Facility Condition Assessment

East Providence - East Providence High School | *June 2017*

2000 Pawtucket Avenue, East Providence, RI 02914

Introduction

East Providence High School, located at 2000 Pawtucket Avenue in East Providence, Rhode Island, was built in 1952. It comprises 250,000 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.

East Providence High School serves grades 9 - 12, has 95 instructional spaces, and has an enrollment of 1,478. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for East Providence High School is 2,000 with a resulting utilization of 74%.

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 East Providence High School the 5-year need is $40,068,058. 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.

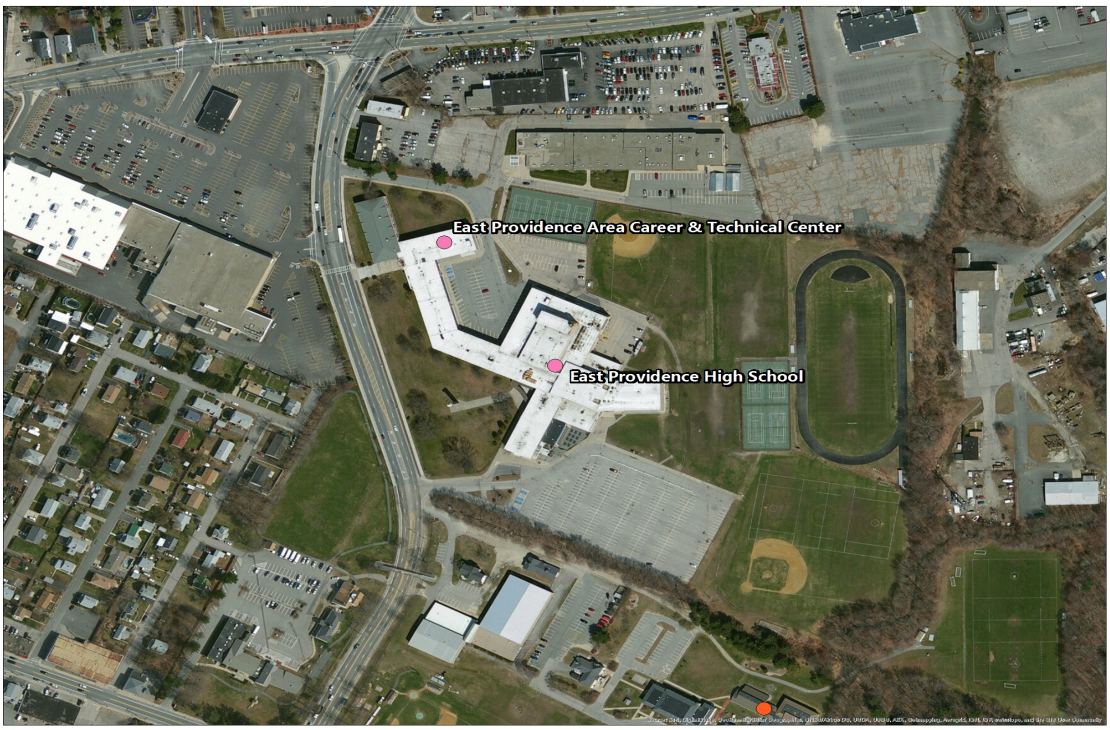

Figure 1: Aerial view of East Providence High School

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 East Providence 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
	Concrete Pedestrian Pavement

Building Envelope

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

01 - Main Building:	Brick Exterior Wall
	CMU Exterior Wall
	Glass Block Exterior Wall
	Metal Panel Exterior Wall
	Aluminum Exterior Windows
	Steel Exterior Windows
	Storefront Entrance Doors
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors

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

01 - Main Building:	Composition Shingle Roofing
	EPDM Roofing
	Built-Up Roofing With Ballast

Interior

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

01 - Main Building:	Foldable Interior Partition
	Steel Interior Doors
	Wood Interior Doors
	Overhead Interior Coiling Doors
	Interior Door Hardware
	Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Painted Ceilings
	Ceramic Tile Wall
	Acoustical Wall Paneling
	Vinyl/Fabric Wall Covering

01 - Main Building:	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Wood Flooring
	Rubber Tile Flooring
	Vinyl Composition Tile Flooring
	Terrazzo Flooring
	Carpet
	Athletic/Sport Flooring

Mechanical

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

01 - Main Building:	8,500 MBH Cast Iron Boiler
	40 GPM Steam to Water Heat Exchanger
	Steam Condensate Receiver, Tank and Pump
	3 kW Electric Unit Heater
	5 kW Electric Unit Heater
	Steam/Hot Water Heating Unit Vent
	Radiant Steam Heater
	Finned Wall Radiator
	DDC Heating System Controls
	1 Ton Ductless Split System
	50,000 CFM Interior AHU
	Window Units
	Make-up Air Unit
	15 HP VFD
	1 HP or Smaller Pump
	5 HP Pump
	2-Pipe Hot Water Hydronic Distribution System
	30,000 CFM Interior AHU
	Ductwork
	Dehumidifier
	Roof Exhaust Fan
	Kitchen Exhaust Hoods
	Laboratory Fume Hood
	Wall Exhaust Fan
	Fire Sprinkler System

Plumbing

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

01 - Main Building:	2" Backflow Preventers

01 - Main Building:	Gas Piping System
	200 Gallon Electric Water Heater
	400 Gallon Electric Water Heater
	80 Gallon Electric Water Heater
	9.4 GPM Instant Water Heater
	Domestic Water Piping System
	Classroom Lavatories
	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Showers
	Toilets
	Urinals
	Sump Pump
	Air Compressor (2 hp)
	25,000 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
	Automatic Transfer Switch
	2,000 Amp Switchgear
	112.5 KVA Transformer
	225 KVA Transformer
	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	Panelboard - 120/208 400A
	Electrical Disconnect
	Building Mounted Lighting Fixtures
	Canopy Mounted Lighting Fixtures
	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	-	-	$612,596	$3,986,443	$120,285	$4,719,324	12.19 %
Roofing	-	$1,354,201	$30,071	-	-	$1,384,272	3.58 %
Structural	$332,789	-	-	-	-	$332,789	0.86 %
Exterior	-	$1,779,873	$1,207,862	-	-	$2,987,735	7.72 %
Interior	-	-	$2,075,477	$5,220,851	$226,184	$7,522,512	19.43 %
Mechanical	-	$7,277,489	$57,021	$1,953,745	-	$9,288,255	23.99 %
Electrical	$2,859	$357,114	$133,139	$1,403	$189,512	$684,027	1.77 %
Plumbing	-	$115,632	$3,219,980	$469,853	$356,309	$4,161,774	10.75 %
Fire and Life Safety	$39,927	-	-	-	-	$39,927	0.10 %
Technology	-	-	$3,072,229	-	-	$3,072,229	7.94 %
Conveyances	-	$217,295	$46,260	-	-	$263,554	0.68 %
Specialties	-	-	$1,503,996	$2,739,879	$13,857	$4,257,732	11.00 %
Total	$375,574	$11,101,604	$11,958,630	$14,372,175	$906,147	$38,714,130	

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

The building systems with the most need include:

Mechanical	-	$9,288,255
Interior	-	$7,522,512
Site	-	$4,719,324

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

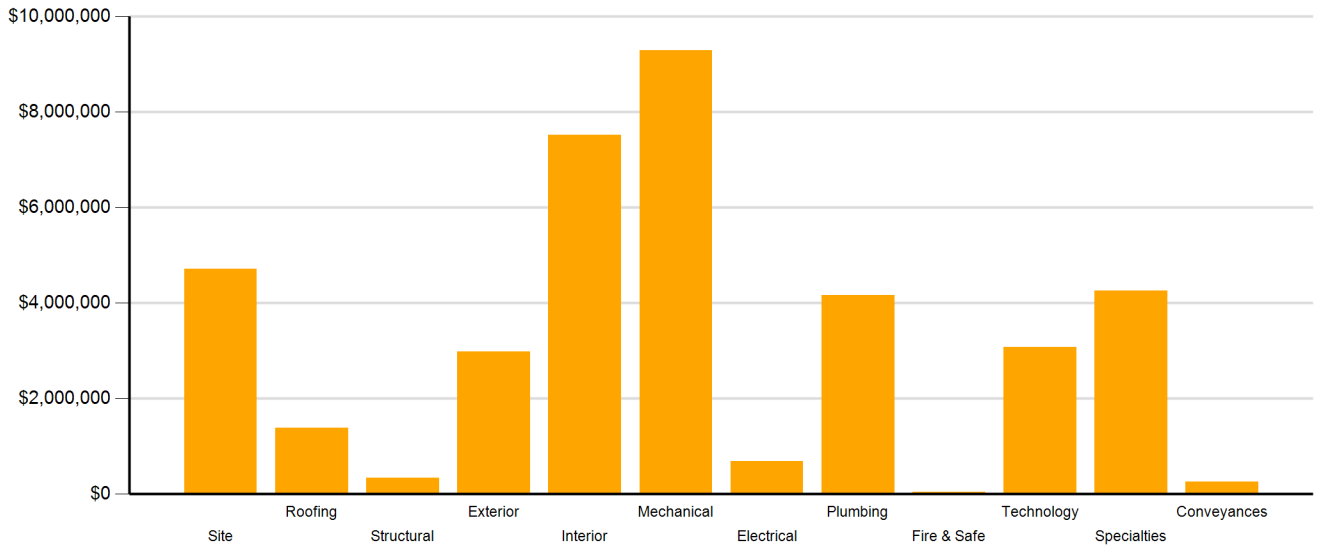

Figure 2: System Deficiencies

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	-	-	-	$42,400	-	$42,400
Barrier to Accessibility	-	-	$137,661	$40,897	-	$178,557
Capital Renewal	$349,620	$9,862,914	$7,832,359	$8,033,323	$305,375	$26,383,591
Code Compliance	-	-	-	-	-	$0
Educational Adequacy	$25,954	$1,352	$435,865	$1,355,748	$395,651	$2,214,570
Functional Deficiency	-	$1,237,338	$897,905	$4,556,335	$205,121	$6,896,699
Hazardous Material	-	-	-	$343,472	-	$343,472
Technology	-	-	$2,654,840	-	-	$2,654,840
Traffic	-	-	-	-	-	$0
Total	$375,574	$11,101,604	$11,958,630	$14,372,175	$906,147	$38,714,130

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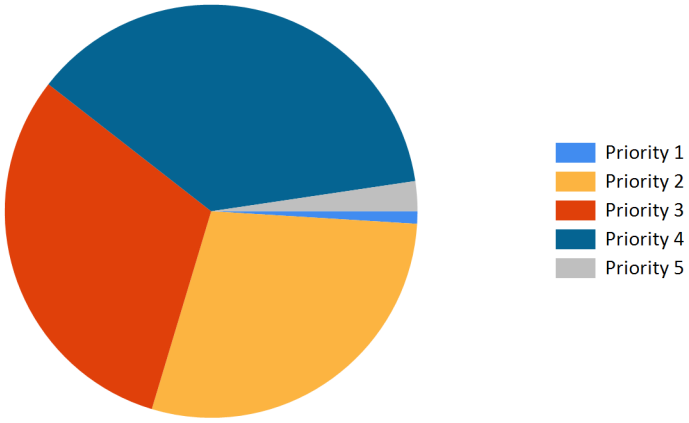

Figure 3: Current deficiencies by priority

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	$4,719,324	$0	$0	$0	$0	$120,851	$120,851	$4,840,175
Roofing	$1,384,272	$0	$0	$0	$0	$0	$0	$1,384,272
Structural	$332,789	$0	$0	$0	$0	$0	$0	$332,789
Exterior	$2,987,735	$0	$0	$0	$0	$0	$0	$2,987,735
Interior	$7,522,512	$0	$0	$339,650	$101,322	$175,656	$616,628	$8,139,140
Mechanical	$9,288,255	$0	$0	$0	$335,834	$0	$335,834	$9,624,089
Electrical	$684,027	$0	$0	$15,685	$0	$12,987	$28,672	$712,699
Plumbing	$4,161,774	$0	$0	$5,724	$0	$0	$5,724	$4,167,498
Fire and Life Safety	$39,927	$0	$0	$0	$0	$0	$0	$39,927
Technology	$3,072,229	$0	$0	$0	$0	$0	$0	$3,072,229
Conveyances	$263,554	$0	$0	$0	$0	$246,219	$246,219	$509,774
Specialties	$4,257,732	$0	$0	$0	$0	$0	$0	$4,257,732
Total	**$38,714,130**	**$0**	**$0**	**$361,059**	**$437,156**	**$555,713**	**$1,353,928**	**$40,068,058**

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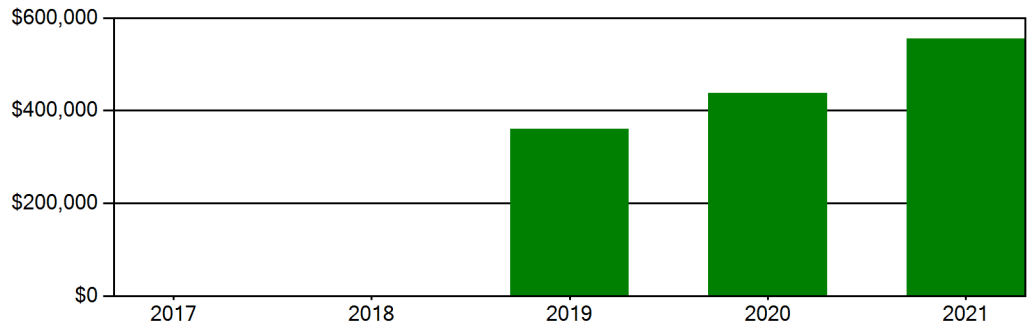
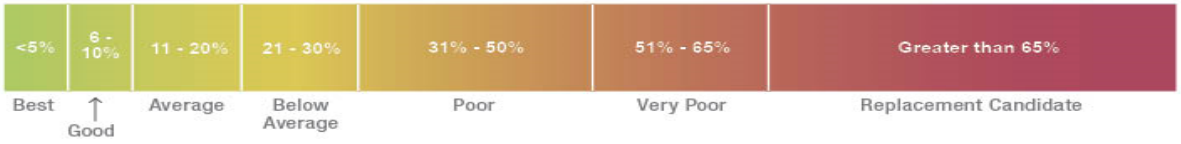


Figure 4: Life Cycle Capital Renewal Forecast

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 $90,000,000. For planning purposes, the total 5-year need at the East Providence High School is $40,068,058 (Life Cycle Years 1-5 plus the FCI deficiency cost). The East Providence High School facility has a 5-year FCI of 44.52%.

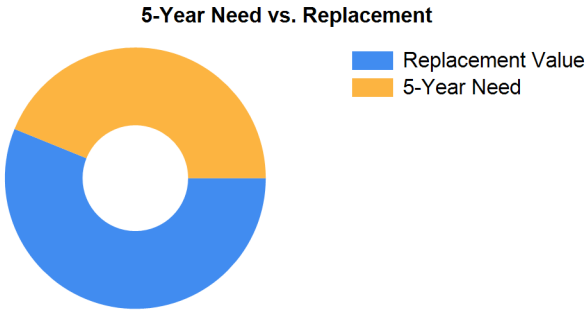


Figure 5: 5-Year FCI

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 1,351 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 East Providence High School cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be $496,886.

Summary of Findings

The East Providence High School comprises 250,000 square feet and was constructed in 1952. Current deficiencies at this school total $38,714,130. Five year capital renewal costs total $1,353,928. The total identified need for the East Providence High School (current deficiencies and 5-year capital renewal costs) is $40,068,058. The 5-year FCI is 44.52%.

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
East Providence High School Totals	250,000	1952	$38,714,130	$1,353,928	$40,068,058	44.52%

**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
Concrete Walks Require Replacement	Functional Deficiency	22,913	SF	3	$592,548	11097
Note: Concrete walkways have large cracks and are uneven.						
Asphalt Paving Requires Replacement	Functional Deficiency	102	CAR	4	$426,976	11095
Note: Many areas are cracked and alligatored with potholes throughout.						
Asphalt Paving Requires Replacement	Functional Deficiency	448	CAR	4	$1,875,345	11096
Note: Parking lot has large cracks, alligatoring, and pot holes.						
Backstops Require Replacement	Educational Adequacy	1	Ea.	4	$36,086	28464
Note: Backstops Require Replacement						
Replace Natural Turf (Grass) Playfield	Capital Renewal	1	Ea.	4	$11,583	53556
Note: Per LEA review feedback football field requires replacement.						
Site Drainage Requires Regrading	Functional Deficiency	1,200	SF	4	$23,095	11131
Location: Front entry						
Site Marquee Requires Replacement	Capital Renewal	1	Ea.	4	$36,086	53557
Note: Per LEA review feedback digital sign requires replacement.						
Tennis Courts, Nets, And Equipment Require Replacement	Capital Renewal	4	Ea.	4	$962,280	53554
Note: Per LEA review feedback tennis courts require replacement.						
Track Requires Replacement	Educational Adequacy	1	Ea.	4	$581,313	53555
Note: Per LEA review feedback track requires replacement.						
School has insufficient football/soccer fields.	Educational Adequacy	1	Ea.	5	$120,285	28188
Note: School has insufficient football/soccer fields.						
	Sub Total for System	**10**	**items**		**$4,665,597**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Pole Lighting Is Missing And Needed	Functional Deficiency	3	Ea.	3	$75,238	11099
Note: There is currently only one pole light at the entrance to the main parking lot. Additional pole lighting should be added.						
The Pole Lighting Requires Replacement	Capital Renewal	1	Ea.	3	$9,786	11098
The Ground Mounted Lighting Requires Replacement	Capital Renewal	2	Ea.	5	$4,662	53561
Note: Per LEA review feedback replacement of lights on the clock tower is needed.						
	Sub Total for System	**3**	**items**		**$89,687**	
	Sub Total for School and Site Level	**13**	**items**		**$4,755,284**	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Ramp Is Not ADA Compliant	Barrier to Accessibility	1	Ea.	3	$20,048	53566
Note: Per LEA review feedback the ramp at door 21 is not compliant.						
Concrete Paving Requires Replacement	Capital Renewal	6	CAR	4	$33,680	53577
Note: Per LEA review feedback the kitchen loading dock must be revamped or replaced.						
	Sub Total for System	**2**	**items**		**$53,727**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing With Aggregate Ballast Requires Replacement	Capital Renewal	918	SF	2	$36,807	11130
EPDM Roofing Requires Replacement (Bldg SF)	Capital Renewal	98,431	SF	2	$1,312,241	53552
Note: Per LEA review feedback current roof is leaking.						
Skylight Requires Replacement	Capital Renewal	2	Ea.	2	$5,152	53551
Note: Per LEA review feedback. Replace skylight above elevator.						
Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	Capital Renewal	2,500	SF	3	$30,071	11129
	Sub Total for System	**4**	**items**		**$1,384,272**	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Major Structural Condition Exists	Capital Renewal	1	Job	1	$232,551	24671
Note: Water infiltration at window openings resulting in rusting of lintels and other steel members which expanded the steel causing the exterior brick and interior ceramic brick to crack and displace. Excessive moisture and lack of proper ventilation in basement area under the swimming pool is most likely the cause for the deterioration of the concrete. It is recommended that the following general remedial actions be taken: Remove existing steel lintels that exhibit excessive rusting or deterioration and replace with new galvanized steel lintels; Replace deteriorated relieving angles and repoint exterior brick; Review existing plans and evaluate the necessity to provide vertical control joints in the exterior brick veneer at corner locations; Remove cracked ceramic masonry, repair any deteriorated steel and replace ceramic masonry; Remove all deteriorated concrete and reinforcing steel from pool basement beams and overhead slab and replace with new epoxy coated reinforcing of comparable size as original design and form with new concrete.						
Moderate Structural Condition Exists	Capital Renewal	1	Job	1	$100,238	11139
Note: Corridor under pool, walls and deck are shifting.						
	Sub Total for System	**2**	**items**		**$332,789**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Glass Block Requires Replacement	Functional Deficiency	14,279	SF	2	$1,173,659	11174
Note: Glass block is aged and leaking.						
The Aluminum Storefront Exterior Door Requires Replacement	Functional Deficiency	1	Door	2	$7,518	11105
Location: Door F						
The Aluminum Window Requires Replacement	Functional Deficiency	201	SF	2	$35,863	11108
Note: Original windows in basement.						
The Aluminum Window Requires Replacement	Capital Renewal	500	SF	2	$89,211	53562
Note: Per LEA review feedback the cafeteria atrium windows must be replaced.						
The Metal Exterior Door Requires Replacement	Functional Deficiency	3	Door	2	$20,298	11104
Location: Doors 5, 12, 21						
The Overhead Door Requires Replacement	Capital Renewal	1	Door	2	$38,792	11106
Location: Boiler room						
The Steel Window Requires Replacement	Capital Renewal	1,838	SF	2	$414,532	11109
The Brick Exterior Requires Repair	Capital Renewal	12,500	SF Wall	3	$877,078	11103
Note: Exterior brick is cracked and should be repaired.						
The Brick Exterior Requires Repointing	Capital Renewal	7,500	SF Wall	3	$330,784	11132
	Sub Total for System	**9**	**items**		**$2,987,735**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior CMU Walls Require Repair	Capital Renewal	10,000	SF	3	$382,907	11144
Location: Cafe, Room 149R, nurse's office, 3rd floor storage, teacher's lounge, 2nd floor storage						
Interior Doors Require Replacement	Capital Renewal	197	Door	3	$957,719	11113
Note: Original 1952 interior wood doors.						
The Acoustical Ceiling Tiles Require Replacement	Functional Deficiency	19,113	SF	3	$182,005	11110
Note: Original ceiling tiles should be replaced.						
The Acoustical Ceiling Tiles Require Replacement	Capital Renewal	500	SF	3	$4,761	11111
Location: 3rd floor corridor						
The Acoustical Ceiling Tiles Require Replacement	Capital Renewal	5,395	SF	3	$51,374	53564
Note: Per LEA review feedback cafeteria ceiling must be replaced (transition old to new).						
The Carpet Flooring Requires Replacement	Capital Renewal	5,205	SF	3	$119,397	11114
Location: Library and auditorium						
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	10,808	SF	3	$306,012	11116
Note: Original ceramic flooring should be replaced.						
Location: 1952 wing						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	500	SF	3	$6,048	11115
Location: 1999 corridors, 3rd floor band area offices						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	5,395	SF	3	$65,254	53563
Note: Per LEA review feedback cafeteria floor (transition old to new) must be replaced.						
Acoustical Wall Panels Require Replacement	Capital Renewal	250,000	SF	4	$2,420,736	11164
Note: Tiles are broken and falling from walls.						
Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	100	SF	4	$3,007	Rollup

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Grid Requires Replacement	Functional Deficiency	19,113	SF	4	$239,012	11166
Note: Original grid system should be replaced.						
Ceiling Grid Requires Replacement	Capital Renewal	5,395	SF	4	$67,466	53565
Note: Per LEA review feedback cafeteria ceiling must be replaced (transition old to new).						
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	2,500	SF Wall	4	$70,166	11126
Location: Cafe and gym						
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	7,351	SF	4	$172,422	11170
Note: Large cracks in ceramic wall. Steel lintels are rusted.						
Interior Storefront Doors Require Replacement	Capital Renewal	1	Door	4	$5,012	53558
Note: Per LEA review feedback the interior glass door at the end of the art wing corridor is not to code.						
Interior Toilet Partition Requires Repair	Functional Deficiency	48	Ea.	4	$26,463	11125
Location: Locker rooms						
Moveable Partitions Require Replacement	Capital Renewal	2,000	SF Wall	4	$243,577	11100
Note: Original partition in gym should be replaced.						
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	381	Ea.	4	$114,571	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	4,572	LF	4	$109,989	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	11,563	SF	4	$115,905	Rollup
Room Is Excessively Reverberant	Acoustics	1,800	SF	4	$42,400	27939
Location: Music room						
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	17,990	SF	4	$693,842	Rollup
Room Lighting Is Inadequate Or In Poor Condition.	Capital Renewal	9,600	SF	4	$385,682	53559
Note: Per LEA review feedback the lighting in the gym is inadequate for the size.						
The Gypsum Board Ceilings Require Replacement	Functional Deficiency	500	SF	4	$6,014	11112
The Handrails In The Stair Area Are Not ADA Compliant	Barrier to Accessibility	300	LF	4	$40,897	53569
Note: Per LEA review feedback all stairwell handrailing not to building code.						
The Terrazzo Flooring Requires Repair	Capital Renewal	8,000	SF	4	$449,100	11133
The Terrazzo Flooring Requires Repair	Capital Renewal	250	SF	4	$14,034	53568
Note: Per LEA review feedback entrance floor granite block to auditorium must be regrouted. Allowance for repair.						
Vinyl/Fabric Wall Covering Requires Replacement	Capital Renewal	74	SF	4	$556	11165
Note: Original wall covering in main office should be replaced.						
Classroom Door Requires Vision Panel	Educational Adequacy	4	Ea.	5	$6,975	Rollup
Room lacks appropriate sound control.	Educational Adequacy	400	SF	5	$14,088	Rollup
The Gypsum Board Ceilings Require Repainting	Functional Deficiency	46,508	SF	5	$205,121	Rollup
	Sub Total for System	**32**	**items**		**$7,522,512**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Requires Replacement	Capital Renewal	1	Ea.	2	$14,883	11160
Ductwork Requires Replacement (SF Basis)	Capital Renewal	73,511	SF	2	$1,139,442	11156
Electric Unit Heater Requires Replacement	Capital Renewal	2	Ea.	2	$2,664	11150
Electric Unit Heater Requires Replacement	Capital Renewal	2	Ea.	2	$2,865	11151
Kiln lacks appropriate ventilation.	Educational Adequacy	1	Ea.	2	$1,352	53567
Note: Per LEA review feedback kiln room has inadequate ventilation.						
Replace Unit Vent	Capital Renewal	79	Ea.	2	$1,408,906	11169
Steam Heat Exchanger Requires Replacement	Capital Renewal	2	Ea.	2	$48,114	11179
The Air Handler HVAC Component Requires Replacement	Capital Renewal	4	Ea.	2	$1,032,647	11147
The Air Handler HVAC Component Requires Replacement	Capital Renewal	3	Ea.	2	$912,290	11175
The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	25	Ea.	2	$44,155	11155
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	250,000	SF	2	$2,031,798	11571

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steam Condensate Receiver Requires Replacement	Capital Renewal	1	Ea.	2	$370,879	11180
The Steam/Hot Water Radiant Heater Requires Replacement	Capital Renewal	42	Ea.	2	$228,770	11154
The Window AC Unit Component Requires Replacement	Capital Renewal	11	Ea.	2	$38,724	11142
Air Compressor Is Inoperable And Requires Replacement	Capital Renewal	1	Ea.	3	$6,730	11145
The Make Up Air Equipment Requires Replacement	Capital Renewal	3	Ea.	3	$50,291	11136
Exhaust Fan Ventilation Requires Replacement	Capital Renewal	1	Ea.	4	$2,823	11118
Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	250,000	SF	4	$1,587,136	11117
Lab lacks an appropriate fume hood.	Educational Adequacy	2	Ea.	4	$44,507	Rollup
Small HVAC Circulating Pump Requires Replacement	Capital Renewal	4	Ea.	4	$40,191	11141
Small HVAC Circulating Pump Requires Replacement	Capital Renewal	4	Ea.	4	$32,172	11173
The Exhaust Hood Requires Replacement	Capital Renewal	45	Ea.	4	$246,915	11167
	Sub Total for System	**22**	**items**		**$9,288,255**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room last power shut-off valves for utilities	Educational Adequacy	2	Ea.	1	$2,859	Rollup
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	$76,271	11157
The Electrical Transformer Requires Replacement	Capital Renewal	3	Ea.	2	$40,073	11146
The Electrical Transformer Requires Replacement	Capital Renewal	2	Ea.	2	$44,706	11168
The Panelboard Requires Replacement	Capital Renewal	24	Ea.	2	$122,691	11148
The Panelboard Requires Replacement	Capital Renewal	12	Ea.	2	$73,374	11149
The Electrical Receptacles Are Inadequate And More are Needed	Functional Deficiency	80	Ea.	3	$48,114	11127
Note: More receptacles are needed in each classroom.						
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	2	EACH	4	$1,403	53570
Note: Per LEA review feedback there is inadequate power in the library.						
Room Has Insufficient Electrical Outlets	Educational Adequacy	368	Ea.	5	$184,850	Rollup
	Sub Total for System	**9**	**items**		**$594,340**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Requires Replacement	Capital Renewal	1	Ea.	2	$4,134	11153
The Electric Water Heater Requires Replacement	Capital Renewal	1	Ea.	2	$47,058	11171
The Electric Water Heater Requires Replacement	Capital Renewal	1	Ea.	2	$64,441	11176
Note: 300 gallon water heater						
Sump Pump Requires Replacement	Capital Renewal	4	Ea.	3	$6,110	11143
The Instant Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	$7,017	53575
Note: Per LEA review feedback instant hot water system requires replacement.						
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	250,000	SF	3	$2,120,811	11140
The Restroom Is Not ADA Compliant	Barrier to Accessibility	100	SF	3	$29,403	53571
Note: Per LEA review feedback the boys varsity locker room, shower, and bathroom are not ADA compliant.						
The Restroom Is Not ADA Compliant	Barrier to Accessibility	100	SF	3	$29,403	53572
Note: Per LEA review feedback the boys junior varsity locker room, shower, and bathroom are not ADA compliant.						
The Restroom Is Not ADA Compliant	Barrier to Accessibility	100	SF	3	$29,403	53573
Note: Per LEA review feedback the boys gym locker room, shower, and bathroom are not ADA compliant.						
The Restroom Is Not ADA Compliant	Barrier to Accessibility	100	SF	3	$29,403	53574
Note: Per LEA review feedback the girls locker room, shower, and bathroom are not ADA compliant.						
The Showers Plumbing Fixtures Require Replacement	Capital Renewal	113	Ea.	3	$906,147	11121
The Showers Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	3	$16,038	53560
Note: Per LEA review feedback the boys and girls stage dressing shower is not ADA compliant and must be replaced.						
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	33	Ea.	3	$46,244	11137

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	12	Ea.	4	$129,306	11122
Note: Past life expectancy, needs to be replaced. Also a big issue is that the only way to fix one of these is to break down the way around it. Most of these units are enclosed in a way that you cannot fix them without making a hole.						
The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	25	Ea.	4	$71,670	11101
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	13	Ea.	4	$35,314	11128
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	4	$15,557	11138
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	65	Ea.	4	$218,007	11119
Room lacks a drinking fountain.	Educational Adequacy	9	Ea.	5	$10,046	Rollup
Room lacks a private shower area.	Educational Adequacy	1	Ea.	5	$10,360	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	23	Ea.	5	$35,191	Rollup
Underground Fuel/Oil Storage Tank Requires Replacement	Capital Renewal	1	Ea.	5	$300,713	11159
	Sub Total for System	**22**	**items**		**$4,161,774**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Kitchen Exhaust Hood	Capital Renewal	1	Ea.	1	$16,832	11152
Note: Original kitchen hood should be replaced.						
Room lacks shut-off valves for utilities. (International Fuel Gas Code, Section 409.6)	Educational Adequacy	2	Ea.	1	$23,095	Rollup
	Sub Total for System	**2**	**items**		**$39,927**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	15	Ea.	3	$86,605	Rollup
Room lacks Interactive White Board	Educational Adequacy	55	Ea.	3	$330,784	53549
Technology: Auditorium AV/Multimedia system is inadequate.	Technology	1	Room	3	$350,831	18672
Technology: Campus network switching electronics are antiquated and/or do not meet standards.	Technology	832	Ea.	3	$416,988	18665
Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	1	Ea.	3	$21,050	18669
Technology: Instructional spaces do not have local sound reinforcement.	Technology	112	Ea.	3	$561,330	18673
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	4	Ea.	3	$22,453	18662
Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	$47,713	18659
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$39,694	18657
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$39,694	18658
Technology: Intermediate Telecommunications Room needs M/E improvements.	Technology	1	Ea.	3	$25,661	18660
Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3	$5,012	18661
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	$7,017	18656
Technology: Main Telecommunications Room needs minor improvements.	Technology	1	Ea.	3	$22,854	18655
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	467	Ea.	3	$210,649	18664
Technology: Network cabling infrastructure is partially outdated and/or needs expansion.	Technology	336	Ea.	3	$151,559	18668
Technology: Network system inadequate and/or near end of useful life	Technology	6	Ea.	3	$48,114	18670

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Network system inadequate and/or near end of useful life	Technology	80	Ea.	3	$400,950	18671
Technology: Number of current, up to date, network switch ports are insufficient to support campus technology.	Technology	120	Ea.	3	$60,143	53550
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	3	Ea.	3	$15,036	18663
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	125	Ea.	3	$200,475	18666
Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	$7,618	18667
	Sub Total for System	**22**	**items**		**$3,072,229**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab Requires Replacement	Capital Renewal	1	Ea.	2	$217,295	53553
Note: Per LEA review feedback freight elevator requires replacement.						
The Dumbwaiter Requires Replacement	Capital Renewal	2	Ea.	3	$46,260	11161
Note: Dumbwaiters are not operational.						
	Sub Total for System	**2**	**items**		**$263,554**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Auditorium Seating Requires Replacement	Capital Renewal	1,140	Ea.	3	$1,485,520	11178
Note: Original theater seating should be replaced.						
Room has insufficient writing area.	Educational Adequacy	4	Ea.	3	$18,476	Rollup
Countertops Require Replacement	Functional Deficiency	8	Ea.	4	$4,491	11172
Note: Countertops and ledges are delaminating.						
Replace Cabinetry In Classes/Labs	Functional Deficiency	50	Room	4	$589,797	11163
The Metal Student Lockers Require Replacement	Functional Deficiency	2,629	Ea.	4	$1,363,739	11162
The Retractable Bleachers Require Replacement	Capital Renewal	650	Seat	4	$781,853	11134
The room lacks a washer and/or dryer.	Educational Adequacy	1	Ea.	5	$13,857	Rollup
	Sub Total for System	**7**	**items**		**$4,257,732**	
	Sub Total for Building 01 - Main Building	**135**	**items**		**$33,958,846**	
	Total for Campus	**148**	**items**		**$38,714,130**	

East Providence High School - Life Cycle Summary Yrs 1-5

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (8 Ft)	640	LF	$43,550	5
Note:	12' chain link at tennis courts				
Fences and Gates	Fencing - Chain Link (8 Ft)	1,136	LF	$77,301	5
	Sub Total for System	**2**	**items**	**$120,851**	
	Sub Total for Building -	**2**	**items**	**$120,851**	

Building: 01 - Main Building

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	16,949	SF	$196,804	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	21,359	SF	$142,846	3
Wood Flooring	Wood Flooring - All Types	3,017	SF	$101,322	4
Resilient Flooring	Rubber Tile Flooring	735	SF	$13,898	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	17,419	SF	$159,239	5
Suspended Plaster and	Painted ceilings	595	SF	$2,519	5
	Sub Total for System	**6**	**items**	**$616,627**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Other HVAC Distribution Systems	VFD (15 HP)	1	Ea.	$10,537	4
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	19	Ea.	$325,297	4
	Sub Total for System	**2**	**items**	**$335,834**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	2	Ea.	$9,815	3
Power Distribution	Panelboard - 120/208 225A	1	Ea.	$5,870	3
Wiring Devices	Electrical Disconnect	7	Ea.	$12,987	5
	Sub Total for System	**3**	**items**	**$28,672**	

Plumbing

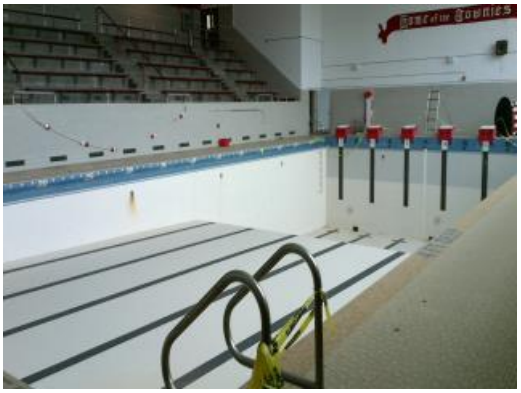
Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1	Ea.	$5,724	3
	Sub Total for System	**1**	**items**	**$5,724**	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Traction (Passenger Elev)	1	Ea.	$246,219	5
	Sub Total for System	**1**	**items**	**$246,219**	
	Sub Total for Building 01 - Main Building	**13**	**items**	**$1,233,075**	
	Total for: East Providence High School	**15**	**items**	**$1,353,926**	

Supporting Photos

Failing Ceiling Tiles



Abandoned Pool

Damaged Concrete Walkways

Aged Pole Lighting

Pot Holes And Alligatoring

Stained Ceiling Tile

Corroded Steel Windows

Cracked Concrete Walkway

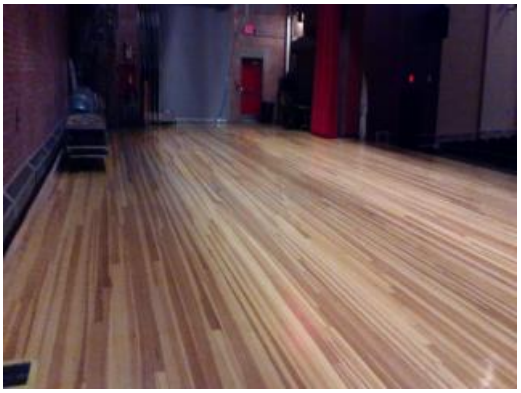
Site Aerial

Alligatored Roadway Pavement


General Roof Condition


Exterior Finishes


Kitchen


Stage


Band Room


Music Room

Small Gymnasium

Cafeteria

1952 Plaque

Computer Lab

Elevation

Elevation

1999 Plaque


Auditorium


Typical 1999 Classroom


Corridor Finishes


Typical Restroom Fixtures And Finishes


Weight Room

School Sign


Main Gymnasium


Library


Art Room


Science Lab


Cracked Exterior Brick


Cracked Exterior Brick


Cracked Exterior Brick


Cracked Exterior Brick


Cracked Exterior Brick


Worn Exterior Door


Damaged Storefront Door


Original Basement Windows


Broken Basement Windows


Damaged Window


Broken Window


Hole in Ceiling


Aged Door And Hardware


Stained And Worn Carpet


Chipped VCT


Chipped VCT


Cracked Ceramic Floor


Aged And Stained Restroom Lavatories


Drinking Fountain


Peeling Ceiling Paint


Stained Ceiling


Damaged Toilet Partitions


Chipped Tile Wall


Corroded Service SInk


Ponding On Roof


Front Entry Drainage


Repointing Needed


Cracked Terrazzo


Make Up Air Unit


Urinals


Refrigerated Water Fountain

Damaged Concrete Deck

Moving Walls

Rusted Rebar Exposed

Shifting Walls

Debris On Floor Falling From Deck

Piping

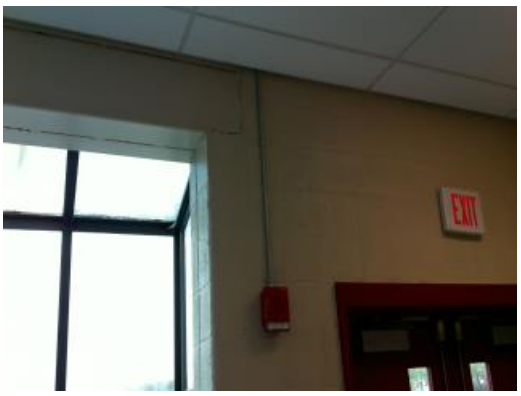

Aged Window Unit


Aged Sump Pump


Cracked CMU


Cracked CMU


Cracked CMU



Cracked CMU

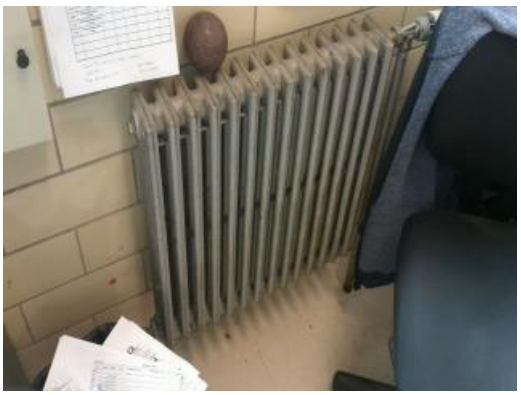

Cracked CMU


Air Compressor


Aged Panelboard


Aged Unit Heater

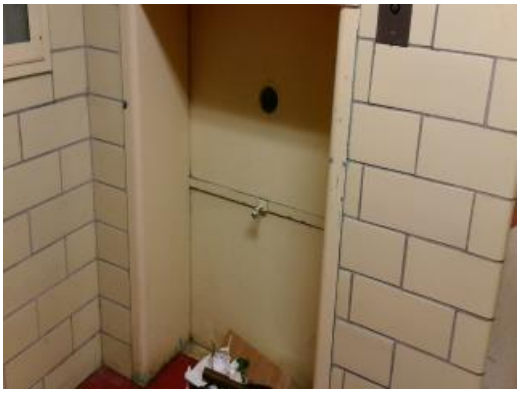

Kitchen Hood


Steam Radiator


Rusted Finned Tube Radiator


Switchgear


Ductless Split System


Dumbwaiter


Aged And Rusted Lockers


Typical Aged Cabinetry


Broken Acoustic Wall Panel


Wall Covering


Failing Grid System


Exhaust Fans


Aged Unit Vent


Cracked Tile Wall


Cracked Tile Wall


Cracked Tile Wall


Rusted Steel Lintel


Rusted Steel Lintel


Damaged Countertop


Delaminating Window Ledge


Delaminating Countertop


Pumps


Leaking Glass Block Wall


Failing Belt At AHU


Failing AHU Insulation


Aged Water Heater


Typical Theater Seats


Heat Exchanger


Steam Condensate Receiver


Main Entrance