Facility Condition Assessment

North Kingstown - North Kingstown Senior High School | *June 2017*

150 Fairway Drive, North Kingstown, RI 02852

Introduction

North Kingstown Senior High School, located at 150 Fairway Drive in North Kingstown, Rhode Island, was built in 2001. It comprises 259,720 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.

North Kingstown Senior High School serves grades 9 - 12, has 104 instructional spaces, and has an enrollment of 1,360. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for North Kingstown Senior High School is 2,660 with a resulting utilization of 51%.

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 North Kingstown Senior High School the 5-year need is $20,524,530. 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 North Kingstown Senior 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 North Kingstown Senior 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
	Clear Polycarbonate Exterior Wall
	Painted Exterior Wall
	Metal Panel Exterior Wall
	Aluminum Exterior Windows
	Storefront / Curtain Wall
	Storefront Entrance Doors
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors
02 - Utility Building:	Brick Exterior Wall
	Steel Exterior Entrance Doors
03 - Restrooms:	Brick Exterior Wall
	Storefront / Curtain Wall
	Steel Exterior Entrance Doors
04 - Press Box:	Brick Exterior Wall
	Aluminum Exterior Windows
	Steel Exterior Entrance Doors
05 - Concession Stand:	Brick Exterior Wall
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors
06 - Storage:	Brick Exterior Wall
	Steel Exterior Entrance Doors
07 - Utility Building 2:	Brick Exterior Wall
	Steel Exterior Entrance Doors
08 - Ticket Booth:	Brick Exterior Wall
	Aluminum Exterior Windows
	Steel Exterior Entrance Doors

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

01 - Main Building:	Clear Polycarbonate Roofing
	Metal Steep Slope Roofing
	EPDM Roofing
	Built-Up Roofing With Ballast
02 - Utility Building:	Metal Steep Slope Roofing
03 - Restrooms:	Metal Steep Slope Roofing
04 - Press Box:	Metal Steep Slope Roofing
05 - Concession Stand:	Metal Steep Slope Roofing
06 - Storage:	Metal Steep Slope Roofing
07 - Utility Building 2:	Metal Steep Slope Roofing
08 - Ticket Booth:	Metal Steep Slope Roofing

Interior

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

01 - Main Building:	Wood Interior Doors
	Steel Interior Doors
	Aluminum/Glass Storefront Interior Doors
	Overhead Interior Coiling Doors
	Interior Door Hardware
	Door Hardware
	Exposed Metal Structure Ceiling
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Non-Painted Plaster/Gypsum Board Ceiling
	Painted Ceilings
	Ceramic Tile Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring
	Rubber Tile Flooring
	Epoxy Coated Flooring
	Carpet
	Athletic/Sport Flooring
02 - Utility Building:	Door Hardware
	CMU Wall
	Concrete Flooring
03 - Restrooms:	Painted Ceilings
	Interior Wall Painting
	Ceramic Tile Flooring

04 - Press Box:	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	CMU Wall
	Concrete Flooring
05 - Concession Stand:	Exposed Metal Structure Ceiling
	CMU Wall
	Concrete Flooring
06 - Storage:	Exposed Metal Structure Ceiling
	CMU Wall
	Concrete Flooring
07 - Utility Building 2:	Exposed Metal Structure Ceiling
	CMU Wall
	Concrete Flooring
08 - Ticket Booth:	Exposed Metal Structure Ceiling
	Interior Wall Painting
	Concrete Flooring

Mechanical

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

01 - Main Building:	1,275 MBH Cast Iron Water Boiler
	3,264 MBH Cast Iron Water Boiler
	Steam/Hot Water Heating Unit Vent
	Fin Tube Water Radiant Heater
	Radiant Water Heater
	DDC Heating System Controls
	2 Ton Ductless Split System
	10 Ton Outside Air Cooled Condenser
	Window Units
	10,000 CFM Energy Recovery Unit
	25,000 CFM Energy Recovery Unit
	Make-up Air Unit
	1 HP or Smaller Pump
	5 HP Pump
	25 HP Pump
	2-Pipe Hot Water Hydronic Distribution System
	5,000 CFM Interior AHU
	2,000 CFM Energy Recovery Unit
	Ductwork
	Kitchen Exhaust Hoods
	Laboratory Fume Hood
	Roof Exhaust Fan
	4'x8' Ventilator/Relief Vent

01 - Main Building:	Wall Exhaust Fan
	Fire Sprinkler System
02 - Utility Building:	1 HP or Smaller Pump
03 - Restrooms:	Infrared Electric Radiant Heater
	Electronic Heating System Controls
	Ductwork
	Small Roof Exhaust Fan
04 - Press Box:	Infrared Electric Radiant Heater
05 - Concession Stand:	10 kW Electric Unit Heater
	Electronic Heating System Controls
	Kitchen Exhaust Hoods
06 - Storage:	1 HP or Smaller Pump

Plumbing

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

01 - Main Building:	1,000 Gallon Water Storage Tank
	250 Gallon Water Storage Tank
	Backflow Preventers
	4" Backflow Preventers
	Gas Piping System
	66 Gallon Electric Water Heater
	100 Gallon Gas Water Heater
05 - Concession Stand:	30 Gallon Electric Water Heater
03 - Restrooms:	30 Gallon Electric Water Heater
01 - Main Building:	Domestic Water Piping System
05 - Concession Stand:	Domestic Water Piping System
03 - Restrooms:	Domestic Water Piping System
01 - Main Building:	Classroom Lavatories
	Lavatories
	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Showers
	Toilets
	Urinals
05 - Concession Stand:	Lavatories
03 - Restrooms:	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
	Urinals

Electrical

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

01 - Main Building:	1200 kW Emergency Generator
	Automatic Transfer Switch
	3,000 Amp Switchgear
	112.5 KVA Transformer
	225 KVA Transformer
	30 KVA Transformer
	75 KVA Transformer
	Motor Controller
	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	Panelboard - 120/208 400A
	Panelboard - 277/480 225A
	Panelboard - 277/480 400A
	3,000 Amp Distribution Panel
	400 Amp Distribution Panel
	600 Amp Distribution Panel
	800 Amp Distribution Panel
	Electrical Disconnect
	Building Mounted Lighting Fixtures
	Canopy Mounted Lighting Fixtures
	Light Fixtures
02 - Utility Building:	Panelboard - 120/208 225A
	Electrical Disconnect
	Light Fixtures
03 - Restrooms:	Panelboard - 120/208 225A
	Panelboard - 120/208 400A
	Building Mounted Lighting Fixtures
	Canopy Mounted Lighting Fixtures
	Light Fixtures
04 - Press Box:	Panelboard - 120/208 225A
	Canopy Mounted Lighting Fixtures
	Light Fixtures
05 - Concession Stand:	Panelboard - 120/208 225A
	Light Fixtures
06 - Storage:	Panelboard - 120/208 100A
	Light Fixtures
07 - Utility Building 2:	600 Amp Switchgear
	112.5 KVA Transformer
	75 KVA Transformer

07 - Utility Building 2:	Panelboard - 277/480 400A
	Electrical Disconnect
	Light Fixtures
08 - Ticket Booth:	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	-	-	$128,147	$2,003,360	-	$2,131,507	37.19 %
Roofing	-	-	-	-	-	$0	0.00 %
Structural	$9,443	-	-	-	-	$9,443	0.16 %
Exterior	-	-	$3,506	$2,644	-	$6,150	0.11 %
Interior	-	-	$375,646	$343,899	-	$719,546	12.55 %
Mechanical	-	-	-	$283,891	-	$283,891	4.95 %
Electrical	$18,236	-	-	-	$1,972	$20,207	0.35 %
Plumbing	-	-	$5,286	$161,210	$136,853	$303,349	5.29 %
Fire and Life Safety	$169,973	-	-	-	-	$169,973	2.97 %
Technology	-	-	$1,863,472	-	-	$1,863,472	32.51 %
Conveyances	-	-	$47,215	-	-	$47,215	0.82 %
Specialties	-	-	$36,261	$30,488	$110,483	$177,231	3.09 %
Total	$197,652	$0	$2,459,533	$2,825,492	$249,307	$5,731,984	

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

The building systems with the most need include:

Site	-	$2,131,507
Technology	-	$1,863,472
Interior	-	$719,546

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

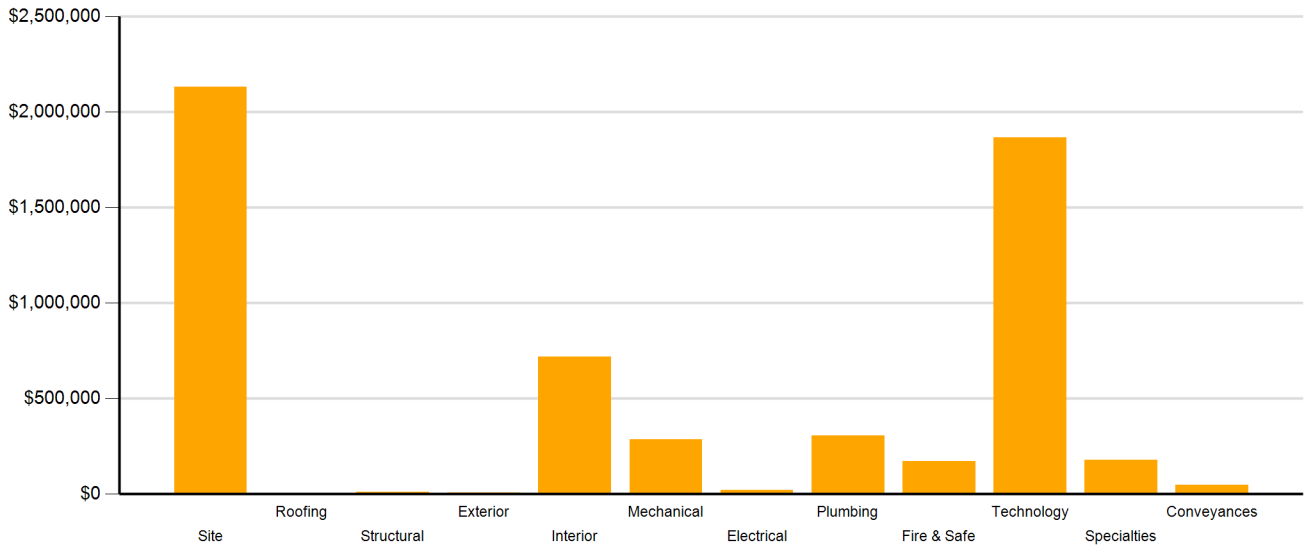


Figure 2: System Deficiencies

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	-	-	-	$226,631	-	$226,631
Barrier to Accessibility	-	-	-	-	-	$0
Capital Renewal	$9,443	-	$474,814	$2,256,153	-	$2,740,410
Code Compliance	-	-	-	-	-	$0
Educational Adequacy	$188,209	-	$104,250	$342,708	$249,307	$884,474
Functional Deficiency	-	-	-	-	-	$0
Hazardous Material	-	-	-	-	-	$0
Technology	-	-	$1,795,483	-	-	$1,795,483
Traffic	-	-	$84,987	-	-	$84,987
Total	$197,652	$0	$2,459,533	$2,825,492	$249,307	$5,731,984

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

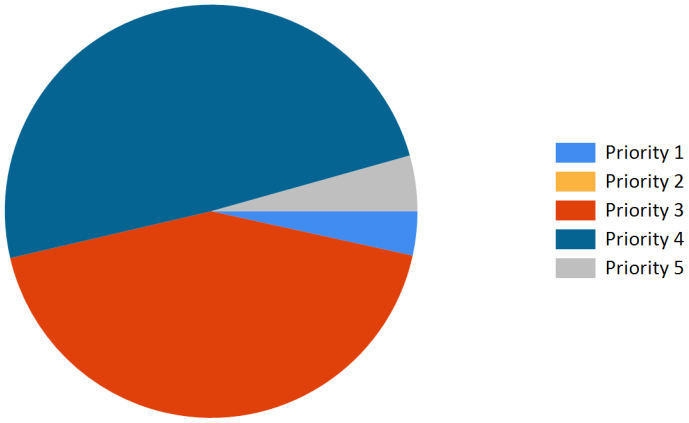


Figure 3: Current deficiencies by priority

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	$2,131,507	$0	$0	$452,935	$0	$1,450,199	$1,903,134	$4,034,641
Roofing	$0	$0	$0	$0	$0	$982,757	$982,757	$982,757
Structural	$9,443	$0	$0	$0	$0	$0	$0	$9,443
Exterior	$6,150	$0	$0	$0	$0	$15,211	$15,211	$21,361
Interior	$719,546	$0	$0	$1,640,071	$2,362,316	$233,843	$4,236,230	$4,955,776
Mechanical	$283,891	$0	$0	$111,242	$3,051,828	$2,034,709	$5,197,779	$5,481,670
Electrical	$20,207	$0	$0	$32,048	$25,156	$1,635,749	$1,692,953	$1,713,161
Plumbing	$303,349	$0	$1,867	$6,193	$0	$0	$8,060	$311,409
Fire and Life Safety	$169,973	$0	$0	$745,646	$0	$0	$745,646	$915,619
Technology	$1,863,472	$0	$0	$0	$0	$0	$0	$1,863,472
Conveyances	$47,215	$0	$0	$0	$0	$0	$0	$47,215
Specialties	$177,231	$0	$0	$0	$0	$0	$0	$177,232
Total	**$5,731,984**	**$0**	**$1,867**	**$2,988,135**	**$5,439,300**	**$6,352,468**	**$14,781,770**	**$20,513,754**

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

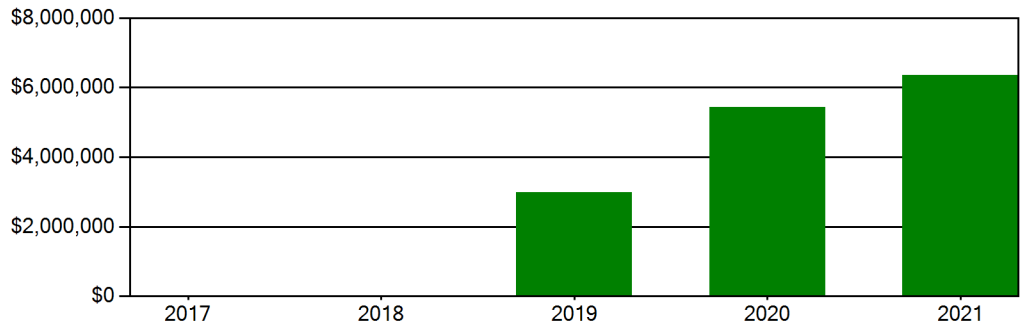
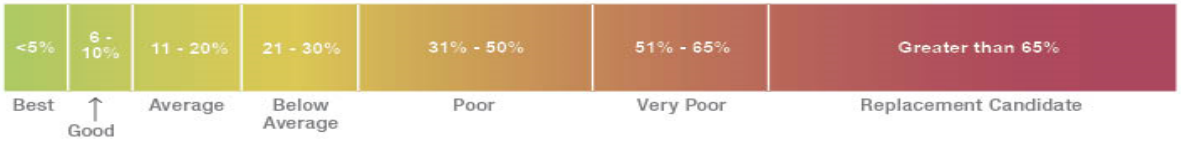


Figure 4: Life Cycle Capital Renewal Forecast

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 $93,499,200. For planning purposes, the total 5-year need at the North Kingstown Senior High School is $20,524,530 (Life Cycle Years 1-5 plus the FCI deficiency cost). The North Kingstown Senior High School facility has a 5-year FCI of 21.94%.

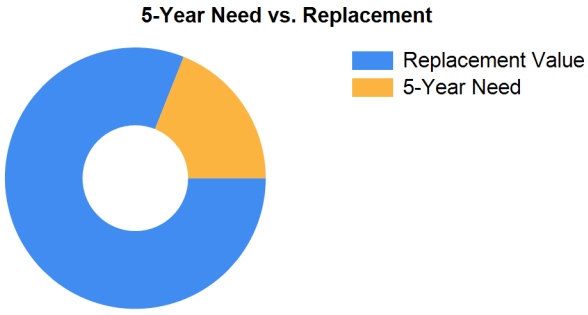


Figure 5: 5-Year FCI

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 1,404 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 North Kingstown Senior High School cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be $0.

Summary of Findings

The North Kingstown Senior High School comprises 259,720 square feet and was constructed in 2001. Current deficiencies at this school total $5,742,760. Five year capital renewal costs total $14,781,770. The total identified need for the North Kingstown Senior High School (current deficiencies and 5-year capital renewal costs) is $20,524,530. The 5-year FCI is 21.94%.

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
North Kingstown Senior High School Totals	259,720	2001	$5,742,760	$14,781,770	$20,524,530	21.94%

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

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

Cost Estimating

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

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

LEA Feedback

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

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Walks Require Replacement	Capital Renewal	5,085	SF	3	$43,160	11293
Note: Asphalt walks are cracked, splitting, and washed out						
Crosswalk Requires Repainting	Traffic	3	Ea.	3	$2,266	11662
Note: Repaint crosswalks across driveways						
New Sidewalk Is Required	Traffic	3,450	SF	3	$78,188	11660
Note: Add sidewalk on edge of school campus along Annaquatucket Rd (575' long x 6' wide)						
Traffic Signage Is Required	Traffic	2	Ea.	3	$4,533	11661
Note: Update school zone signs to include speed limits and flashing beacon						
Asphalt Paving Requires Replacement	Capital Renewal	270	CAR	4	$887,285	11291
Note: Asphalt roadway is cracked and splitting						
Asphalt Paving Requires Replacement	Capital Renewal	331	CAR	4	$1,087,746	11292
Note: Asphalt parking lot is cracked & splitting						
Backstops Require Replacement	Educational Adequacy	1	Ea.	4	$28,329	28508
Note: Backstops Require Replacement						
	Sub Total for System	**7**	**items**		**$2,131,507**	
	Sub Total for School and Site Level	**7**	**items**		**$2,131,507**	

Building: 01 - Main Building

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Foundation Study Recommended	Capital Renewal	1	Job	1	$9,443	11302
Note: There are cracks in the concrete slab throughout the Common Areas, Gyms, Cafeteria, Lockers and Auditorium.						
	Sub Total for System	**1**	**items**		**$9,443**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Requires Painting (Bldg SF)	Capital Renewal	200	SF	4	$2,644	11303
Note: Paint is peeling on columns						
	Sub Total for System	**1**	**items**		**$2,644**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	15,700	SF	3	$339,272	11294
Note: Carpet is worn out						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	300	SF	3	$3,418	11295
Note: Tiles are cracking, bubbling and lifting.						
Location: Back entrance by Gym 2 and where there is a crack on the floor.						
The Wood Flooring Requires Replacement	Capital Renewal	1,000	SF	3	$32,956	11296
Note: Scratched and stained wood flooring						
Location: Stage						
Epoxy Flooring Requires Repair Or Replacement	Capital Renewal	3,000	SF	4	$56,658	11300
Note: The epoxy floor is cracked and chipped						
Location: Kitchen						
Interior Toilet Partition Requires Repair	Capital Renewal	42	Ea.	4	$21,813	11298
Note: Partitions are scratched in restrooms						
Room Is Excessively Reverberant (Install Fiberglass Wall Panel)	Acoustics	3,000	SF	4	$169,973	19790
Note: Gyms						
Room Is Excessively Reverberant (Install Fiberglass Wall Panel)	Acoustics	1,000	SF	4	$56,658	19791
Note: Music Space						
The Concrete Flooring Requires Replacement	Capital Renewal	3,000	SF	4	$38,797	11297
Note: Concrete paint is faded and worn out.						
Location: At lockers and storage						
	Sub Total for System	**8**	**items**		**$719,546**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an appropriate fume hood.	Educational Adequacy	13	Ea.	4	$283,891	Rollup
	Sub Total for System	**1**	**items**		**$283,891**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room last power shut-off valves for utilities	Educational Adequacy	13	Ea.	1	$18,236	Rollup
Room Has Insufficient Electrical Outlets	Educational Adequacy	4	Ea.	5	$1,972	Rollup
	Sub Total for System	**2**	**items**		**$20,207**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	$5,286	18963
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	22	Ea.	4	$161,210	11299
Note: Compressors are non-functional, the units are broken.						
Room lacks a drinking fountain.	Educational Adequacy	6	Ea.	5	$6,572	Rollup
Room lacks a private shower area.	Educational Adequacy	1	Ea.	5	$10,166	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	80	Ea.	5	$120,114	Rollup
	Sub Total for System	**5**	**items**		**$303,349**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks shut-off valves for utilities. (International Fuel Gas Code, Section 409.6)	Educational Adequacy	15	Ea.	1	$169,973	Rollup
	Sub Total for System	**1**	**items**		**$169,973**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	12	Ea.	3	$67,989	Rollup
Technology: Auditorium AV/Multimedia system is in need of minor improvements.	Technology	1	Room	3	$94,430	18236
Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	50	Ea.	3	$991,510	18239
Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	1	Ea.	3	$19,830	18240
Technology: Instructional spaces do not have local sound reinforcement.	Technology	53	Ea.	3	$250,238	18243
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	3	Ea.	3	$15,864	18235
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	$6,610	18233
Technology: Network system inadequate and/or near end of useful life	Technology	4	Ea.	3	$30,217	18241
Technology: Network system inadequate and/or near end of useful life	Technology	55	Ea.	3	$259,681	18242
Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$7,554	18232
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	3	Ea.	3	$14,164	18234
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	65	Ea.	3	$98,207	18237
Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	$7,177	18238
	Sub Total for System	**13**	**items**		**$1,863,472**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Finishes Require Replacement	Capital Renewal	1	Ea.	3	$47,215	11301
Note: Elevator floor is worn out						
	Sub Total for System	**1**	**items**		**$47,215**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient writing area.	Educational Adequacy	8	Ea.	3	$36,261	Rollup
Welding Bays Are Required	Educational Adequacy	3	Ea.	4	$16,147	Rollup
Work Tables Are Required	Educational Adequacy	4	Ea.	4	$14,340	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	13	Ea.	5	$110,483	Rollup
	Sub Total for System	**4**	**items**		**$177,231**	
	Sub Total for Building 01 - Main Building	**37**	**items**		**$3,596,971**	

Building: 02 - Utility Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Capital Renewal	4	Door	3	$825	18964
	Sub Total for System	**1**	**items**		**$825**	
	Sub Total for Building 02 - Utility Building	**1**	**items**		**$825**	

Building: 03 - Restrooms

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Capital Renewal	3	Door	3	$619	18965
	Sub Total for System	**1**	**items**		**$619**	
	Sub Total for Building 03 - Restrooms	**1**	**items**		**$619**	

Building: 04 - Press Box

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Capital Renewal	3	Door	3	$619	18966
	Sub Total for System	**1**	**items**		**$619**	
	Sub Total for Building 04 - Press Box	**1**	**items**		**$619**	

Building: 05 - Concession Stand

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Capital Renewal	2	Door	3	$412	18967
	Sub Total for System	**1**	**items**		**$412**	
	Sub Total for Building 05 - Concession Stand	**1**	**items**		**$412**	

Building: 06 - Storage

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Capital Renewal	3	Door	3	$619	18968
	Sub Total for System	**1**	**items**		**$619**	
	Sub Total for Building 06 - Storage	**1**	**items**		**$619**	

Building: 07 - Utility Building 2

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Capital Renewal	1	Door	3	$206	18969
	Sub Total for System	**1**	**items**		**$206**	
	Sub Total for Building 07 - Utility Building 2	**1**	**items**		**$206**	

Building: 08 - Ticket Booth

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Capital Renewal	1	Door	3	$206	18970
	Sub Total for System	**1**	**items**		**$206**	
	Sub Total for Building 08 - Ticket Booth	**1**	**items**		**$206**	
	Total for Campus	**51**	**items**		**$5,731,984**	

North Kingstown Senior 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
Playfield Areas	HS Athletic Components	1	Ea.	$452,935	3
Pedestrian Pavement	Sidewalks - Concrete	35,000	SF	$715,386	5
Parking Lot Lighting	Pole Mounted Fixtures (Ea.)	39	Ea.	$301,660	5
Note:	Tennis court lights, 8 poles				
Parking Lot Lighting	Pole Mounted Fixtures (Ea.)	56	Ea.	$433,153	5
Note:	Football field lighting, 4 poles				
	Sub Total for System	**4**	**items**	**$1,903,134**	
	Sub Total for Building -	**4**	**items**	**$1,903,134**	

Building: 01 - Main Building

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Clear Polycarbonate (Greenhouse)	400	SF	$7,606	5
Low-Slope Roofing	Built-Up Roofing (BUR) w/ballast	919	SF	$34,948	5
Low-Slope Roofing	EPDM - Rubber Roofing Material	74,358	SF	$940,203	5
	Sub Total for System	**3**	**items**	**$982,756**	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Clear Polycarbonate (Greenhouse) walls	400	SF	$15,211	5
	Sub Total for System	**1**	**items**	**$15,211**	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Storefront Doors - Aluminum/Glass	1	Door	$4,753	3
Note:	Greenhouse				
Wall Painting and Coating	Painting/Staining (Bldg SF)	247,500	SF	$1,635,318	3
Resilient Flooring	Vinyl Composition Tile Flooring	201,700	SF	$2,313,851	4
Suspended Plaster and	Painted ceilings	7,100	SF	$29,700	4
Interior Coiling Doors	Overhead	5	Door	$183,960	5
Resilient Flooring	Rubber Tile Flooring	1,800	SF	$33,626	5
	Sub Total for System	**6**	**items**	**$4,201,208**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Condenser - Outside Air Cooled (10 Tons)	1	Ea.	$16,342	3
Air Distribution	Make-up Air Unit	3	Ea.	$47,698	3
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	2	Ea.	$15,257	4
Facility Hydronic Distribution	Pump - 5HP	2	Ea.	$19,060	4
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	171	Ea.	$2,892,431	4
Decentralized Cooling	Ductless Split System (2 Ton)	5	Ea.	$34,159	4
Decentralized Cooling	Window Units	12	Ea.	$40,066	4
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	253,600	SF	$1,526,986	5
Air Distribution	Energy Recovery Unit (10,000 CFM)	5	Ea.	$175,375	5
Exhaust Air	Roof Exhaust Fan	19	Ea.	$98,878	5
Exhaust Air	Ventilator/Relief Vent (4'x8')	2	Ea.	$26,513	5
HVAC Air Distribution	Energy Recovery Unit (2,000 CFM)	3	Ea.	$61,303	5
Air Distribution	Energy Recovery Unit (25,000 CFM)	2	Ea.	$145,654	5
	Sub Total for System	**13**	**items**	**$5,099,723**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	20	Ea.	$27,570	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	$4,478	3
Note:	Sodium vapor lights in courtyard				
Lighting Fixtures	Light Fixtures (Bldg SF)	253,600	SF	$1,506,855	5

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (3000 Amps)	1	Ea.	$92,531	5
	Sub Total for System	**4**	**items**	**$1,631,434**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 66 gallon	1	Ea.	$4,326	3
	Sub Total for System	**1**	**items**	**$4,326**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	253,600	SF	$743,301	3
	Sub Total for System	**1**	**items**	**$743,301**	
	Sub Total for Building 01 - Main Building	**29**	**items**	**$12,677,958**	

Building: 02 - Utility Building

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: Wastewater treatment pumps				
	Sub Total for System	**1**	**items**	**$22,885**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	200	SF	$1,188	5
	Sub Total for System	**1**	**items**	**$1,188**	
	Sub Total for Building 02 - Utility Building	**2**	**items**	**$24,074**	

Building: 03 - Restrooms

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,800	SF	$18,501	4
	Sub Total for System	**1**	**items**	**$18,501**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	2,800	SF	$18,913	3
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	21	Ea.	$35,657	4
	Sub Total for System	**2**	**items**	**$54,570**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	$1,379	4
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	$2,985	4
Lighting Fixtures	Light Fixtures (Bldg SF)	2,800	SF	$16,637	5
	Sub Total for System	**3**	**items**	**$21,001**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	$1,867	3
	Sub Total for System	**1**	**items**	**$1,867**	
	Sub Total for Building 03 - Restrooms	**7**	**items**	**$95,939**	

Building: 04 - Press Box

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,800	SF	$16,257	5
	Sub Total for System	**1**	**items**	**$16,257**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	3	Ea.	$5,094	4
	Sub Total for System	**1**	**items**	**$5,094**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	14	Ea.	$19,299	4
Lighting Fixtures	Light Fixtures (Bldg SF)	1,800	SF	$10,695	5
	Sub Total for System	**2**	**items**	**$29,994**	
	Sub Total for Building 04 - Press Box	**4**	**items**	**$51,345**	

Building: 05 - Concession Stand

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	800	SF	$5,404	3
Decentralized Heating Equipment	Unit Heater Electric (10 KW)	1	Ea.	$2,476	4
	Sub Total for System	**2**	**items**	**$7,879**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	800	SF	$4,753	5
	Sub Total for System	**1**	**items**	**$4,753**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	$1,867	2
	Sub Total for System	**1**	**items**	**$1,867**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	800	SF	$2,345	3
	Sub Total for System	**1**	**items**	**$2,345**	
	Sub Total for Building 05 - Concession Stand	**5**	**items**	**$16,845**	

Building: 06 - Storage

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	$7,628	4
	Note: Irrigation pump				
	Sub Total for System	**1**	**items**	**$7,628**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	400	SF	$2,377	5
	Sub Total for System	**1**	**items**	**$2,377**	
	Sub Total for Building 06 - Storage	**2**	**items**	**$10,005**	

Building: 07 - Utility Building 2

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	80	SF	$475	5
	Sub Total for System	**1**	**items**	**$475**	
	Sub Total for Building 07 - Utility Building 2	**1**	**items**	**$475**	

Building: 08 - Ticket Booth

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	40	SF	$264	4
	Sub Total for System	**1**	**items**	**$264**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	$1,493	4
Lighting Fixtures	Light Fixtures (Bldg SF)	40	SF	$238	5
	Sub Total for System	**2**	**items**	**$1,730**	
	Sub Total for Building 08 - Ticket Booth	**3**	**items**	**$1,995**	
	Total for: North Kingstown Senior High School	**57**	**items**	**$14,781,769**	

Supporting Photos


Elevator Floor Is Worn


Worn Asphalt Roadway Pavement


Worn Asphalt Roadway Pavement


Worn Asphalt Parking Lot Pavement


Worn Asphalt Parking Lot Pavement


Damaged Asphalt Walks


Damaged Asphalt Walks


Greenhouse


Site Aerial


Cafeteria


Library


Classrooms


Music Room


Science Classroom


Site Marquee


Auditorium


Courtyard


Cafeteria


Gymnasium-1


Building Front


Gymnasium-2


Worn Carpet At Main Office


Side View


Damaged Wood Flooring At Stage


Damaged VCT By The Entrace Outside Gym 2


Damaged Partition At Girls Restroom


Worn Concrete Flooring At Lockers


Damaged Epoxy Flooring In The Kitchen


Non-Functional Refrigerated Water Fountains


Cracked Flooring Outside of Cafeteria


Cracked Flooring at Hallway Between Lockers


Cracked Flooring at Cafeteria


Peeling Paint


Utility Building Concrete Flooring


Utility Building Exterior


Utility Building Deck Ceiling


Utility Building Front


Utility Building Side


Restroom Exterior

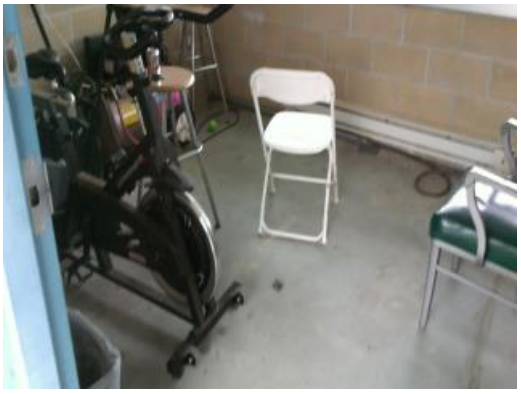

Men's Restrooms


Restroom Exterior

Restroom Utility Room


Women's Restrooms


Press Box Front View


Press Box Concrete Floor

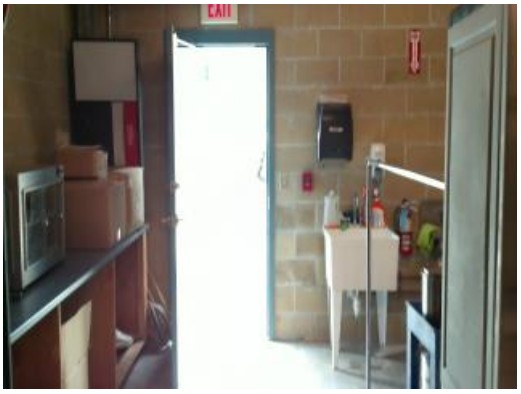

Press Box Side View


Press Box Acoustical Tile Ceiling


Press Box Side View


Press Box Interior


Concession Stand Front


Concession Stand Interior


Concession Stand Interior


Concession Stand Interior


Concession Stand Exterior


Storage Building Open Deck Ceiling


Storage Building Interior


Storage Building Exterior


Utility Building-2 Wood Deck Ceiling


Utility Building-2 Side View


Utility Building-2 Electrical Panels


Ticket Booth Side View


Ticket Booth Exposed Deck Ceiling


Ticket Booth Front View


Ticket Booth Interior