Facility Condition Assessment

Bristol Warren - Mt. Hope High School | *June 2017*

199 Chestnut Street, Bristol, RI 02809

Introduction

Mt. Hope High School, located at 199 Chestnut Street in Bristol, Rhode Island, was built in 1965. It comprises 177,732 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.

Mt. Hope High School serves grades 9 - 12, has 78 instructional spaces, and has an enrollment of 912. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for Mt. Hope High School is 1,407 with a resulting utilization of 65%.

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 Mt. Hope High School the 5-year need is $22,406,303. 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 Mt. Hope High 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 Mt. Hope High School campus, identified by discipline and building.

Site

The site level systems for this campus include:

Site	Asphalt Parking Lot Pavement
	Asphalt Roadway Pavement
	Asphalt Pedestrian Pavement
	Concrete Pedestrian Pavement

Building Envelope

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

01 - Main Building:	CMU Exterior Wall
	Metal Panel Exterior Wall
	Aluminum Exterior Windows
	Storefront / Curtain Wall
	Storefront Entrance Doors
	Steel Exterior Entrance Doors
02 - Storage:	Wood Siding Exterior Wall
	Steel Exterior Entrance Doors
03 - Maintenance:	CMU Exterior Wall
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors
04 - Storage:	Wood Siding Exterior Wall
	Steel Exterior Entrance Doors
05 - Storage:	Wood Siding Exterior Wall
	Overhead Exterior Utility Doors
06 - Concessions:	Wood Siding Exterior Wall
	Steel Exterior Windows
	Steel Exterior Entrance Doors
07 - Ticket Building:	Wood Siding Exterior Wall
	Vinyl on Wood Frame Exterior Windows
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors
08 - Field Electrical Room:	Wood Siding Exterior Wall
	Steel Exterior Entrance Doors
09 - Portable A:	Wood Siding Exterior Wall
	Vinyl on Wood Frame Exterior Windows
	Steel Exterior Entrance Doors
10 - Building 10:	Wood Siding Exterior Wall
	Vinyl on Wood Frame Exterior Windows

10 - Building 10:	Storefront Entrance Doors
11 - Pump House:	CMU Exterior Wall
	Steel Exterior Entrance Doors

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

01 - Main Building:	Composition Shingle Roofing
	EPDM Roofing
	Steel Canopy Roofing
02 - Storage:	Composition Shingle Roofing
03 - Maintenance:	Metal Steep Slope Roofing
04 - Storage:	Composition Shingle Roofing
05 - Storage:	Composition Shingle Roofing
06 - Concessions:	Composition Shingle Roofing
07 - Ticket Building:	Composition Shingle Roofing
08 - Field Electrical Room:	Composition Shingle Roofing
09 - Portable A:	Composition Shingle Roofing
10 - Building 10:	Clear Polycarbonate Roofing
11 - Pump House:	Composition Shingle Roofing

Interior

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

01 - Main Building:	Moveable Interior Partition
	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Painted Ceilings
	Ceramic Tile Wall
	CMU Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring
	Terrazzo Flooring
	Carpet
	Athletic/Sport Flooring
02 - Storage:	Wood Ceilings
	Interior Wall Painting
	Wood Flooring
03 - Maintenance:	Wood Interior Doors

03 - Maintenance:	Overhead Interior Coiling Doors
	Interior Door Hardware
	Exposed Metal Structure Ceiling
	Wood Wall Paneling
	Concrete Flooring
04 - Storage:	Wood Ceilings
	Interior Wall Painting
	Wood Flooring
05 - Storage:	Wood Ceilings
	Interior Wall Painting
	Wood Flooring
06 - Concessions:	Wood Interior Doors
	Interior Door Hardware
	Wood Ceilings
	Interior Wall Painting
	Concrete Flooring
07 - Ticket Building:	Wood Ceilings
	Wood Wall Paneling
	Wood Flooring
08 - Field Electrical Room:	Wood Ceilings
	Wood Wall Paneling
	Wood Flooring
09 - Portable A:	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Wood Wall Paneling
	Carpet
10 - Building 10:	Wood Flooring
11 - Pump House:	Wood Ceilings
	Concrete Flooring

Mechanical

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

01 - Main Building:	1,275 MBH Cast Iron Steam Boiler
	4,200 MBH Cast Iron Steam Boiler
	Finned Wall Radiator
	Steam/Hot Water Heating Unit Vent
	5 kW Electric Unit Heater
	DDC Heating System Controls
	Pneumatic Heating System Controls
	1 Ton Ductless Split System

01 - Main Building:	3 Ton D/X Fan Coil
	2-Pipe Hot Water Hydronic Distribution System
	1 HP or Smaller Pump
	5 HP Pump
	10 HP Pump
	5,000 CFM Outdoor AHU
	Ductwork
	Dehumidifier
	Roof Exhaust Fan
	Kitchen Exhaust Hoods
	Fire Sprinkler System
03 - Maintenance:	3 kW Electric Unit Heater

Plumbing

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

01 - Main Building:	2" Backflow Preventers
	Gas Piping System
	40 Gallon Gas Water Heater
	50 Gallon Gas Water Heater
	75 Gallon Gas Water Heater
	Domestic Water Piping System
03 - Maintenance:	Domestic Water Piping System
09 - Portable A:	Domestic Water Piping System
01 - Main Building:	Classroom Lavatories
	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Showers
	Toilets
	Urinals
03 - Maintenance:	Restroom Lavatories
	Toilets
09 - Portable A:	Restroom Lavatories
	Toilets
01 - Main Building:	Sump Pump
	Air Compressor (2 hp)
	1,000 Gallon Underground Fuel Oil Storage Tank

Electrical

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

01 - Main Building:	1200 kW Emergency Generator

01 - Main Building:	1,600 Amp Switchgear
	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	Panelboard - 120/208 400A
	Electrical Disconnect
	Light Fixtures
	Building Mounted Lighting Fixtures
	Canopy Mounted Lighting Fixtures
03 - Maintenance:	Panelboard - 120/208 100A
	Light Fixtures
07 - Ticket Building:	Panelboard - 120/208 100A
	Light Fixtures
08 - Field Electrical Room:	45 KVA Transformer
	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
09 - Portable A:	Panelboard - 120/208 100A
	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	-	-	$12,452	$521,265	$453,262	$986,978	5.45 %
Roofing	-	$102,675	-	-	-	$102,675	0.57 %
Structural	-	-	-	-	-	$0	0.00 %
Exterior	-	$2,403,767	-	-	-	$2,403,767	13.27 %
Interior	-	-	$2,245,366	$1,594,643	$731,371	$4,571,380	25.23 %
Mechanical	-	$3,571,287	$42,991	$482,926	-	$4,097,204	22.61 %
Electrical	-	$319,206	$88,918	$5,514	$113,148	$526,786	2.91 %
Plumbing	-	-	$1,414,290	$226,224	$85,840	$1,726,355	9.53 %
Fire and Life Safety	$503,830	-	-	-	-	$503,830	2.78 %
Technology	-	-	$2,988,024	-	-	$2,988,024	16.49 %
Conveyances	-	-	-	-	-	$0	0.00 %
Specialties	-	-	$13,690	$139,879	$59,894	$213,463	1.18 %
Total	$503,830	$6,396,936	$6,805,730	$2,970,451	$1,443,515	$18,120,462	

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

The building systems with the most need include:

Interior	-	$4,571,380
Mechanical	-	$4,097,204
Technology	-	$2,988,024

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

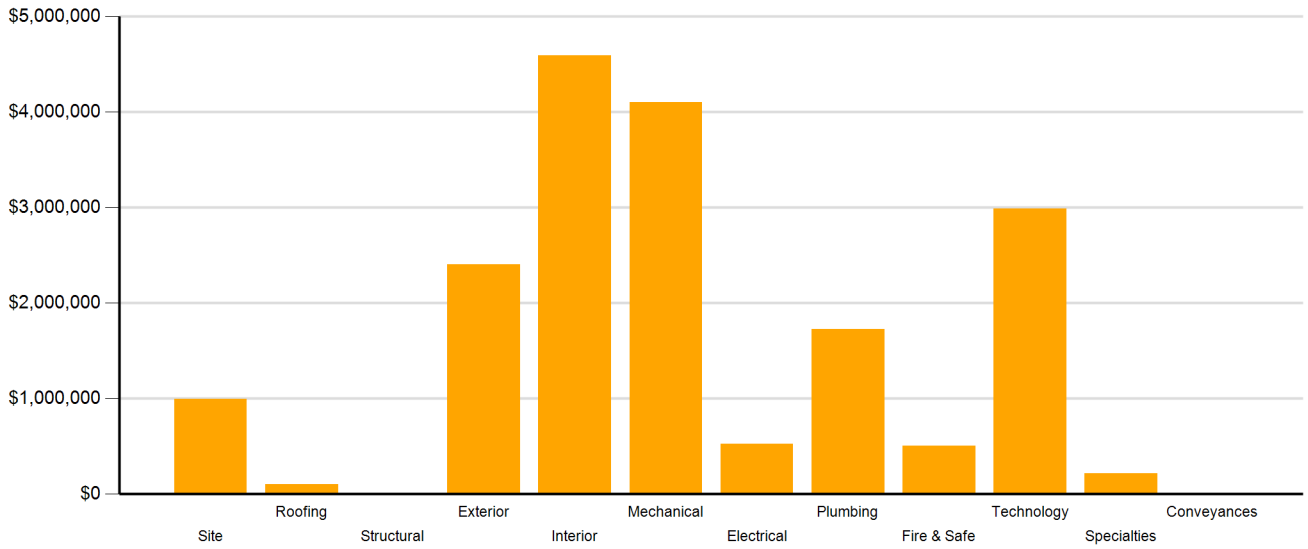

Figure 2: System Deficiencies

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	-	-	-	$178,731	-	$178,731
Barrier to Accessibility	-	-	$160,097	-	-	$160,097
Capital Renewal	-	$6,396,936	$3,582,587	$1,270,107	$750,651	$12,000,281
Code Compliance	$503,830	-	-	-	-	$503,830
Educational Adequacy	-	-	$65,028	$1,469,477	$692,864	$2,227,369
Functional Deficiency	-	-	$59,066	-	-	$59,066
Hazardous Material	-	-	-	$52,136	-	$52,136
Technology	-	-	$2,936,686	-	-	$2,936,686
Traffic	-	-	$2,266	-	-	$2,266
Total	$503,830	$6,396,936	$6,805,730	$2,970,451	$1,443,515	$18,120,462

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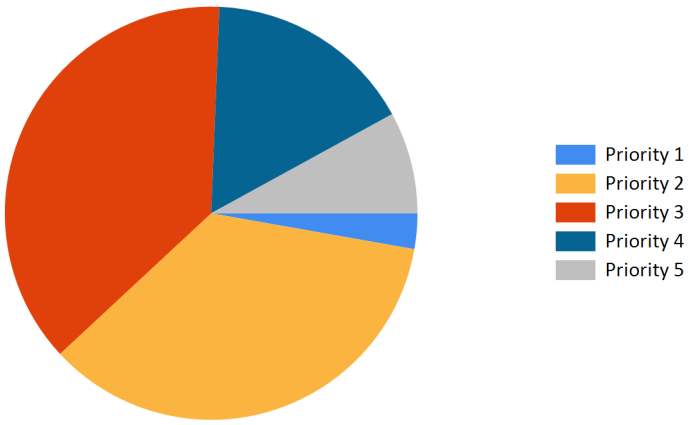

Figure 3: Current deficiencies by priority

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	$986,978	$0	$0	$0	$0	$0	$0	$986,978
Roofing	$102,675	$0	$0	$0	$0	$0	$0	$102,675
Structural	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$2,403,767	$0	$0	$0	$466,440	$250,271	$716,711	$3,120,478
Interior	$4,571,380	$0	$0	$917,509	$154,150	$5,947	$1,077,606	$5,648,986
Mechanical	$4,097,204	$0	$0	$70,869	$0	$871,591	$942,460	$5,039,664
Electrical	$526,786	$0	$0	$0	$0	$0	$0	$526,786
Plumbing	$1,726,355	$0	$0	$235,035	$0	$0	$235,035	$1,961,390
Fire and Life Safety	$503,830	$0	$0	$0	$0	$0	$0	$503,830
Technology	$2,988,024	$0	$0	$0	$0	$0	$0	$2,988,024
Conveyances	$0	$0	$0	$285,209	$0	$0	$285,209	$285,209
Specialties	$213,463	$0	$0	$0	$0	$1,001,683	$1,001,683	$1,215,146
Total	**$18,120,462**	**$0**	**$0**	**$1,508,622**	**$620,590**	**$2,129,492**	**$4,258,704**	**$22,379,166**

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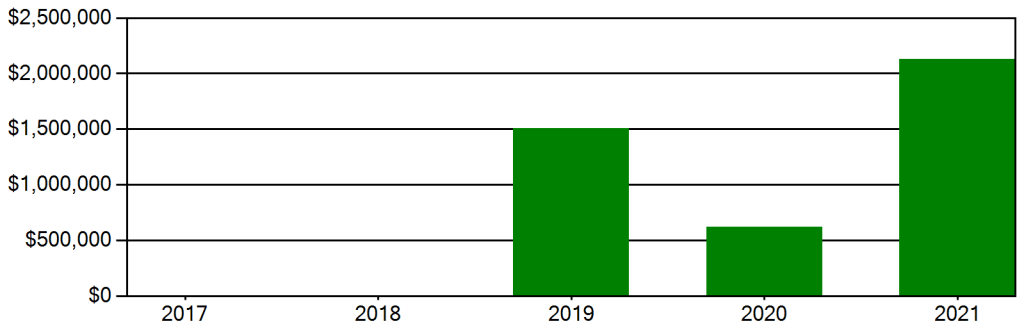
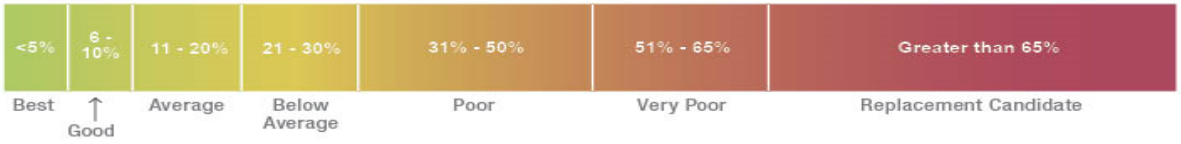


Figure 4: Life Cycle Capital Renewal Forecast

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 $64,275,120. For planning purposes, the total 5-year need at the Mt. Hope High School is $22,406,303 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Mt. Hope High School facility has a 5-year FCI of 34.82%.

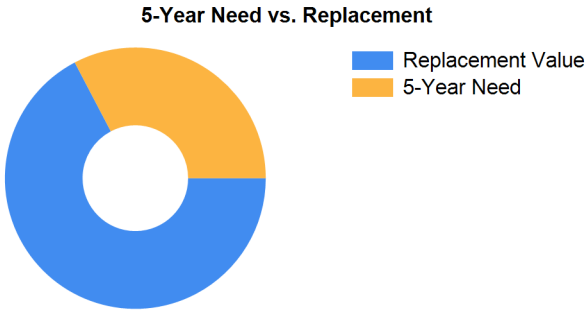


Figure 5: 5-Year FCI

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 950 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 Mt. Hope High School cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be $0.

Summary of Findings

The Mt. Hope High School comprises 177,732 square feet and was constructed in 1965. Current deficiencies at this school total $18,147,599. Five year capital renewal costs total $4,258,704. The total identified need for the Mt. Hope High School (current deficiencies and 5-year capital renewal costs) is $22,406,303. The 5-year FCI is 34.82%.

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
Mt. Hope High School Totals	177,732	1965	$18,147,599	$4,258,704	$22,406,303	34.82%

**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.

LEA Feedback

As part of the assessment process, LEAs were given several opportunities to provide feedback on the data. Jacobs performed a thorough review of the comments provided relating to the Facilities Condition Assessment. Based on information provided, some adjustments were made to improve or refine the dataset. In other situations, enough information was not provided, item was out of scope, or evidence provided by assessment team did not align with the feedback and no adjustment was made. Finally, deficiency priorities, costs, and educational space/technology standards are consistent throughout the state.

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Walks Require Replacement	Capital Renewal	1,200	SF	3	$10,185	8583
Note: Asphalt walks have several large pot holes and cracks.						
Location: Courtyard and front sidewalk						
Pavement Markings: Words/Symbols Are Required	Traffic	6	Ea.	3	$2,266	9314
Note: Add arrow pavement markings on campus to control parent drop off/pick up flow						
Asphalt Paving Requires Replacement	Capital Renewal	150	CAR	4	$492,936	8582
Note: Asphalt pavement has several large pot holes and cracks.						
Backstops Require Replacement	Educational Adequacy	1	Ea.	4	$28,329	28409
Note: Backstops Require Replacement						
School has insufficient baseball fields.	Educational Adequacy	1	Ea.	5	$207,745	28313
Note: School has insufficient baseball fields.						
School has insufficient football/soccer fields.	Educational Adequacy	1	Ea.	5	$94,430	28184
Note: School has insufficient football/soccer fields.						
School has insufficient softball fields.	Educational Adequacy	1	Ea.	5	$151,087	28356
Note: School has insufficient softball fields.						
	Sub Total for System	**7**	**items**		**$986,978**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Pole Lighting Is Missing And Needed	Functional Deficiency	3	Ea.	3	$59,066	8585
Note: Additional pole lighting is needed.						
	Sub Total for System	**1**	**items**		**$59,066**	
	Sub Total for School and Site Level	**8**	**items**		**$1,046,044**	

Building: 01 - Main Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Edge Termination At Wall Requires Repair	Capital Renewal	1	Ea.	2	$61	8602
The Aluminum Window Requires Replacement	Capital Renewal	10,061	SF	2	$1,702,563	8587
The Metal Exterior Door Requires Replacement	Capital Renewal	2	Door	2	$12,834	8586
Note: Doors rusted at bottom.						
The Metal Panel Exterior Requires Replacement (Bldg SF)	Capital Renewal	3,290	SF	2	$500,447	8624
Note: Original to the building.						
	Sub Total for System	**4**	**items**		**$2,215,906**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior CMU Walls Require Repair	Capital Renewal	1,800	SF	3	$65,370	8626
Location: Corridor M, D205, D201, E101, A138, B101, B102, B106, B207						
Interior Doors Require Replacement	Capital Renewal	262	Door	3	$1,208,051	8590
Note: Interior wood doors are original, scratched, worn and need to be replaced.						
The Acoustical Ceiling Tiles Require Replacement	Capital Renewal	1,800	SF	3	$16,257	8588
Note: There are various stained, broken, and cracked acoustical ceiling tiles throughout the building in classrooms and corridors.						
The Carpet Flooring Requires Replacement	Capital Renewal	5,800	SF	3	$126,186	8591
Note: Carpet is frayed and worn.						
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	15,000	SF	3	$402,806	8593
Note: Several areas have broken ceramic flooring and base.						
The Existing Toilet Stall Does Not Meet Minimum ADA Requirements	Barrier to Accessibility	10	Ea.	3	$29,472	8584
The Existing Toilet Stall Does Not Meet Minimum ADA Requirements	Barrier to Accessibility	6	Ea.	3	$17,683	8599
Location: 2nd floor D wing, 1st floor D110, G wing, E101, 2nd floor B wing						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Barrier to Accessibility	36	Door	3	$112,943	9223
Note: Original to the building.						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	20,000	SF	3	$229,435	8592
Location: Corridors D, M, C; 1st floor faculty room, mechanical room, E105, Dean's office, B208, C205, C210, C203, C201, C206						
Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present	Hazardous Material	6	SF	4	$171	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	6	Ea.	4	$1,711	Rollup
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet)	Hazardous Material	1,340	LF	4	$30,574	Rollup
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet)	Hazardous Material	2,070	SF	4	$19,679	Rollup
Room Is Excessively Reverberant	Acoustics	8,000	SF	4	$178,731	19713
Note: Gym						
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	35,135	SF	4	$1,338,782	Rollup
Vinyl Wall Covering Requires Replacement	Capital Renewal	70	SF	4	$1,464	8612
Note: Wall laminate in elevator cab is chipped.						
Classroom Door Requires Vision Panel	Educational Adequacy	1	Ea.	5	$2,282	Rollup
Interior Ceramic Walls Require Repainting	Capital Renewal	1,200	SF Wall	5	$9,127	8633
Note: Tile wall has paint peeling.						
Interior Doors Require Repainting	Capital Renewal	255	Door	5	$17,212	8589
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	23,974	SF	5	$158,404	Rollup
Room lacks appropriate sound control.	Educational Adequacy	200	SF	5	$6,959	Rollup
The Concrete Flooring Requires Repair Or Repainting	Capital Renewal	8,500	SF	5	$64,647	8594
Note: Floor in auditorium is chipped and worn and should be repainted.						
The Gypsum Board Ceilings Require Repainting	Capital Renewal	111,591	SF	5	$466,793	Rollup
	Sub Total for System	**23**	**items**		**$4,504,739**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Capital Renewal	30,000	SF	2	$441,035	10952
Note: Original to the building.						
Electric Unit Heater Requires Replacement	Capital Renewal	9	Ea.	2	$12,227	8618
Replace Unit Vent	Capital Renewal	70	Ea.	2	$1,184,036	8630
The Boiler HVAC Component Requires Replacement	Capital Renewal	2	Ea.	2	$455,325	8595
Note: Original installation.						
The Fan Coil HVAC Component Requires Replacement	Capital Renewal	3	Ea.	2	$17,113	8627
The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	80	Ea.	2	$134,010	8619
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	171,897	SF	2	$1,325,015	8620
Air Compressor Is Inoperable And Requires Replacement	Capital Renewal	2	Ea.	3	$12,766	8613
Large HVAC Circulating Pump Requires Replacement	Capital Renewal	2	Ea.	3	$30,225	8614
Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	42,974	SF	4	$290,277	8623
Note: Approximately 25% of the school has pneumatic controls that should be updated to DDC.						
Lab lacks an appropriate fume hood.	Educational Adequacy	4	Ea.	4	$87,943	Rollup
Small HVAC Circulating Pump Requires Replacement	Capital Renewal	4	Ea.	4	$38,119	8608
Small HVAC Circulating Pump Requires Replacement	Capital Renewal	6	Ea.	4	$45,770	8632
The Exhaust Hood Requires Replacement	Capital Renewal	4	Ea.	4	$20,816	10953
	Sub Total for System	**14**	**items**		**$4,094,677**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	$82,102	8609
The Panelboard Requires Replacement	Capital Renewal	20	Ea.	2	$96,971	8615
The Panelboard Requires Replacement	Capital Renewal	19	Ea.	2	$110,186	8616
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	$25,098	8617

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Requires Replacement	Capital Renewal	20	Ea.	3	$29,852	10954
The Canopy Lighting Requires Replacement	Capital Renewal	4	Ea.	4	$5,514	10955
Room Has Insufficient Electrical Outlets	Educational Adequacy	228	Ea.	5	$113,148	Rollup
	Sub Total for System	**7**	**items**		**$462,872**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	2	Ea.	3	$6,320	8610
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	$3,113	8611
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	$5,845	8629
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	171,897	SF	3	$1,383,064	8607
Note: Water piping is old and deteriorating.						
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	12	Ea.	3	$15,949	8605
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4	$10,220	8598
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	7	Ea.	4	$18,035	8601
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	7	Ea.	4	$51,642	8606
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	45	Ea.	4	$143,146	8596
Room lacks a drinking fountain.	Educational Adequacy	6	Ea.	5	$6,617	Rollup
Room lacks a private shower area.	Educational Adequacy	2	Ea.	5	$20,470	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	20	Ea.	5	$30,232	Rollup
Underground Fuel/Oil Storage Tank Requires Replacement	Capital Renewal	1	Ea.	5	$28,521	8622
	Sub Total for System	**13**	**items**		**$1,723,174**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing Or Inadequate (NFPA 72 and NFPA 101, Section 9.6)	Code Compliance	171,897	SF	1	$503,830	8603
	Sub Total for System	**1**	**items**		**$503,830**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	9	Ea.	3	$51,338	Rollup
Technology: Auditorium AV/Multimedia system is in need of minor improvements.	Technology	1	Room	3	$95,070	18391
Technology: Campus network switching electronics are antiquated and/or do not meet standards.	Technology	196	Ea.	3	$93,168	18389
Technology: Campus wireless infrastructure inadequate.	Technology	65	Ea.	3	$86,513	18388
Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	55	Ea.	3	$1,098,055	18394
Technology: Instructional spaces do not have local sound reinforcement.	Technology	56	Ea.	3	$266,195	18399
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	5	Ea.	3	$26,620	18385
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$37,648	18377
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$37,648	18378
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$37,648	18379
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$37,648	18380
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$37,648	18381

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$37,648	18383
Technology: Intermediate Telecommunications Room needs minor improvements.	Technology	1	Ea.	3	$16,732	18382
Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	5	Ea.	3	$23,767	18384
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	$6,655	18376
Technology: Main Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	$50,197	18374
Technology: Main Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3	$9,032	18375
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	598	Ea.	3	$255,833	18390
Technology: Network cabling infrastructure is partially outdated and/or needs expansion.	Technology	196	Ea.	3	$83,851	18395
Technology: Network system inadequate and/or near end of useful life	Technology	32	Ea.	3	$152,112	18397
Technology: Network system inadequate and/or near end of useful life	Technology	3	Ea.	3	$22,817	18398
Technology: PA/Bell/Clock system is inadequate and/or near end of useful life.	Technology	171,879	SF	3	$294,129	18396
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	4	Ea.	3	$19,014	18387
Technology: Telecommunications Room fiber connectivity infrastructure is outdated and/or inadequate.	Technology	2	Ea.	3	$12,549	18386
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	60	Ea.	3	$91,267	18392
Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	$7,225	18393
	Sub Total for System	**27**	**items**		**$2,988,024**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient writing area.	Educational Adequacy	3	Ea.	3	$13,690	Rollup
The Metal Student Lockers Require Replacement	Capital Renewal	255	Ea.	4	$125,456	8625
Location: Boy's locker room						
Welding Bays Are Required	Educational Adequacy	2	Ea.	4	$10,838	Rollup
Work Tables Are Required	Educational Adequacy	1	Ea.	4	$3,585	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	7	Ea.	5	$59,894	Rollup
	Sub Total for System	**5**	**items**		**$213,463**	
	Sub Total for Building 01 - Main Building	**94**	**items**		**$16,706,684**	

Building: 02 - Storage

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	900	SF	2	$26,978	8635
The Metal Exterior Door Requires Replacement	Capital Renewal	1	Door	2	$6,417	8634
	Sub Total for System	**2**	**items**		**$33,395**	
	Sub Total for Building 02 - Storage	**2**	**items**		**$33,395**	

Building: 03 - Maintenance

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Roof Architectural Roof Covering Requires Replacement	Capital Renewal	2,250	SF	2	$77,006	8639
	Sub Total for System	**1**	**items**		**$77,006**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	1	Door	2	$6,417	8636
The Overhead Door Requires Replacement	Capital Renewal	1	Door	2	$36,792	8637
The Overhead Door Requires Replacement	Capital Renewal	1	Door	2	$36,792	8638
	Sub Total for System	**3**	**items**		**$80,001**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	1	Door	3	$4,611	8640
Interior Wood Walls Require Replacement	Capital Renewal	2,250	SF	4	$20,535	8646
	Sub Total for System	**2**	**items**		**$25,146**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electric Unit Heater Requires Replacement	Capital Renewal	2	Ea.	2	$2,527	8645
	Sub Total for System	**1**	**items**		**$2,527**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	$4,849	8644
	Sub Total for System	**1**	**items**		**$4,849**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	4	$3,181	8641
	Sub Total for System	**1**	**items**		**$3,181**	
	Sub Total for Building 03 - Maintenance	**9**	**items**		**$192,710**	

Building: 04 - Storage

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	450	SF	2	$12,834	8647
	Sub Total for System	**1**	**items**		**$12,834**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	450	SF	2	$13,489	8649
The Metal Exterior Door Requires Replacement	Capital Renewal	1	Door	2	$6,417	8648
	Sub Total for System	**2**	**items**		**$19,906**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Flooring Requires Replacement	Capital Renewal	450	SF	3	$14,931	9225
The Wood Ceiling Tiles Require Replacement	Capital Renewal	450	SF	4	$2,995	9224
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	450	SF	5	$2,973	Rollup
	Sub Total for System	**3**	**items**		**$20,899**	
	Sub Total for Building 04 - Storage	**6**	**items**		**$53,639**	

Building: 05 - Storage

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	450	SF	2	$12,834	8650
	Sub Total for System	**1**	**items**		**$12,834**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	450	SF	2	$13,489	8652
The Overhead Door Requires Replacement	Capital Renewal	1	Door	2	$36,792	8651
	Sub Total for System	**2**	**items**		**$50,281**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	450	SF	5	$2,973	Rollup
	Sub Total for System	**1**	**items**		**$2,973**	
	Sub Total for Building 05 - Storage	**4**	**items**		**$66,089**	

Building: 06 - Concessions

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steel Window Requires Replacement	Capital Renewal	20	SF	2	$4,278	8653
Note: Window is cracked.						
	Sub Total for System	**1**	**items**		**$4,278**	
	Sub Total for Building 06 - Concessions	**1**	**items**		**$4,278**	

Building: 09 - Portable A

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	810	SF	3	$17,623	8712
	Sub Total for System	**1**	**items**		**$17,623**	
	Sub Total for Building 09 - Portable A	**1**	**items**		**$17,623**	
	Total for Campus	**125**	**items**		**$18,120,462**	

Buildings with no reported deficiencies

07 - Ticket Building

08 - Field Electrical Room

10 - Building 10

11 - Pump House

Mt. Hope High School - Life Cycle Summary Yrs 1-5

Building: 01 - Main Building

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	3,240	SF	$261,206	4
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	25	Door	$178,256	4
Exterior Entrance Doors	Steel - Insulated and Painted	38	Door	$243,854	5
	Sub Total for System	**3**	**items**	**$683,315**	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Operable Partitions	Moveable Partitions (Major)	3,060	SF Wall	$353,460	3
Wood Flooring	Wood Flooring - All Types	17,000	SF	$564,049	3
Note:	Gym				
Interior Swinging Doors	Steel	36	Door	$154,150	4
	Sub Total for System	**3**	**items**	**$1,071,658**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (1 Ton)	3	Ea.	$42,348	3
Facility Distribution Systems Supplementary Components	Dehumidifier	1	Ea.	$28,521	3
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	$15,964	5
HVAC Air Distribution	AHU 5,000 CFM Outdoor	6	Ea.	$855,627	5
	Sub Total for System	**4**	**items**	**$942,460**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatories	85	Ea.	$231,114	3
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	1	Ea.	$3,921	3
	Sub Total for System	**2**	**items**	**$235,035**	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Passenger Elev)	1	Ea.	$285,209	3
	Sub Total for System	**1**	**items**	**$285,209**	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers	2,036	Ea.	$1,001,683	5
	Sub Total for System	**1**	**items**	**$1,001,683**	
	Sub Total for Building 01 - Main Building	**14**	**items**	**$4,219,361**	

Building: 02 - Storage

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	900	SF	$5,947	5
	Sub Total for System	**1**	**items**	**$5,947**	
	Sub Total for Building 02 - Storage	**1**	**items**	**$5,947**	

Building: 10 - Building 10

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Wood Siding - Bldg SF basis	900	SF	$26,978	4
	Sub Total for System	**1**	**items**	**$26,978**	
	Sub Total for Building 10 - Building 10	**1**	**items**	**$26,978**	

Building: 11 - Pump House

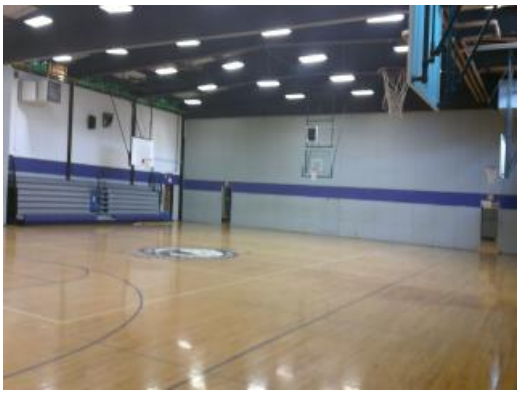
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	$6,417	5
	Sub Total for System	**1**	**items**	**$6,417**	
	Sub Total for Building 11 - Pump House	**1**	**items**	**$6,417**	
	Total for: Mt. Hope High School	**17**	**items**	**$4,258,702**	

Supporting Photos

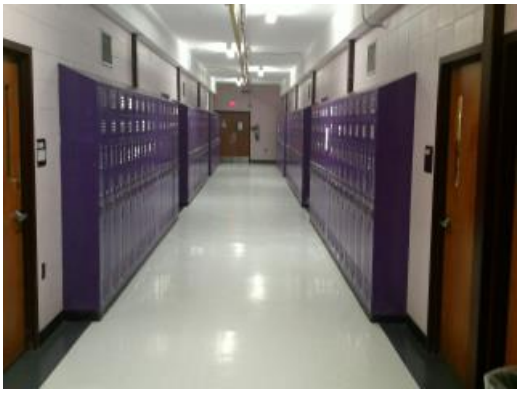
Site Aerial

Lockers



Gymnasium

Auditorium


Hallway Finishes


Press Box


Wood Shop

Robotics Classroom


Library


Art Room


Pump House


Weight Room


Retractable Bleachers


Science Lab


Kitchen


Music Classroom

Home Economics Classroom

Main Entrance

Classroom

Site Signage

Computer Lab

Greenhouse


Exterior Door Rusted At Bottom


Broken Window


Poor Seals At Window


Broken Ceiling Tile


Stained Ceiling Tiles


Worn Wood Door

Vandalized Interior Door


Frayed Carpet In Office


Worn Carpet


Alligatoring Parking Lot Pavement


Cracked Parking Lot Pavement


Pot Hole In Parking Lot


Pot Hole In Asphalt Walkway


Unlevel Walkway


Cafeteria


Science Lab

Kitchen


Peeling Wall Paint


Aged Pump


Rusted Exterior Door


Weathered Wood Siding


Unit Heater


Aged Panelboard


Weathered And Vandalized Wood Siding

Maintenance Building Exterior


Cracked Window At Concessions Building


Storage Building 5 Exterior


Damaged Cabinet Unit Ventilator

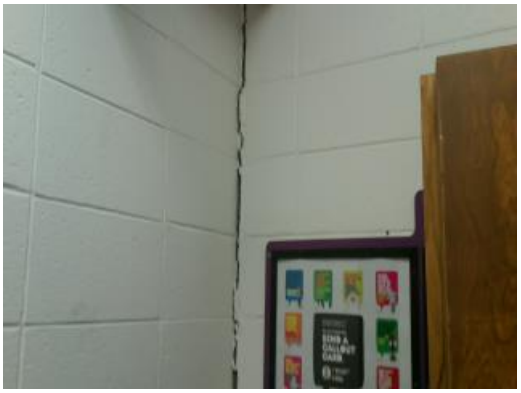

Cabinet Unit Ventilator


Damaged Wall


Chipped Paint


Aged Fan Coil Unit


Worn CMU Wall


Cracked CMU Wall


Damaged Locker Room Lockers


Finned Tube Radiator


Aged Unit Heater


Aged Panelboard


Aged Panelboard


10 HP Circulating Pump


Aged Air Compressors


Switchboard


Aged Pump


Aged Piping

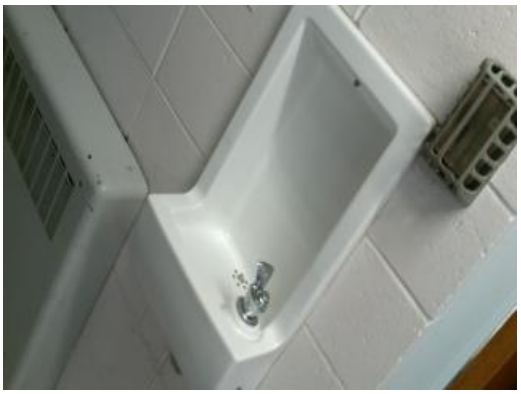

Damaged Drinking Fountain


Typical Urinal Fixtures


Corroded Metal At Termination Wall


Aged Service Sink

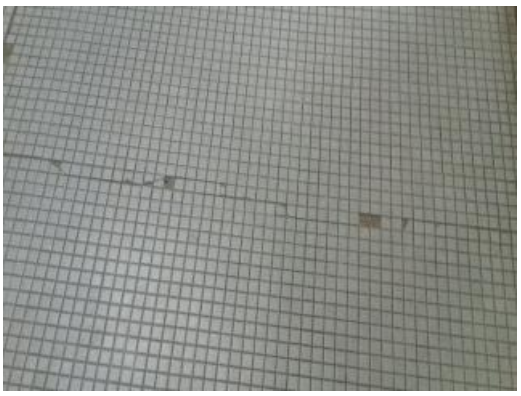

Non-Compliant Toilet Stalls


Non-Refrigerated Drinking Fountain


Worn Bathroom Sink


Original Boilers


Chipped Paint On Auditorium Floor


Cracked And Missing Ceramic Tile

Cracked VCT Flooring

Stained And Broken VCT