Facility Condition Assessment

Newport - Rogers High School | *June 2017*

15 Wickham Road, Newport, RI 02840

Introduction

Rogers High School, located at 15 Wickham Road in Newport, Rhode Island, was built in 1957. It comprises 205,000 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.

Rogers High School serves grades 9 - 12, has 48 instructional spaces, and has an enrollment of 590. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for Rogers High School is 1,000 with a resulting utilization of 59%.

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 Rogers High School the 5-year need is $51,435,651. 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.

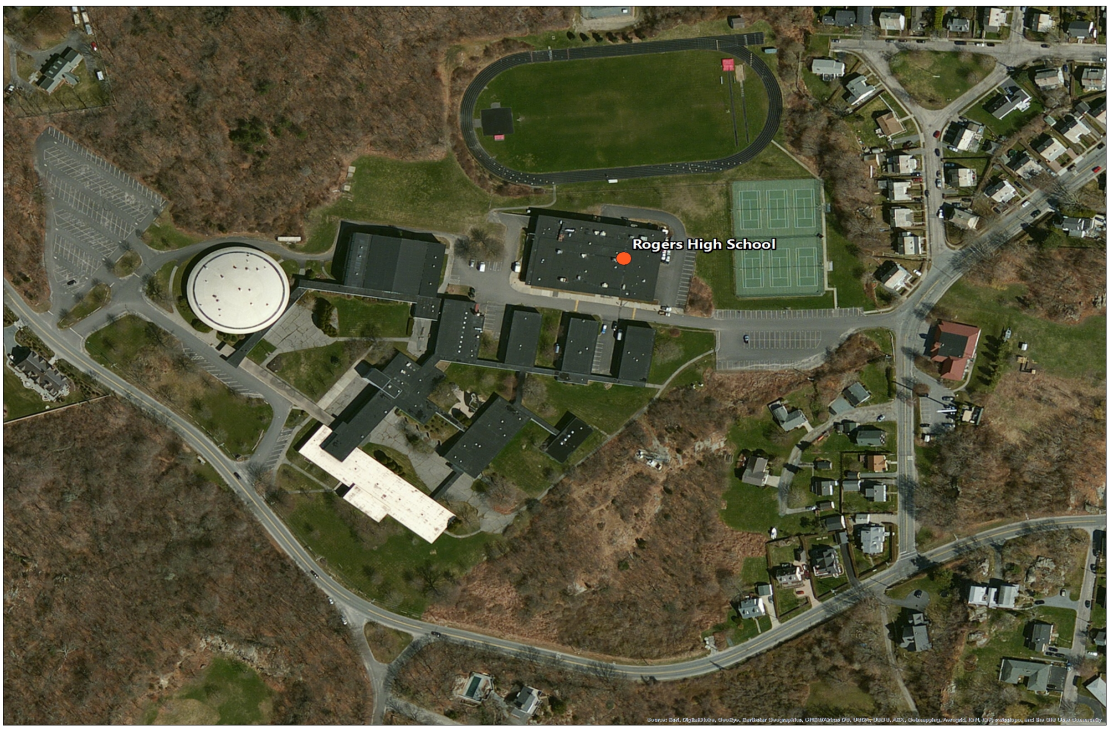


Figure 1: Aerial view of Rogers High School

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 Rogers 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:	Brick Exterior Wall
	Metal Panel Exterior Wall
	Storefront / Curtain Wall
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors
02 - Building 02:	Brick Exterior Wall
	Stucco Exterior Wall
	Storefront / Curtain Wall
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors

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

01 - Main Building:	Cast In Place Concrete Roofing
	Single Ply Roofing
	Canopy Roofing
02 - Building 02:	Single Ply Roofing

Interior

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

01 - Main Building:	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Adhered Acoustical Ceiling Tiles
	Painted Ceilings
	Metal Panel Ceilings
	Wood Wall Paneling
	Interior Wall Painting

01 - Main Building:	Concrete Flooring
	Ceramic Tile Flooring
	Quarry Tile Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring
	Terrazzo Flooring
	Epoxy Coated Flooring
	Carpet
02 - Building 02:	Steel Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Painted Ceilings
	Ceramic Tile Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Quarry Tile Flooring
	Vinyl Composition Tile Flooring
	Carpet

Mechanical

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

01 - Main Building:	4,200 MBH Cast Iron Steam Boiler
	8,500 MBH Cast Iron Boiler
	Finned Wall Radiator
	20 MBH Steam Unit Heater
	Pneumatic Heating System Controls
	1 Ton Ductless Split System
	Window Units
	Make-up Air Unit
	1 HP or Smaller Pump
	2-Pipe Steam Hydronic Distribution System
	2,000 CFM Interior AHU
	Ductwork
	5 Ton DX Gas Roof Top Unit
	Roof Exhaust Fan
	Kitchen Exhaust Hoods
	Laboratory Fume Hood
	Fire Sprinkler System
02 - Building 02:	20 kW Electric Unit Heater
	200 MBH Gas Unit Heater

02 - Building 02:	Pneumatic Heating System Controls
	Make-up Air Unit
	1 HP or Smaller Pump
	5 Ton DX Gas Roof Top Unit
	Ductwork
	Roof Exhaust Fan
	Kitchen Exhaust Hoods
	Fire Sprinkler System

Plumbing

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

01 - Main Building:	250 Gallon Water Storage Tank
02 - Building 02:	250 Gallon Water Storage Tank
01 - Main Building:	4" Backflow Preventers
	Gas Piping System
	40 Gallon Gas Water Heater
02 - Building 02:	2" Backflow Preventers
	Gas Piping System
	40 Gallon Gas Water Heater
01 - Main Building:	Domestic Water Piping System
02 - Building 02:	Domestic Water Piping System
01 - Main Building:	Lavatories
	Mop/Service Sinks
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Showers
	Toilets
	Urinals
02 - Building 02:	Lavatories
	Mop/Service Sinks
	Refrigerated Drinking Fountain
	Toilets
01 - Main Building:	Sump Pump
02 - Building 02:	Air Compressor (1 hp)

Electrical

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

01 - Main Building:	Electrical Service
	225 KVA Transformer
	1600 Amp Distribution Panel
	800 Amp Distribution Panel
	Building Mounted Lighting Fixtures

01 - Main Building:	Canopy Mounted Lighting Fixtures
	Light Fixtures
02 - Building 02:	Electrical Service
	800 Amp Distribution Panel
	Light Fixtures
	Building Mounted Lighting Fixtures
	Canopy Mounted Lighting 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	-	-	$914,964	$56,658	$358,832	$1,330,454	3.51 %
Roofing	-	$1,283,441	$513,376	-	-	$1,796,817	4.73 %
Structural	-	-	-	-	-	$0	0.00 %
Exterior	-	$9,824,849	-	-	$98,226	$9,923,075	26.15 %
Interior	-	-	$1,100,424	$1,533,283	$81,603	$2,715,311	7.15 %
Mechanical	-	$8,998,494	$15,899	$1,666,464	-	$10,680,858	28.14 %
Electrical	$4,237	$613,604	$41,253	$52,279	$125,148	$836,520	2.20 %
Plumbing	-	-	$2,477,809	$137,710	$58,659	$2,674,178	7.05 %
Fire and Life Safety	$4,196,528	-	-	-	-	$4,196,528	11.06 %
Technology	-	-	$3,256,269	$7,891	-	$3,264,160	8.60 %
Conveyances	-	-	-	$22,817	-	$22,817	0.06 %
Specialties	-	-	$18,253	$451,311	$42,781	$512,346	1.35 %
Total	$4,200,765	$20,720,387	$8,338,248	$3,928,413	$765,250	$37,953,063	

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

The building systems with the most need include:

Mechanical	-	$10,680,858
Exterior	-	$9,923,075
Fire and Life Safety	-	$4,196,528

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

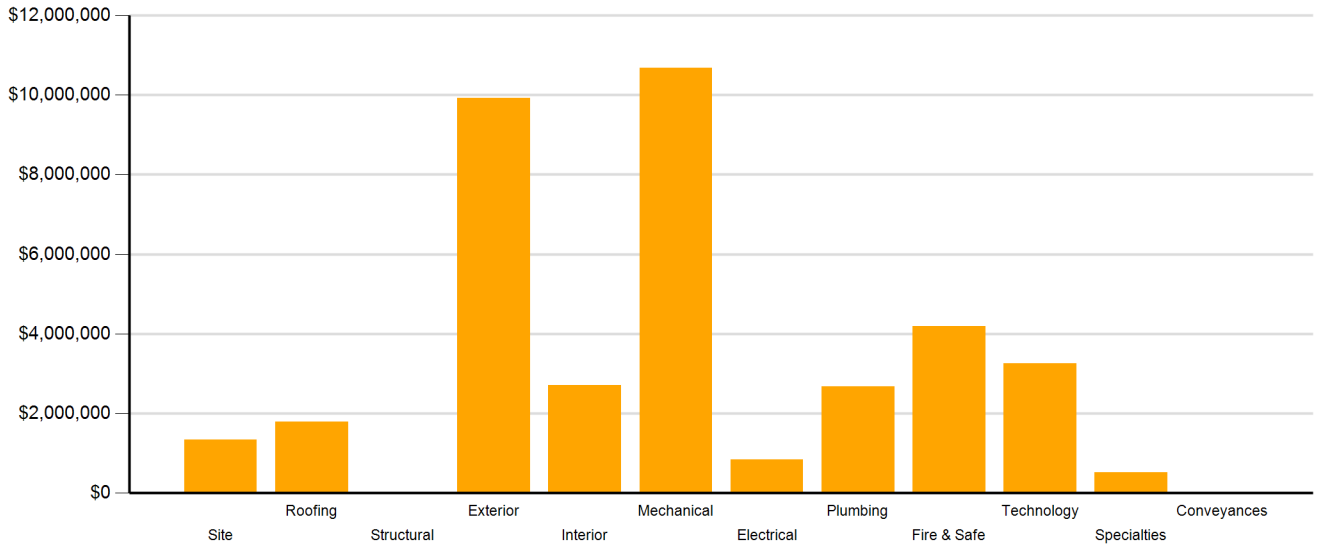


Figure 2: System Deficiencies

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	-	-	$482,754	-	-	$482,754
Barrier to Accessibility	-	-	$111,549	-	-	$111,549
Capital Renewal	$4,139,486	$20,720,387	$3,743,401	$2,563,744	$213,949	$31,380,969
Code Compliance	-	-	-	-	-	$0
Educational Adequacy	$61,279	-	$52,325	$134,277	$551,301	$799,181
Functional Deficiency	-	-	$19,689	-	-	$19,689
Hazardous Material	-	-	-	$1,230,392	-	$1,230,392
Technology	-	-	$3,222,197	-	-	$3,222,197
Traffic	-	-	$706,333	-	-	$706,333
Total	$4,200,765	$20,720,387	$8,338,248	$3,928,413	$765,250	$37,953,063

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

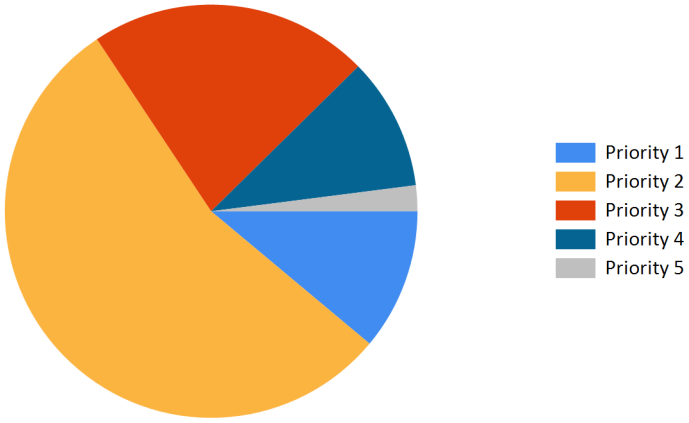


Figure 3: Current deficiencies by priority

Life Cycle Capital Renewal Forecast

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

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

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

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

Table 3: Capital Renewal Forecast

		Life Cycle Capital Renewal Projections						
System	Current Deficiencies	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	LC Yr. 1-5 Total	Total 5-Year Need
Site	$1,330,454	$0	$0	$0	$85,084	$239,119	$324,203	$1,654,657
Roofing	$1,796,817	$0	$0	$0	$0	$0	$0	$1,796,817
Structural	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$9,923,075	$0	$0	$0	$2,129,561	$377,123	$2,506,684	$12,429,760
Interior	$2,715,311	$0	$0	$1,305,714	$2,661,657	$3,714,127	$7,681,498	$10,396,810
Mechanical	$10,680,858	$0	$0	$171,741	$50,031	$0	$221,772	$10,902,630
Electrical	$836,520	$0	$0	$59,258	$157,481	$971,375	$1,188,114	$2,024,634
Plumbing	$2,674,178	$0	$0	$0	$0	$0	$0	$2,674,178
Fire and Life Safety	$4,196,528	$0	$0	$0	$0	$0	$0	$4,196,528
Technology	$3,264,160	$0	$0	$0	$0	$0	$0	$3,264,160
Conveyances	$22,817	$0	$0	$142,605	$0	$570,418	$713,023	$735,840
Specialties	$512,346	$0	$0	$0	$0	$837,557	$837,557	$1,349,903
Total	**$37,953,063**	**$0**	**$0**	**$1,679,318**	**$5,083,814**	**$6,709,719**	**$13,472,851**	**$51,425,914**

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

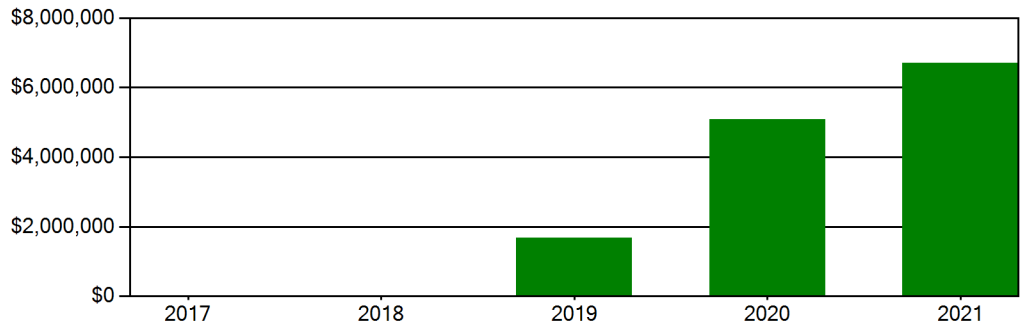
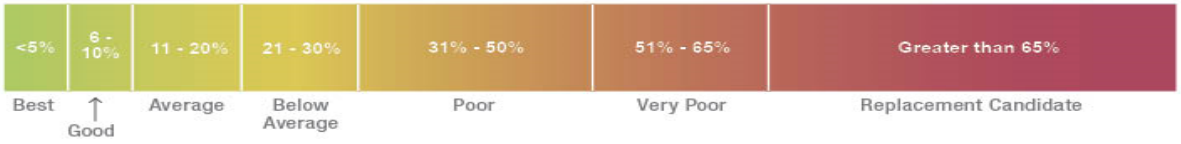


Figure 4: Life Cycle Capital Renewal Forecast

Facility Condition Index (FCI)

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



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

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

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Providence, Rhode Island area. The estimated replacement cost for this facility is $73,800,000. For planning purposes, the total 5-year need at the Rogers High School is $51,435,651 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Rogers High School facility has a 5-year FCI of 69.68%.

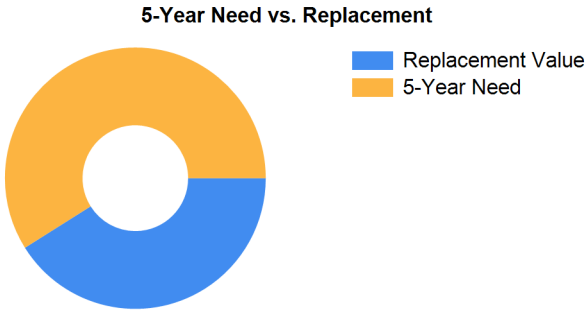


Figure 5: 5-Year FCI

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 1,108 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 Rogers High School cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be $1,890,734.

Summary of Findings

The Rogers High School comprises 205,000 square feet and was constructed in 1957. Current deficiencies at this school total $37,962,800. Five year capital renewal costs total $13,472,851. The total identified need for the Rogers High School (current deficiencies and 5-year capital renewal costs) is $51,435,651. The 5-year FCI is 69.68%.

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
Rogers High School Totals	205,000	1957	$37,962,800	$13,472,851	$51,435,651	69.68%

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

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

Cost Estimating

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

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

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Walks Require Replacement	Capital Renewal	5,000	SF	3	$42,439	2992
Concrete Walks Require Replacement	Capital Renewal	8,000	SF	3	$162,416	2993
Note: Concrete is cracked and not level.						
Install New Paving	Traffic	34,000	SF	3	$706,333	4457
Note: Extend west side parking lot to allow for more student parking						
Parking Or Roadway Curbs Require Replacement	Capital Renewal	50	LF	3	$3,777	2994
Note: Concrete curbs in front of vocational building.						
Backstops Require Replacement	Educational Adequacy	1	Ea.	4	$28,329	28505
Note: Backstops Require Replacement						
Site Drainage Is Inadequate And Installation Of Drainage Piping	Capital Renewal	150	LF	4	$28,329	2995
Note: East side parking lot, the existing catch basin is clogged.						
School has insufficient baseball fields.	Educational Adequacy	1	Ea.	5	$207,745	28319
Note: School has insufficient baseball fields.						
School has insufficient softball fields.	Educational Adequacy	1	Ea.	5	$151,087	28362
Note: School has insufficient softball fields.						
	Sub Total for System	**8**	**items**		**$1,330,454**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Pole Lighting Is Missing And Needed	Functional Deficiency	1	Ea.	3	$19,689	1507
Note: Install new fixture by parking/auditorium.						
	Sub Total for System	**1**	**items**		**$19,689**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
High School Athletic Components Require Replacement	Capital Renewal	1	Ea.	4	$449,885	1830
Note: Current high school athletic fields are not usable due to sinkholes. May require relocation of fields.						
	Sub Total for System	**1**	**items**		**$449,885**	
	Sub Total for School and Site Level	**10**	**items**		**$1,800,028**	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	100,000	SF	2	$1,283,441	3035
Note: Water coming in at interior gym/corridor wall.						
Awning Or Canopy Metal Roofing System Requires Replacement	Capital Renewal	9,000	SF	3	$513,376	2983
	Sub Total for System	**2**	**items**		**$1,796,817**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Storefront/Curtain Wall Requires Replacement (Bldg SF)	Capital Renewal	120,000	SF	2	$9,674,293	2991
Note: Seals failing, water actively migrating into building at gym entrance and main entry.						
	Sub Total for System	**1**	**items**		**$9,674,293**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Entry Doors Provide Insufficient Sound Isolation	Acoustics	58	Ea.	3	$482,754	4727
Note: All classrooms						
Interior Doors Require Replacement	Capital Renewal	8	Door	3	$36,887	2987
Location: Gym and auditorium						
The Access Is Not ADA Compliant And Requires A Doorway Access Power Assist Mechanism	Barrier to Accessibility	2	Door	3	$41,831	2988
Note: Main entry has power assist push button, but it is not connected to doors.						
The Carpet Flooring Requires Replacement	Capital Renewal	1,600	SF	3	$34,810	2985

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Adhered Acoustical Ceiling Tile Requires Replacement	Capital Renewal	8,000	SF	4	$86,751	2986
Note: Tiles are damaged or missing.						
Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present	Hazardous Material	30,180	SF	4	$860,761	Rollup
Moveable Partitions Require Replacement	Capital Renewal	1,600	SF Wall	4	$184,816	2984
Paint (probable pre-1978 in base layer(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet)	Hazardous Material	460	LF	4	$10,496	Rollup
Paint (probable pre-1978 in base layer(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	24,614	SF	4	$234,005	Rollup
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. AND NOT in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4	$285	Rollup
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. AND NOT in children-accessible area (measurement unit - linear feet)	Hazardous Material	110	LF	4	$2,510	Rollup
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. AND NOT in children-accessible area (measurement unit - square feet)	Hazardous Material	1,430	SF	4	$13,595	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	48	Ea.	4	$13,690	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	370	LF	4	$8,442	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	9,050	SF	4	$86,038	Rollup
Paint (probable pre-1978 in base layer(s)) -large areas (> 10 sq. ft.)of peeling/damage & area in active use-adults only (measurement unit - square feet)	Hazardous Material	60	SF	4	$570	Rollup
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	805	SF	4	$30,674	Rollup
Classroom Door Requires Vision Panel	Educational Adequacy	1	Ea.	5	$2,282	Rollup
The Metal Ceiling Tiles Require Replacement	Capital Renewal	600	SF	5	$57,042	2989
Location: Cafeteria kitchen						
	Sub Total for System	**19**	**items**		**$2,188,238**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Requires Replacement	Capital Renewal	1	Ea.	2	$14,116	1746
Note: Visually failing and rusting away.						
Ductwork Requires Replacement (SF Basis)	Capital Renewal	160,000	SF	2	$2,352,186	1502
Note: Original to building.						
Gas Piping Requires Replacement (SF Basis)	Capital Renewal	160,000	SF	2	$3,464,217	3009
Steam/HW Unit Heater Requires Replacement	Capital Renewal	30	Ea.	2	$84,479	1462
Note: Outdated and should be replaced. Appears many of them are no longer functional.						
Steam/HW Unit Heater Requires Replacement	Capital Renewal	15	Ea.	2	$42,239	1472
The Air Handler HVAC Component Requires Replacement	Capital Renewal	9	Ea.	2	$388,232	1476
Note: AHUs are falling apart and patched with duct tape. They are original to 1957 install.						
The Cast Iron Water Boiler Requires Replacement	Capital Renewal	1	Ea.	2	$431,626	3037
The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	175	Ea.	2	$293,147	1470
Note: Outdated and falling apart - recommend replacement.						
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	160,000	SF	2	$1,233,311	1485
Note: Piping and traps are failing.						
The Window AC Unit Component Requires Replacement	Capital Renewal	10	Ea.	2	$33,388	1503
Note: Window units no longer functioning.						
The Make Up Air Equipment Requires Replacement	Capital Renewal	1	Ea.	3	$15,899	1480
Note: Makeup air unit in room 425 is no longer functional.						
Location: Room 425						
Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	160,000	SF	4	$1,080,752	2415
Lab lacks an appropriate fume hood.	Educational Adequacy	3	Ea.	4	$65,957	Rollup
The Exhaust Hood Requires Replacement	Capital Renewal	40	Ea.	4	$208,165	1747
Note: Of the 40 total exhaust fan only 8 were running during occupied hours.						
	Sub Total for System	**14**	**items**		**$9,707,716**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room last power shut-off valves for utilities	Educational Adequacy	3	Ea.	1	$4,237	Rollup
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	$51,908	1454
The Electrical Disconnect Requires Replacement	Capital Renewal	1	Ea.	2	$1,833	1455
Location: Boiler room						
The Electrical Service And Distribution Requires Replacement	Capital Renewal	160,000	SF	2	$480,327	3010
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	$21,201	3011
The Distribution Panel Requires Repair	Capital Renewal	1	Ea.	3	$734	1463
Note: 225KVA transformer, 208\120V. 800 Amps main. Preventive maintenance program.						
Location: Auditorium basement						
The Mounted Building Lighting Requires Replacement	Capital Renewal	1	Ea.	3	$1,493	1510
Location: Exterior gym wall						
The Mounted Building Lighting Requires Replacement	Capital Renewal	2	Ea.	3	$2,985	1512
Location: Door 35						
The Mounted Building Lighting Requires Replacement	Capital Renewal	3	Ea.	3	$4,478	1513
Location: Doors 25 and 26						
The Mounted Building Lighting Requires Replacement	Capital Renewal	1	Ea.	3	$1,493	1515
Location: Door 24						
Wall Pack Lighting Requires Repair	Capital Renewal	2	Ea.	3	$475	1516
Location: By door 24						
Wall Pack Lighting Requires Repair	Capital Renewal	1	Ea.	3	$238	1518
Location: Across door 404						
The Incandescent Lighting Requires Replacement	Capital Renewal	23	Ea.	4	$16,837	1459
Location: Boiler room						
The Incandescent Lighting Requires Replacement	Capital Renewal	6	Ea.	4	$4,392	1461
Location: Hallway between gym and auditorium						
The Incandescent Lighting Requires Replacement	Capital Renewal	32	Ea.	4	$23,425	1465
Note: Emergency lighting system is old and needs replacement, battery indicator is in the discharged position.						
Location: Auditorium makeup room.						
The Incandescent Lighting Requires Replacement	Capital Renewal	1	Ea.	4	$732	1519
Location: Kitchen entry, door 19						
Remove Abandoned Equipment	Capital Renewal	2	Ea.	5	$6,643	1490
Note: Old condensate receiver tanks						
Remove Abandoned Equipment	Capital Renewal	2	Ea.	5	$6,643	1491
Note: Hot water tanks in auditorium catwalk						
Remove Abandoned Equipment	Capital Renewal	2	Ea.	5	$6,643	1496
Note: Old pumps						
Remove Abandoned Equipment	Capital Renewal	2	Ea.	5	$6,643	1497
Note: Old fan motors						
Remove Abandoned Equipment	Capital Renewal	2	Ea.	5	$6,643	1498
Note: Old fuel oil pumps						
Remove Abandoned Equipment	Capital Renewal	2	Ea.	5	$6,643	1499
Note: Old boiler controls						
Room Has Insufficient Electrical Outlets	Educational Adequacy	152	Ea.	5	$75,432	Rollup
	Sub Total for System	**23**	**items**		**$732,077**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Sump Pump Requires Replacement	Capital Renewal	2	Ea.	3	$2,898	1492
The Gas Water Heater Requires Replacement	Capital Renewal	2	Ea.	3	$6,225	1489
Note: Water heater has failed.						
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	160,000	SF	3	$1,287,342	1744
Note: Domestic water piping is beginning to fail per faculty manager.						
The Sanitary Sewer Piping Requires Replacement	Capital Renewal	750	LF	3	$116,765	1484
The Showers Plumbing Fixtures Require Replacement	Capital Renewal	60	Ea.	3	$456,335	1475
Note: Showers are no longer functioning.						

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	30	Ea.	3	$39,872	1474
Note: Original, failing.						
Water Storage Tank Requires Replacement	Capital Renewal	2	Ea.	3	$45,253	3036
Note: 200 gallon storage tanks						
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	10	Ea.	4	$25,764	1745
Note: Original to building. Fixtures constantly failing or inoperable per custodian.						
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	10	Ea.	4	$73,774	1743
Note: Majority of water fountains are not functioning.						
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	4	$3,181	1481
Location: Room 406						
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	4	$3,181	1483
Location: Room 425						
Room lacks a drinking fountain.	Educational Adequacy	3	Ea.	5	$3,308	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	20	Ea.	5	$30,232	Rollup
	Sub Total for System	**13**	**items**		**$2,094,130**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Is Inadequate Or Not Present And Should be Installed	Capital Renewal	160,000	SF	1	$241,629	1460
Fire Sprinkler System Requires Replacement (SF Basis) per NFPA 13	Capital Renewal	160,000	SF	1	$3,042,230	1488
Note: Sprinkler system is original to building and should be replaced.						
Room lacks shut-off valves for utilities. (International Fuel Gas Code, Section 409.6)	Educational Adequacy	5	Ea.	1	$57,042	Rollup
	Sub Total for System	**3**	**items**		**$3,340,901**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	2	Ea.	3	$11,408	Rollup
Technology: Classroom AV/Multimedia systems are in need of improvements.	Technology	1	Ea.	3	$9,507	4240
Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	76	Ea.	3	$1,517,312	4241
Technology: Gymnasium sound system is nonexistent, inadequate, or near end of useful life.	Technology	1	Ea.	3	$9,127	4246
Technology: Instructional spaces do not have local sound reinforcement.	Technology	76	Ea.	3	$361,265	4238
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	$5,324	4221
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	$5,324	4224
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	$5,324	4227
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	$5,324	4230
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	$5,324	4233
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	$5,324	4236
Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	$45,253	4226
Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	$45,253	4232
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$37,648	4220

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	4223
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$37,648	4235
Technology: Intermediate Telecommunications Room needs M/E improvements.	Technology	1	Ea.	3	$24,338	4229
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	$6,655	4219
Technology: Main Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	$50,197	4217
Technology: Network system inadequate and/or near end of useful life	Technology	12	Ea.	3	$91,267	4243
Technology: Network system inadequate and/or near end of useful life	Technology	205,000	SF	3	$58,468	4244
Technology: Network system inadequate and/or near end of useful life	Technology	62	Ea.	3	$294,716	4245
Technology: PA/Bell/Clock system is inadequate and/or near end of useful life.	Technology	205,000	SF	3	$350,807	4247
Technology: Special Space AV/Multimedia system is inadequate.	Technology	1	Ea.	3	$54,190	4239
Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$7,606	4218
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$4,753	4222
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$4,753	4225
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$4,753	4228
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$4,753	4231
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$4,753	4234
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$4,753	4237
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	76	Ea.	3	$115,605	4249
Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	$7,225	4248
Sound and Video Recording Equipment is Required	Educational Adequacy	1	Ea.	4	$7,891	Rollup
	Sub Total for System	**34**	**items**		**$3,241,497**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Electrical System Requires Cleaning And Inspection	Capital Renewal	2	Stop	4	$22,817	1500
Note: One of the two elevators is not working.						
Location: Near main entry						
	Sub Total for System	**1**	**items**		**$22,817**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient writing area.	Educational Adequacy	4	Ea.	3	$18,253	Rollup
Backdrop is Required	Educational Adequacy	1	Ea.	4	$1,426	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	5	Ea.	5	$42,781	Rollup
	Sub Total for System	**3**	**items**		**$62,461**	
	Sub Total for Building 01 - Main Building	**113**	**items**		**$32,860,945**	

Building: 02 - Building 02

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Stucco Exterior Wall Requires Replacement (Bldg SF)	Capital Renewal	4,500	SF	2	$150,556	2996
The Exterior Soffit Requires Repair	Capital Renewal	4,500	SF	5	$98,226	2997
	Sub Total for System	**2**	**items**		**$248,782**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Access Is Not ADA Compliant And Requires A Doorway Access Power Assist Mechanism	Barrier to Accessibility	2	Door	3	$41,831	3001
The Vinyl Composition Tile Requires Replacement	Capital Renewal	40,300	SF	3	$462,311	2998
Note: Tile is cracking and seams are lifting.						
The Concrete Flooring Requires Replacement	Capital Renewal	50	SF	4	$651	2999
Room lacks appropriate sound control.	Educational Adequacy	100	SF	5	$3,456	Rollup
The Gypsum Board Ceilings Require Repainting	Capital Renewal	4,500	SF	5	$18,824	Rollup
	Sub Total for System	**5**	**items**		**$527,073**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Capital Renewal	45,000	SF	2	$661,552	2425
Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	45,000	SF	4	$303,962	3006
Small HVAC Circulating Pump Requires Replacement	Capital Renewal	1	Ea.	4	$7,628	1752
Note: Hot water circulator beginning to fail. Visible corrosion at piping connections.						
	Sub Total for System	**3**	**items**		**$973,142**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	$29,167	1527
Location: Business office						
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	$29,167	1532
Location: Wood shop						
The Mounted Building Lighting Requires Replacement	Capital Renewal	2	Ea.	3	$2,985	1538
Location: Doors 41 & 42						
The Mounted Building Lighting Requires Replacement	Capital Renewal	4	Ea.	3	$5,970	1540
Location: Auto shop						
Wall Pack Lighting Requires Repair	Capital Renewal	2	Ea.	3	$475	1535
Location: Door 3						
Wall Pack Lighting Requires Repair	Capital Renewal	1	Ea.	3	$238	1536
Location: Door 40						
The Canopy Lighting Requires Replacement	Capital Renewal	4	Ea.	4	$5,514	1534
The Canopy Lighting Requires Replacement	Capital Renewal	1	Ea.	4	$1,379	1541
Room Has Insufficient Electrical Outlets	Educational Adequacy	20	Ea.	5	$9,858	Rollup
	Sub Total for System	**9**	**items**		**$84,754**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	$3,113	2422
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	45,000	SF	3	$362,065	2423
The Restroom Is Not ADA Compliant	Barrier to Accessibility	100	SF	3	$27,887	3002
The Sanitary Sewer Piping Requires Replacement	Capital Renewal	750	LF	3	$116,765	1748
Note: Sanitary piping is failing.						
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	10	Ea.	3	$13,291	1751
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	10	Ea.	4	$31,810	1749
Note: Sinks are failing regularly.						
Room lacks a drinking fountain.	Educational Adequacy	1	Ea.	5	$1,095	Rollup

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	16	Ea.	5	$24,023	Rollup
	Sub Total for System	**8**	**items**		**$580,049**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Sprinkler System Requires Replacement (SF Basis) per NFPA 13	Capital Renewal	45,000	SF	1	$855,627	2424
	Sub Total for System	**1**	**items**		**$855,627**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	4	Ea.	3	$22,663	Rollup
	Sub Total for System	**1**	**items**		**$22,663**	
	Sub Total for Building 02 - Building 02	**29**	**items**		**$3,292,091**	
	Total for Campus	**152**	**items**		**$37,953,063**	

Rogers 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
Parking Lot Lighting		Pole Lighting	11	Ea.	$85,084	4
Roadway Pavement		Asphalt	50	CAR	$165,426	5
Fences and Gates		Fencing - Chain Link (4 Ft)	100	LF	$6,465	5
	Note:	Football field				
Fences and Gates		Fencing - Chain Link (8 Ft)	1,000	LF	$67,228	5
	Note:	Tennis courts				
		Sub Total for System	**4**	**items**	**$324,202**	
		Sub Total for Building -	**4**	**items**	**$324,202**	

Building: 01 - Main Building

Exterior

Uniformat Description		LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer		Metal Panel - Bldg SF basis	22,400	SF	$2,129,561	4
Exterior Window Wall		Storefront / Curtain Wall (Bldg SF)	1,600	SF	$128,991	5
	Note:	Kalwall				
Exterior Utility Doors		Overhead	5	Door	$183,960	5
		Sub Total for System	**3**	**items**	**$2,442,512**	

Interior

Uniformat Description		LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring		Vinyl Composition Tile Flooring	113,820	SF	$1,305,714	3
Acoustical Suspended Ceilings		Ceilings - Acoustical Grid System	127,400	SF	$1,511,028	4
Acoustical Suspended Ceilings		Ceilings - Acoustical Tiles	127,400	SF	$1,150,629	4
Suspended Plaster and		Painted ceilings	24,000	SF	$100,394	5
Wall Paneling		Wood Panel wall	8,000	SF	$73,014	5
Wall Painting and Coating		Painting/Staining (Bldg SF)	152,000	SF	$1,004,316	5
Flooring Treatment		Concrete Floor - Finished	1,600	SF	$20,832	5
Tile Flooring		Quarry Tile	1,600	SF	$72,861	5
Wood Flooring		Wood Flooring - All Types	1,600	SF	$53,087	5
	Note:	Gym				
Fluid-Applied Flooring		Epoxy Coating	6,400	SF	$121,689	5
Interior Swinging Doors		Wood	150	Door	$691,632	5
Interior Door Supplementary Components		Door Hardware	150	Door	$470,595	5
Tile Flooring		Ceramic Tile	1,600	SF	$42,966	5
		Sub Total for System	**13**	**items**	**$6,618,757**	

Mechanical

Uniformat Description		LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution		Pump - 1HP or Less (Ea.)	3	Ea.	$22,885	3
	Note:	Hot water circulators				
HVAC Air Distribution		Roof Top Unit - DX Gas (5 Ton)	3	Ea.	$58,194	3
		Sub Total for System	**2**	**items**	**$81,079**	

Electrical

Uniformat Description		LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures		Building Mounted Fixtures (Ea.)	18	Ea.	$26,867	3
Lighting Fixtures		Canopy Mounted Fixtures (Ea.)	17	Ea.	$23,435	3
Lighting Fixtures		Light Fixtures (Bldg SF)	160,000	SF	$950,697	5
		Sub Total for System	**3**	**items**	**$1,000,998**	

Conveyances

Uniformat Description		LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lifts		ADA Wheelchair lift	3	Ea.	$142,605	3
Elevators		Hydraulic (Passenger Elev)	1	Ea.	$285,209	5
	Note:	Original elevator used as utility elevator				
Elevators		Hydraulic (Passenger Elev)	1	Ea.	$285,209	5
		Sub Total for System	**3**	**items**	**$713,023**	

Specialties

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers		1,300	Ea.	$639,581	5
Casework	Fixed Cabinetry		10	Room	$111,878	5
		Sub Total for System	**2**	**items**	**$751,459**	
		Sub Total for Building 01 - Main Building	**26**	**items**	**$11,607,828**	

Building: 02 - Building 02

Exterior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted		10	Door	$64,172	5
		Sub Total for System	**1**	**items**	**$64,172**	

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Steel		40	Door	$171,278	5
Suspended Plaster and	Painted ceilings		9,000	SF	$37,648	5
Tile Wall Finish	Ceramic Tile wall		2,250	SF	$50,054	5
Wall Painting and Coating	Painting/Staining (Bldg SF)		42,750	SF	$282,464	5
Tile Flooring	Quarry Tile		450	SF	$20,492	5
Flooring Treatment	Concrete Floor - Finished		2,250	SF	$29,295	5
Carpeting	Carpet		1,800	SF	$39,161	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System		36,000	SF	$426,978	5
Tile Flooring	Ceramic Tile		200	SF	$5,371	5
		Sub Total for System	**9**	**items**	**$1,062,741**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Electric (20 KW)		8	Ea.	$32,468	3
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)		3	Ea.	$58,194	3
Decentralized Heating Equipment	Unit Heater Gas (200 MBH)		7	Ea.	$50,031	4
		Sub Total for System	**3**	**items**	**$140,694**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)		6	Ea.	$8,956	3
Electrical Service	Electrical Service		45,000	SF	$135,092	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)		15	Ea.	$22,389	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)		15	Ea.	$20,678	5
		Sub Total for System	**4**	**items**	**$187,114**	

Specialties

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers		175	Ea.	$86,098	5
		Sub Total for System	**1**	**items**	**$86,098**	
		Sub Total for Building 02 - Building 02	**18**	**items**	**$1,540,818**	
		Total for: Rogers High School	**48**	**items**	**$13,472,849**	

Supporting Photos

Site Aerial

Roof Exhaust

Typical Classroom

HVAC Pump


Typical Drinking Fountain


Library


Ceiling Unit Heater


Aged Panel

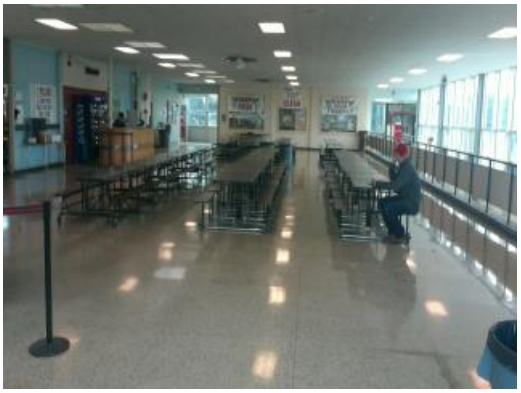

Abandoned Tanks

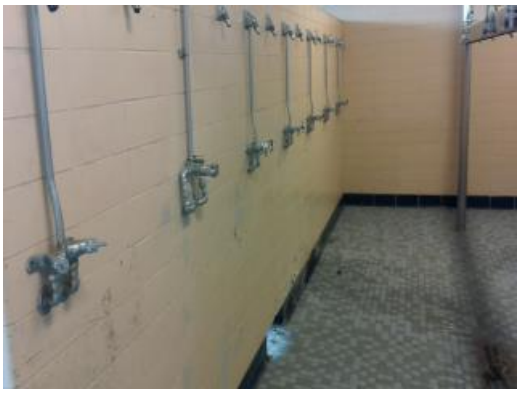

Failed Water Heater


Electrical Equipment


Typical Urinal Fixtures

Building Mounted Lighting


Cafeteria


Showers


Gymnasium


Corroded Custodial Sink


Settlement At Vocational Building


Main Entry


East Elevation


Auditorium


Science Classroom

School Plaque


Dome Roof


Northeast Elevation


Art Room


Music Room