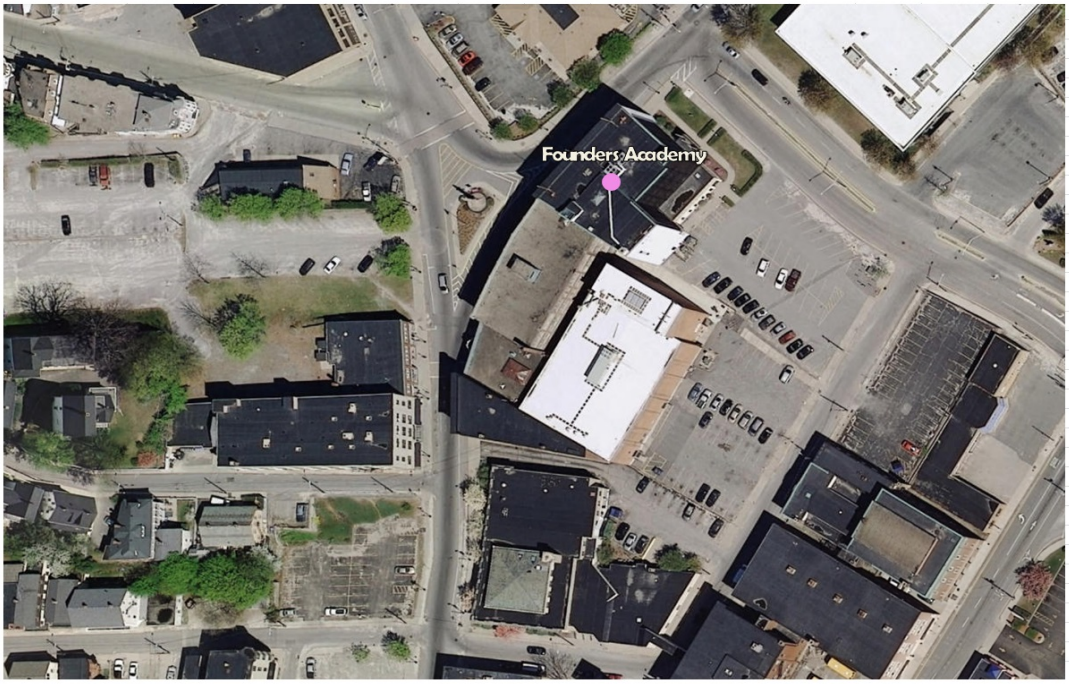


Figure 1: Aerial view of Founders Academy

Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

Discipline Specialists

All assessment teams produced current deficiencies associated with each school. The assessment for the school facilities at the Rhode Island Department of Education included several specialties:

Facility Condition Assessment: Architectural, mechanical, and electrical engineering professionals observed conditions via a visual observation that did not include intrusive measures, destructive investigations, or testing. Additionally, the assessment incorporated input provided by district facilities and maintenance staff where applicable. The assessment team recorded existing conditions, identified problems and deficiencies, documented corrective action and quantities, and identified the priority of the repair in accordance with parameters defined during the planning phase. The team took digital photos at each school to better identify significant deficiencies.

Technology: Technology specialists visited RIDE facilities and met with technology directors to observe and assess each facility's technology infrastructure. The assessment included network architecture, major infrastructure components, classroom instructional systems, necessary building space and support for technology. The technology assessment took into account the desired technology outcome and best practices and processes to ensure results can be attained effectively.

Hazardous Materials: Schools constructed prior to 1990 were assessed by specialists to identify the presence of hazardous materials. The team focused on identifying asbestos containing building materials (ACBMs), lead-based painted (LBP) areas, polychlorinated biphenyls (PCBs), and chlorofluorocarbons (CFCs). As part of an indoor air and exterior air quality assessment, the team noted evidence of mold, water intrusion, mercury, and oil and hazardous materials (OHMs) exposure. If sampling and analysis was required, these activities were recommended but not included in the scope of work.

Traffic: A traffic specialist performed an in-office review of aerial imagery of the traffic infrastructure around the facilities in accordance with section 1.05-7 in the Rhode Island School Construction Regulations and reviewed data collected on site during the facility condition assessment. Based on this information, deficiencies and corrective actions were identified. High problem areas were identified for consideration of more detailed site-specific study and analysis in the future.

Acoustics: Specialists assessed each school's acoustics, including architectural acoustics, mechanical system noise and vibration, and environmental noise. The assessment team evaluated room acoustics with particular attention to the intelligibility of speech in learning spaces, interior and exterior sound isolation, and mechanical system noise and vibration control.

Educational Program Space Assessment: Teams evaluated schools to ensure that that all spaces adequately support the districts educational program. Standards are established for each classroom type or instructional space. Each space is evaluated to determine if it meets those standards and a listing of alterations that should be made to make the space a better environment for teaching and learning was created.

System Summaries

The following tables summarize major building systems at the Founders Academy campus, identified by discipline and building.

Site

The site level systems for this campus include:

Building Envelope

The exterior systems for the building(s) at this campus includes:

01 - Main Building 3rd Floor:	Brick Exterior Wall
	Pre-cast Concrete Panel Exterior Wall
	Storefront / Curtain Wall
	Storefront Entrance Doors

The roofing for the building(s) at this campus consists of:

Interior

The interior systems for the building(s) at this campus include:

01 - Main Building 3rd Floor:	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Interior Wall Painting
	Ceramic Tile Flooring
	Carpet

Mechanical

The mechanical systems for the building(s) at this campus include:

01 - Main Building 3rd Floor:	Ductwork
	Fire Sprinkler System

Plumbing

The plumbing systems for the building(s) at this campus include:

01 - Main Building 3rd Floor:	Domestic Water Piping System
	Mop/Service Sinks
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
	Urinals

Electrical

The electrical systems for the building(s) at this campus include:

01 - Main Building 3rd Floor:	Panelboard - 120/208 225A
	Light Fixtures

Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the school's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 – Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the school's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 – Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 – Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

The following chart summarizes this site's current deficiencies by building system and priority. The listing details current deficiencies including deferred maintenance, functional deficiencies, code compliance, capital renewal, hazardous materials and technology categories.

Table 1: System by Priority

	Priority						
System	**1**	**2**	**3**	**4**	**5**	**Total**	**% of Total**
Site	-	-	-	$28,329	$394,665	$422,994	61.74 %
Roofing	-	-	-	-	-	$0	0.00 %
Structural	-	-	-	-	-	$0	0.00 %
Exterior	-	-	-	-	-	$0	0.00 %
Interior	-	-	-	$135,154	$9,065	$144,220	21.05 %
Mechanical	-	-	-	-	-	$0	0.00 %
Electrical	-	-	-	-	$7,887	$7,887	1.15 %
Plumbing	-	-	-	-	-	$0	0.00 %
Fire and Life Safety	-	-	-	-	-	$0	0.00 %
Technology	-	-	$91,880	-	-	$91,880	13.41 %
Conveyances	-	-	-	-	-	$0	0.00 %
Specialties	-	-	$18,130	-	-	$18,130	2.65 %
Total	$0	$0	$110,010	$163,483	$411,617	$685,111	

**Displayed totals may not sum exactly due to mathematical rounding*

The building systems with the most need include:

Site	-	$422,994
Interior	-	$144,220
Technology	-	$91,880

The chart below represents the building systems and associated deficiency costs.

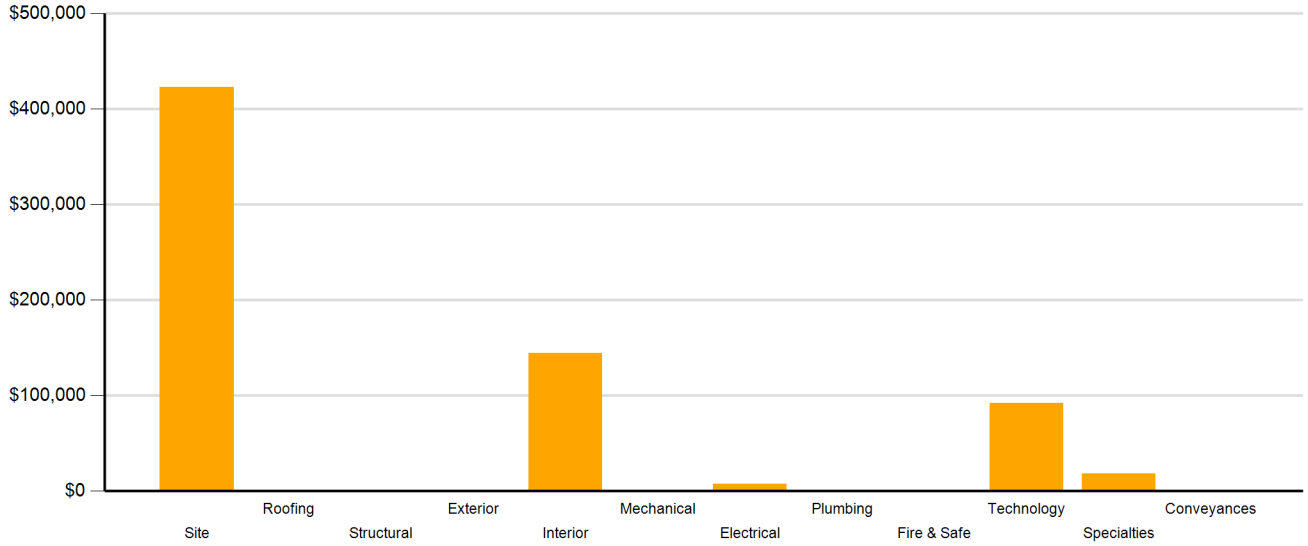


Figure 2: System Deficiencies

Current Deficiencies by Category

Deficiencies have been further grouped according to the observed category.

- **Acoustics** deficiencies relate to room acoustics, sound insolation, and mechanical systems and vibration control modeled after ANSI/ASA Standard S12.60-2010 and ASHRAE Handbook, Chapter 47 on Sound and Vibration Control.

- **Barrier to Accessibility** deficiencies relate to the Americans with Disabilities Act and the Rhode Island Governors Commission on Disability. Additional items related to accessibility may be included other categories.

- **Capital Renewal** items have reached or exceeded serviceable life and require replacement. These are current and do not include life cycle capital renewal forecasts. Also included are deficiencies correcting planned work postponed beyond its regular life expectancy.

- **Code Compliance** deficiencies related to current codes. Many may fall under grandfather clauses, which allow buildings to continue operating under codes effective at the time of construction. However, there are instances where the level of renovation requires full compliance which are reflected in the master plan.

- **Educational Adequacy** deficiencies identify where facilities do not align with the Basic Education Program and the RIDE School Construction Regulations.

- **Functional Deficiencies** are deficiencies for components or systems that have failed before the end of expected life or are not the right application, size, or design.

- **Hazardous Materials** include deficiencies for building systems or components containing potentially hazardous material. The team focused on identifying asbestos containing building materials (ACBMs), lead based painted (LBP) areas, polychlorinated biphenyls (PCBs), and chlorofluorocarbons (CFCs). As part of an indoor air and exterior air quality assessment, the team noted evidence of mold, water intrusion, mercury, and oil and hazardous materials (OHMs) exposure. With other scopes of work there may be other costs associated with hazardous materials.

- **Technology** deficiencies relate to network architecture, technology infrastructure, classroom systems, and support. Examples of technology deficiencies include: security cameras, secure electronic access, telephone handsets, and dedicated air conditioning for telecommunication rooms.

- **Traffic** deficiencies relate to vehicle or pedestrian traffic, such as bus loops, crosswalks, and pavement markings.

The following chart and table represent the deficiency category by priority. This listing includes current deficiencies for all building systems.

Table 2: Deficiency Category by Priority

	Priority					
Category	**1**	**2**	**3**	**4**	**5**	**Total**
Acoustics	-	-	-	-	-	$0
Barrier to Accessibility	-	-	-	-	-	$0
Capital Renewal	-	-	-	-	-	$0
Code Compliance	-	-	-	-	-	$0
Educational Adequacy	-	-	$40,794	$107,505	$411,617	$559,916
Functional Deficiency	-	-	-	-	-	$0
Hazardous Material	-	-	-	$55,978	-	$55,978
Technology	-	-	$69,217	-	-	$69,217
Traffic	-	-	-	-	-	$0
Total	$0	$0	$110,010	$163,483	$411,617	$685,111

**Displayed totals may not sum exactly due to mathematical rounding*

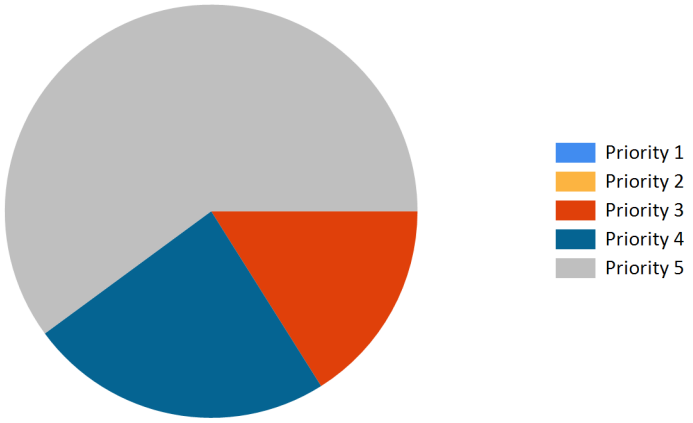


Figure 3: Current deficiencies by priority

Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If a need for immediate replacement was identified, a deficiency was created with the estimated repair costs. The identified deficiency contributes to the facility's total current repair costs.

Capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a 5-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following chart shows all current deficiencies and the subsequent 5-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3: Capital Renewal Forecast

		Life Cycle Capital Renewal Projections						
System	Current Deficiencies	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	LC Yr. 1-5 Total	Total 5-Year Need
Site	$422,994	$0	$0	$0	$0	$0	$0	$422,994
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Structural	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$0	$0	$0	$0
Interior	$144,220	$0	$0	$0	$0	$264,294	$264,294	$408,514
Mechanical	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	$7,887	$0	$0	$0	$0	$0	$0	$7,887
Plumbing	$0	$0	$0	$0	$0	$0	$0	$0
Fire and Life Safety	$0	$0	$0	$0	$0	$0	$0	$0
Technology	$91,880	$0	$0	$0	$0	$0	$0	$91,880
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$18,130	$0	$0	$0	$0	$0	$0	$18,130
Total	**$685,111**	**$0**	**$0**	**$0**	**$0**	**$264,294**	**$264,294**	**$949,405**

**Displayed totals may not sum exactly due to mathematical rounding*

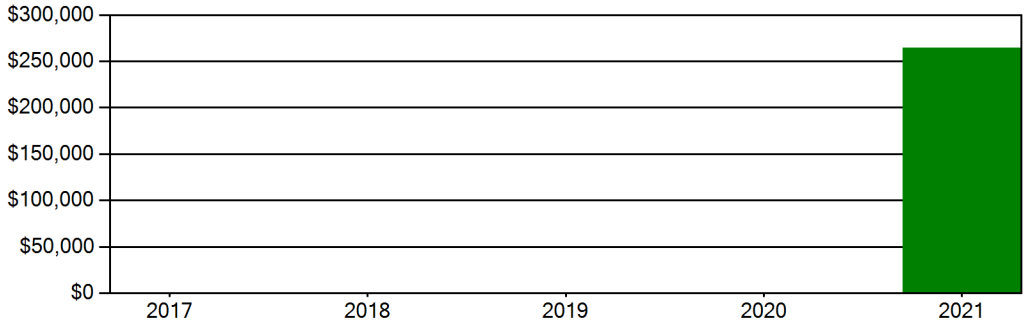
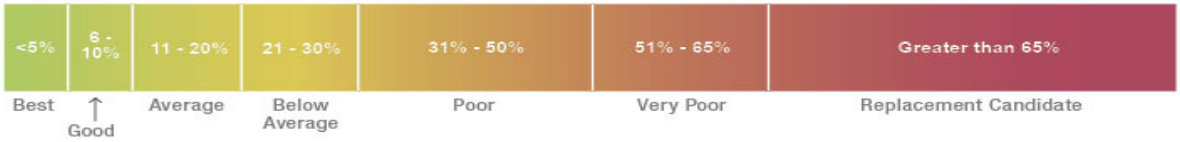


Figure 4: Life Cycle Capital Renewal Forecast

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of schools. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair schools with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making school facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Providence, Rhode Island area. The estimated replacement cost for this facility is $3,300,000. For planning purposes, the total 5-year need at the Founders Academy is $949,405 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Founders Academy facility has a 5-year FCI of 28.77%.

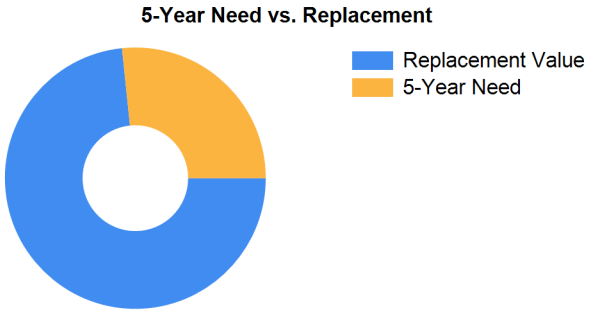


Figure 5: 5-Year FCI

It is important to reiterate that this FCI replacement threshold is not conclusive, but is intended to initiate planning discussion in which other relevant issues with regard to a facility's disposition must be incorporated. This merely suggests where conversations regarding replacement might occur.

Rhode Island Aspirational Capacity

The capacity of a school reflects how many students the school's physical facility can effectively serve. There are various methodologies that exist to calculate capacity. It is not uncommon to review an existing building only to find that the capacity that had once been assigned is greater than what can be reasonably accommodated today. This is primarily because of a change in how programs are delivered.

The Rhode Island Aspirational Capacity is based on the Rhode Island School Construction Regulations (SCRs) and is an aspirational goal of space use. The capacity for each individual public school in the state of Rhode Island was designed to conform to Section 1.06-2 Space Allowance Guidelines of the Rhode Island Department of Education (RIDE) SCRs. These regulations outline the allowed gross square feet (GSF) per student at each school type (ES, MS, HS) by utilizing a sliding scale based on projected enrollment. The resulting capacities reflect how school capacities align to the SCRs for new construction. The existing enrollment was multiplied by the GSF per student for the appropriate bracket. For the purposes of this analysis, Pre-K centers were rolled into the elementary totals, and K-8 facilities were counted as middle schools.

The most consistent and equitable way a state can determine school capacities across a variety of districts and educational program offerings is to use square-foot-per-student standards. In contrast, in the 2013 Public Schoolhouse Assessment Report, LEAs self-reported capacities for their elementary, middle and high schools. Districts typically report "functional capacity," which is defined as the number of students each classroom can accommodate. Functional capacity counts how many students can occupy a space, not how much room students and teachers have within that space. For example, a 650-square-foot classroom and a 950-square-foot classroom can both have a reported capacity of 25 students, but the actual teaching and learning space per student varies greatly.

The variation in square feet per student impacts the kinds of teaching practices possible in each space. The lowest allocation of space per student restricts group and project-based learning strategies and requires teachers to teach in more traditional, lecture-style formats, due to a lack of space. Furthermore, the number of students that can be accommodated in a classroom does not account for access to sufficient common spaces such as libraries, cafeterias, and gymnasiums. When cafeterias are undersized relative to the population, schools must host four or more lunch periods a day, resulting in some students eating lunch mid-morning and some mid-afternoon. Similarly, undersized libraries and gymnasiums create scheduling headaches for schools and restrict student access. Finally, a classroom count-only approach to school capacity does not consider the inherent scheduling challenges schools face.

Applying the Rhode Island Aspirational Capacity, a facility of this size could ideally support an enrollment of approximately 211 students.

Facility New Construction

As part of the Educational Program Space Assessment, select core spaces were compared to the RI School Construction Regulations. If it was determined that a facility was in need of square footage related to a cafeteria or library/media center, a cost for additional space was estimated. This cost is not included in the total 5-year need or the 5-year FCI calculation.

The New Construction cost to bring the Founders Academy cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be $0.

Summary of Findings

The Founders Academy comprises 10,000 square feet and was constructed in 1920. Current deficiencies at this school total $685,111. Five year capital renewal costs total $264,294. The total identified need for the Founders Academy (current deficiencies and 5-year capital renewal costs) is $949,405. The 5-year FCI is 28.77%.

Table 4: Facility Condition by Building

	Gross Sq Ft	Year Built	Current Deficiencies	LC Yr. 1-5 Total	Total 5 Yr Need (Yr 1-5 + Current Defs)	5-Year FCI
Founders Academy Totals	10,000	1920	$685,111	$264,294	$949,405	28.77%

**Displayed totals may not sum exactly due to mathematical rounding*

The following pages provide a listing of all current deficiencies and 5-year life cycle need and the associated costs, followed by photos taken during the assessment.

Cost Estimating

Cost estimates are derived from local cost estimating expertise and enhanced by industry best practices, historical cost data, and relevance to the Rhode Island region. Costs have been developed from current market rates as of the 2nd quarter in 2016. All costs are based on a replace-in-kind approach, unless the item was not in compliance with national or state regulations or standards.

For planning and budgeting purposes, facility assessments customarily add a soft cost multiplier onto deficiency repair cost estimates. This soft cost multiplier accounts for costs that are typically incurred when contracting for renovation and construction services. Soft costs typically include construction cost factors, such as contractor overhead and profit, as well as labor and material inflation, professional fees, and administrative costs. Based on the Rhode Island School Construction Regulations, a soft cost multiplier of 20% is included on all cost estimates. Other project allowances are included in the cost estimates based on school attributes such as age, location, and historic designation. All stated costs in the assessment report will include soft costs for planning and budgeting purposes. These are estimates, and costs will vary at the time of construction.

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backstops Require Replacement	Educational Adequacy	1	Ea.	4	$28,329	28670
Note: Backstops Require Replacement						
Exterior Basketball Goals are Required	Educational Adequacy	1	Ea.	5	$5,807	28853
Note: Exterior Basketball Goals are Required						
PE / Recess Playfield is Missing and is Needed	Educational Adequacy	1	Ea.	5	$64,020	54997
Note: PE / Recess Playfield is Missing and is Needed						
School lacks a competition track.	Educational Adequacy	1	Ea.	5	$324,837	28304
Note: School lacks a competition track.						
	Sub Total for System	**4**	**items**		**$422,994**	
	Sub Total for School and Site Level	**4**	**items**		**$422,994**	

Building: 01 - Main Building 3rd Floor

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	740	SF	4	$20,963	Rollup
Paint (probable pre-1978 in base (layers(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each)	Hazardous Material	4	Ea.	4	$1,133	Rollup
Paint (probable pre-1978 in base layer(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet)	Hazardous Material	70	LF	4	$1,586	Rollup
Paint (probable pre-1978 in base layer(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	1,330	SF	4	$12,559	Rollup
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. AND NOT in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4	$283	Rollup
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	2	Ea.	4	$567	Rollup
Paint (probable pre-1978 in base layer(s)) -large areas (> 10 sq. ft.)of peeling/damage & area in active use-adults only (measurement unit - square feet)	Hazardous Material	2,000	SF	4	$18,886	Rollup
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	2,092	SF	4	$79,177	Rollup
Classroom Door Requires Vision Panel	Educational Adequacy	4	Ea.	5	$9,065	Rollup
	Sub Total for System	**9**	**items**		**$144,220**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room Has Insufficient Electrical Outlets	Educational Adequacy	16	Ea.	5	$7,887	Rollup
	Sub Total for System	**1**	**items**		**$7,887**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	4	Ea.	3	$22,663	Rollup
Technology: Campus network switching electronics are antiquated and/or do not meet standards.	Technology	24	Ea.	3	$11,332	24412
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	$6,610	24411
Technology: Main Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$42,304	24409
Technology: Main Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3	$8,971	24410
	Sub Total for System	**5**	**items**		**$91,880**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient writing area.	Educational Adequacy	4	Ea.	3	$18,130	Rollup
	Sub Total for System	**1**	**items**		**$18,130**	
	Sub Total for Building 01 - Main Building 3rd Floor	**16**	**items**		**$262,117**	
	Total for Campus	**20**	**items**		**$685,111**	

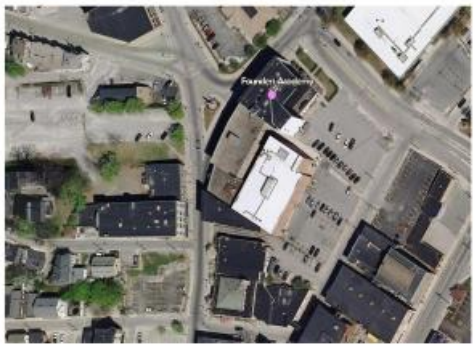
Founders Academy - Life Cycle Summary Yrs 1-5

Building: 01 - Main Building 3rd Floor

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	40,000	SF	$264,294	5
	Sub Total for System	**1**	**items**	**$264,294**	
	Sub Total for Building 01 - Main Building 3rd Floor	**1**	**items**	**$264,294**	
	Total for: Founders Academy	**1**	**items**	**$264,294**	

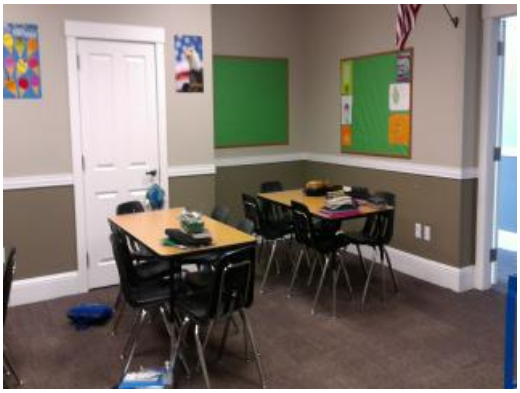
Supporting Photos



Site Aerial

Electrical Panel

Entrance Doors



Typical Classroom

Typical Restroom Finishes

Typical Corridor Finishes

Sprinkler Head

Entrance Signage

Corridor

Typical Kitchen Finishes

Exterior