



# Facility Condition Assessment

North Kingstown - Stony Lane Elementary School

June 2017

825 Stony Lane, North Kingstown, RI 02852





## Introduction

Stony Lane Elementary School, located at 825 Stony Lane in North Kingstown, Rhode Island, was built in 1971. It comprises 49,319 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.

Stony Lane Elementary School serves grades KG - 5, has 28 instructional spaces, and has an enrollment of 409. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for Stony Lane Elementary School is 450 with a resulting utilization of 91%.

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 Stony Lane Elementary School the 5-year need is \$7,238,287. 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 Stony Lane Elementary 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 Stony Lane Elementary School campus, identified by discipline and building.

### Site

The site level systems for this campus include:

<b>Site</b>	Asphalt Parking Lot Pavement
	Asphalt Roadway Pavement
	Concrete Pedestrian Pavement

### Building Envelope

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

<b>01 - Main Building:</b>	Brick Exterior Wall
	E.I.F.S. Exterior Wall
	Aluminum Exterior Windows
	Steel Exterior Entrance Doors
<b>02 - Storage Shed:</b>	Vinyl Siding Exterior Wall
	Wood Exterior Doors
	Overhead Exterior Utility Doors
<b>03 - Garden Shed:</b>	Wood Siding Exterior Wall
	Wood Exterior Doors

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

<b>01 - Main Building:</b>	EPDM Roofing
<b>02 - Storage Shed:</b>	Composition Shingle Roofing
<b>03 - Garden Shed:</b>	Composition Shingle Roofing

### Interior

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

<b>01 - Main Building:</b>	Moveable Interior Partition
	Steel Interior Doors
	Wood Interior Doors
	Overhead Interior Coiling Doors
	Interior Door Hardware
	Exposed Metal Structure Ceiling
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Ceramic Tile Wall
	FRP Wall Finish
	Interior Wall Painting
	Concrete Flooring



<b>01 - Main Building:</b>	Ceramic Tile Flooring
	Wood Flooring
	Rubber Tile Flooring
	Vinyl Composition Tile Flooring
	Carpet
	Athletic/Sport Flooring
<b>02 - Storage Shed:</b>	Wood Ceilings
	Wood Flooring
<b>03 - Garden Shed:</b>	Wood Ceilings
	Wood Flooring

## Mechanical

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

<b>01 - Main Building:</b>	Finned Wall Radiator
	Electric Heating Unit Vent
	DDC Heating System Controls
	2 Ton Ductless Split System
	1 HP or Smaller Pump
	Ductwork
	15 Ton DX Gas Roof Top Unit
	20 Ton DX Gas Roof Top Unit
	25 Ton DX Gas Roof Top Unit
	40 Ton DX Gas Roof Top Unit
	Roof Exhaust Fan
	Fire Sprinkler System

## Plumbing

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

<b>01 - Main Building:</b>	4" Backflow Preventers
	Gas Piping System
	75 Gallon Gas Water Heater
	Domestic Water Piping System
	Classroom Lavatories
	Lavatories
	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Showers
	Toilets
	Urinals



<b>01 - Main Building:</b>	Urinals
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## Electrical

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

<b>01 - Main Building:</b>	50 kW Emergency Generator
	208/120v Switch
	1,600 Amp Switchgear
	2,000 Amp Switchgear
	Panelboard - 120/208 100A
	Panelboard - 120/208 125A
	Panelboard - 120/208 225A
	600 Amp Distribution Panel
	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.



# Facility Condition Assessment

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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

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	-	-	\$8,636	\$485,116	-	\$493,752	7.89 %
Roofing	-	\$619,403	-	-	-	\$619,403	9.90 %
Structural	-	-	-	-	-	\$0	0.00 %
Exterior	-	\$67,234	\$6,043	-	\$661	\$73,938	1.18 %
Interior	-	-	\$1,116,781	\$1,031,420	\$40,794	\$2,188,994	34.98 %
Mechanical	-	\$1,085,590	-	-	\$108,802	\$1,194,392	19.09 %
Electrical	-	\$172,664	-	\$1,369	\$9,858	\$183,892	2.94 %
Plumbing	-	-	\$409,618	\$118,445	\$14,336	\$542,399	8.67 %
Fire and Life Safety	-	-	-	-	-	\$0	0.00 %
Technology	-	-	\$858,364	-	-	\$858,364	13.72 %
Conveyances	-	-	-	-	-	\$0	0.00 %
Specialties	-	-	\$13,598	\$88,900	-	\$102,498	1.64 %
<b>Total</b>	\$0	\$1,944,892	\$2,413,040	\$1,725,250	\$174,451	\$6,257,633	

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

The building systems with the most need include:

Interior	-	\$2,188,994
Mechanical	-	\$1,194,392
Technology	-	\$858,364

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

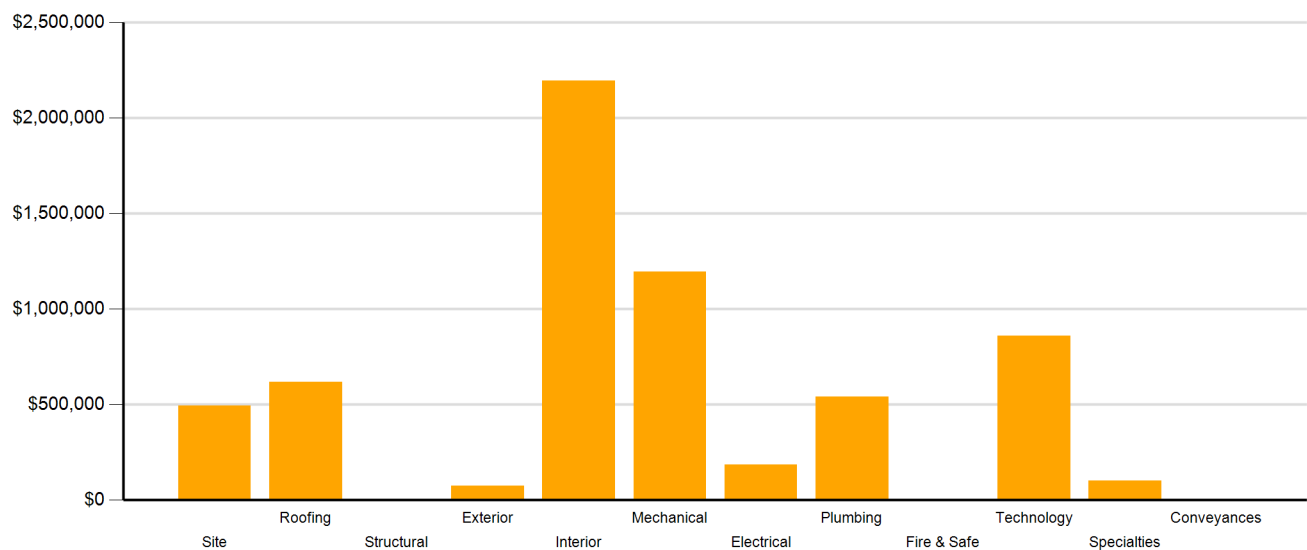


Figure 2: System Deficiencies



## Current Deficiencies by Category

Deficiencies have been further grouped according to the observed category.

- **Acoustics** deficiencies relate to room acoustics, sound insulation, 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

Category	Priority					Total
	1	2	3	4	5	
Acoustics	-	-	-	\$177,527	-	\$177,527
Barrier to Accessibility	-	-	-	-	-	\$0
Capital Renewal	-	\$1,944,892	\$1,536,503	\$993,514	\$109,463	\$4,584,372
Code Compliance	-	-	-	-	-	\$0
Educational Adequacy	-	-	\$13,598	\$549,298	\$64,988	\$627,884
Functional Deficiency	-	-	-	-	-	\$0
Hazardous Material	-	-	-	\$4,910	-	\$4,910
Technology	-	-	\$858,364	-	-	\$858,364
Traffic	-	-	\$4,575	-	-	\$4,575
<b>Total</b>	\$0	\$1,944,892	\$2,413,040	\$1,725,250	\$174,451	\$6,257,633

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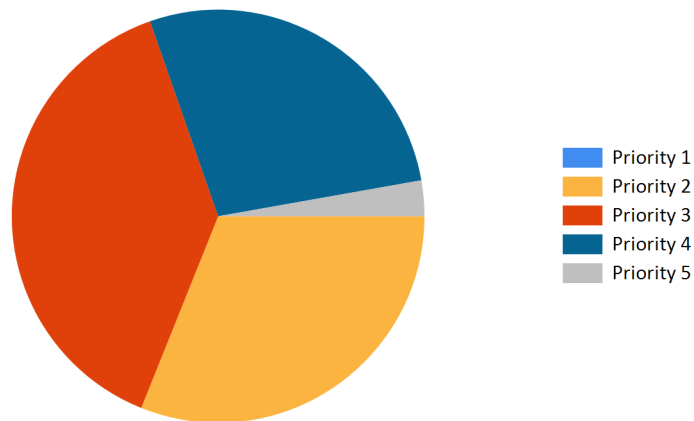


Figure 3: Current deficiencies by priority



### Life Cycle Capital Renewal Forecast

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

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

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

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

Table 3: Capital Renewal Forecast

System	Current Deficiencies	Life Cycle Capital Renewal Projections					LC Yr. 1-5 Total	Total 5-Year Need
		Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021		
Site	\$493,752	\$0	\$0	\$0	\$215,129	\$44,588	\$259,717	\$753,469
Roofing	\$619,403	\$0	\$0	\$0	\$0	\$0	\$0	\$619,403
Structural	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$73,938	\$0	\$0	\$0	\$247,562	\$0	\$247,562	\$321,500
Interior	\$2,188,994	\$0	\$0	\$68,830	\$376,455	\$0	\$445,285	\$2,634,279
Mechanical	\$1,194,392	\$0	\$0	\$0	\$0	\$0	\$0	\$1,194,392
Electrical	\$183,892	\$0	\$0	\$0	\$0	\$0	\$0	\$183,892
Plumbing	\$542,399	\$0	\$0	\$0	\$0	\$20,440	\$20,440	\$562,839
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology	\$858,364	\$0	\$0	\$0	\$0	\$0	\$0	\$858,364
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$102,498	\$0	\$0	\$0	\$0	\$0	\$0	\$102,498
<b>Total</b>	<b>\$6,257,633</b>	<b>\$0</b>	<b>\$0</b>	<b>\$68,830</b>	<b>\$839,146</b>	<b>\$65,028</b>	<b>\$973,004</b>	<b>\$7,230,637</b>

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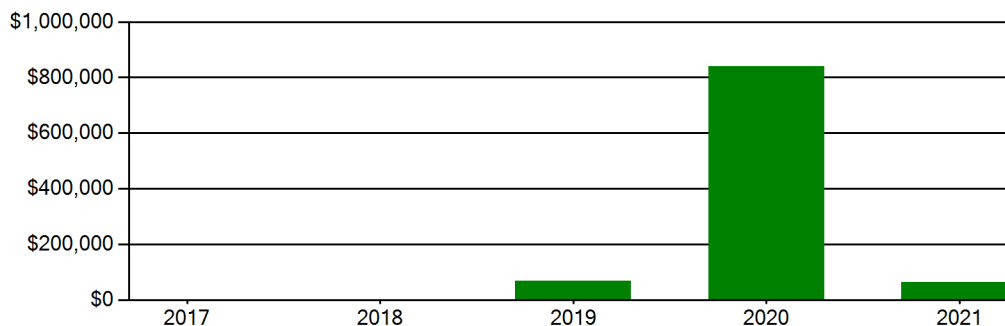
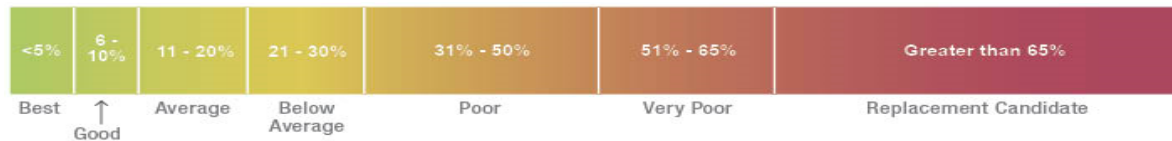


Figure 4: Life Cycle Capital Renewal Forecast



## Facility Condition Index (FCI)

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



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

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

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Providence, Rhode Island area. The estimated replacement cost for this facility is \$17,401,650. For planning purposes, the total 5-year need at the Stony Lane Elementary School is \$7,238,287 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Stony Lane Elementary School facility has a 5-year FCI of 41.55%.

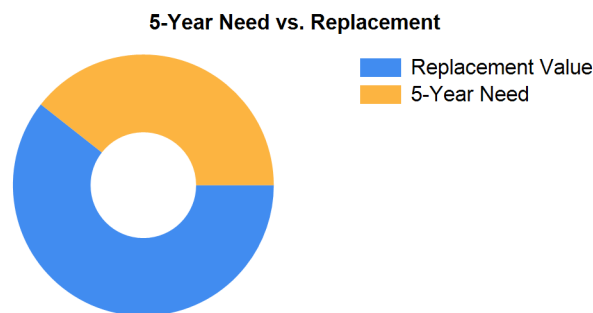


Figure 5: 5-Year FCI

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 276 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 Stony Lane Elementary School cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be \$0.



### Summary of Findings

The Stony Lane Elementary School comprises 49,319 square feet and was constructed in 1971. Current deficiencies at this school total \$6,265,283. Five year capital renewal costs total \$973,004. The total identified need for the Stony Lane Elementary School (current deficiencies and 5-year capital renewal costs) is \$7,238,287. The 5-year FCI is 41.55%.

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
Stony Lane Elementary School Totals	49,319	1971	\$6,265,283	\$973,004	\$7,238,287	41.55%

*\*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
Concrete Walks Require Replacement	Capital Renewal	200	SF	3	\$4,060	11848
Pavement Markings: Shoulder Markings Are Required	Traffic	18	LF	3	\$42	16898
<b>Note:</b> Add bicycle shared lane markings on Stony Lane from Old Baptist Rd to Pebble Rd (18 markings - 9 in each direction - spaced at 200' apart)						
Traffic Signage Is Required	Traffic	2	Ea.	3	\$4,533	16899
<b>Note:</b> Add school zone sign on east bound Stony Lane and replace school zone sign in west bound direction on Stony Lane						
Asphalt Paving Requires Replacement	Capital Renewal	70	CAR	4	\$230,037	11829
Asphalt Paving Requires Replacement	Capital Renewal	29	CAR	4	\$95,301	11830
Asphalt Paving Requires Replacement	Capital Renewal	40	CAR	4	\$131,450	16307
<b>Note:</b> Play area asphalt is weathered with large cracks.						
Backstops Require Replacement	Educational Adequacy	1	Ea.	4	\$28,329	28510
<b>Note:</b> Backstops Require Replacement						
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>		<b>\$493,752</b>	
<b>Sub Total for School and Site Level</b>		<b>7</b>	<b>items</b>		<b>\$493,752</b>	

## Building: 01 - Main Building

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
EPDM Roofing Requires Replacement (Bldg SF)	Capital Renewal	49,319	SF	2	\$619,403	11845
<b>Note:</b> Roof is weathered with ponding. There is water infiltration to the cafeteria and classrooms.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$619,403</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Requires Replacement	Capital Renewal	400	SF	2	\$67,234	11831
<b>Note:</b> Single pane windows at the original building should be replaced.						
Caulking Requires Replacement	Capital Renewal	400	LF	3	\$6,043	11850
<b>Note:</b> Caulking between EIFS panels is missing or deteriorating.						
The Exterior Soffit Requires Repainting	Capital Renewal	200	SF	5	\$661	11828
<b>Note:</b> Soffits at original building exterior doors have paint peeling.						
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$73,938</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Rubber Flooring Requires Replacement	Capital Renewal	800	SF	3	\$14,844	11849
<b>Note:</b> Rubber tile is bubbling and peeling.						
<b>Location:</b> Addition hallway						
The Acoustical Ceiling Tiles Require Replacement	Capital Renewal	22,000	SF	3	\$197,358	11832
<b>Note:</b> Ceiling tiles are mismatched, sagging, and broken.						
<b>Location:</b> Original building classrooms						
The Athletic Sport Flooring Requires Replacement	Capital Renewal	5,000	SF	3	\$169,973	11840
<b>Note:</b> Gym sport flooring is chipped and faded.						
The Carpet Flooring Requires Replacement	Capital Renewal	31,439	SF	3	\$679,387	11833
<b>Note:</b> Carpet is worn, faded, bubbled, and fraying.						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	3,400	SF	3	\$38,741	11834
<b>Note:</b> VCT is faded and worn and chipped and peeling in places.						
<b>Location:</b> Art room, outside gym, janitor office						
The Wood Flooring Requires Replacement	Capital Renewal	500	SF	3	\$16,478	11835
<b>Note:</b> Stage floor is scratched, worn, and faded.						
Ceiling Grid Requires Replacement	Capital Renewal	22,000	SF	4	\$259,174	11847
<b>Note:</b> Ceiling grid is aged and stained.						
<b>Location:</b> Original building classrooms						
Moveable Partitions Require Replacement	Capital Renewal	600	SF Wall	4	\$68,839	11827
<b>Note:</b> Partition wall at the gym is damaged with surface peeling.						



# Facility Condition Assessment

North Kingstown - Stony Lane Elementary School

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
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	13	Ea.	4	\$3,683	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	50	LF	4	\$1,133	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	10	SF	4	\$94	Rollup
Room Is Excessively Reverberant <b>Note:</b> Gym	Acoustics	5,000	SF	4	\$110,955	19871
Room Is Excessively Reverberant <b>Note:</b> Cafeteria	Acoustics	3,000	SF	4	\$66,573	19872
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	13,765	SF	4	\$520,969	Rollup
Classroom Door Requires Vision Panel	Educational Adequacy	18	Ea.	5	\$40,794	Rollup
<b>Sub Total for System</b>		<b>15</b>	<b>items</b>		<b>\$2,188,994</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Piping Requires Replacement (SF Basis) <b>Note:</b> Gas piping system should be replaced. School staff noted during interview that the school has been evacuated previously due to gas leaks.	Capital Renewal	49,319	SF	2	\$1,060,633	13500
The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	15	Ea.	2	\$24,958	11843
Remove Abandoned Equipment <b>Note:</b> Abandoned unit vents should be removed.	Capital Renewal	35	Ea.	5	\$108,802	11852
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$1,194,392</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$81,549	16308
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$71,851	16309
The Panelboard Requires Replacement <b>Location:</b> Original building	Capital Renewal	2	Ea.	2	\$9,632	11842
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,872	16310
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,760	16311
The Canopy Lighting Requires Replacement	Capital Renewal	1	Ea.	4	\$1,369	11836
Room Has Insufficient Electrical Outlets	Educational Adequacy	20	Ea.	5	\$9,858	Rollup
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>		<b>\$183,892</b>	

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life <b>Note:</b> Piping system is aged with issues noted during the staff interview. Staff noted water leaks, foul smell, and poor pressure throughout.	Capital Renewal	49,319	SF	3	\$394,143	11841
The Showers Plumbing Fixtures Require Replacement <b>Note:</b> Non-functional shower should be replaced.	Capital Renewal	1	Ea.	3	\$7,554	13497
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	6	Ea.	3	\$7,921	13499
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	3	Ea.	4	\$30,454	13495
The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	4	\$10,803	13492
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	3	Ea.	4	\$7,677	13494
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	8	Ea.	4	\$25,277	13493
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	14	Ea.	4	\$44,235	13496
Room lacks a drinking fountain.	Educational Adequacy	8	Ea.	5	\$8,763	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	5	Ea.	5	\$5,573	Rollup
<b>Sub Total for System</b>		<b>10</b>	<b>items</b>		<b>\$542,399</b>	

## Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	15	Ea.	3	\$297,453	18291



**Technology**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Instructional spaces do not have local sound reinforcement.	Technology	25	Ea.	3	\$118,037	18294
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	\$6,610	18285
Technology: Main Telecommunications Room needs minor improvements.	Technology	1	Ea.	3	\$21,530	18284
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	388	Ea.	3	\$164,874	18287
Technology: Network system inadequate and/or near end of useful life	Technology	3	Ea.	3	\$22,663	18292
Technology: Network system inadequate and/or near end of useful life	Technology	24	Ea.	3	\$113,315	18293
Technology: Special Space AV/Multimedia system is inadequate.	Technology	1	Ea.	3	\$53,825	18288
Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	\$7,554	18286
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	30	Ea.	3	\$45,326	18289
Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	\$7,177	18290
<b>Sub Total for System</b>		<b>11</b>	<b>items</b>		<b>\$858,364</b>	

**Specialties**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient writing area.	Educational Adequacy	3	Ea.	3	\$13,598	Rollup
Replace Cabinetry In Classes/Labs <b>Note:</b> Cabinets are aged. Metal cabinetry is rusted and laminate counters are outdated.	Capital Renewal	8	Room	4	\$88,900	11846
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$102,498</b>	
<b>Sub Total for Building 01 - Main Building</b>		<b>52</b>	<b>items</b>		<b>\$5,763,881</b>	
<b>Total for Campus</b>		<b>59</b>	<b>items</b>		<b>\$6,257,633</b>	

**Buildings with no reported deficiencies**

- 02 - Storage Shed
- 03 - Garden Shed



## Stony Lane Elementary School - Life Cycle Summary Yrs 1-5

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (8 Ft)	3,200	LF	\$215,129	4
	<b>Note:</b> 6' fence				
Playfield Areas	ES Playgrounds	1	Ea.	\$44,588	5
	<b>Sub Total for System</b>	<b>2</b>	<b>items</b>	<b>\$259,717</b>	
	<b>Sub Total for Building -</b>	<b>2</b>	<b>items</b>	<b>\$259,717</b>	

### Building: 01 - Main Building

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	E.I.F.S. - Bldg SF basis	12,000	SF	\$247,562	4
	<b>Note:</b> Original building				
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>	<b>\$247,562</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	6,000	SF	\$68,830	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	18,019	SF	\$213,714	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	18,019	SF	\$162,741	4
	<b>Sub Total for System</b>	<b>3</b>	<b>items</b>	<b>\$445,286</b>	

#### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$20,440	5
	<b>Sub Total for System</b>	<b>1</b>	<b>items</b>	<b>\$20,440</b>	
	<b>Sub Total for Building 01 - Main Building</b>	<b>5</b>	<b>items</b>	<b>\$713,287</b>	
	<b>Total for: Stony Lane Elementary School</b>	<b>7</b>	<b>items</b>	<b>\$973,004</b>	



**Supporting Photos**



Site Aerial



Exterior Finishes



Front Of Building



Cafeteria/Stage



# Facility Condition Assessment

North Kingstown - Stony Lane Elementary School



Library



Open Concept Classroom



Roof



Gymnasium



Signage



Front Entrance



Music Room



Damaged Partition Wall



Peeling Soffit Paint



Single Pane Windows



Sagging Mismatched Ceiling Tiles



Fraying Carpet



Bubbled Carpet



Cracked Asphalt Roadway



Cracked Play Area Asphalt



Faded And Worn VCT



Worn Wood Stairs



Worn Wood Floor



Gymnasium Sport Flooring



Main Switchgear



Rusted Cabinetry



Concrete Walkway At Entrance



Stained Ceiling Grid



Ponding On Roof



Failing Caulking At EIFS Panels



Aged Laminate Casework



Storage Shed Floor



Bubbled Rubber Floor



Roll Up Door



Storage Shed



Garden Shed



Storage Shed Interior



Garden Shed Interior



Garden Shed Floor



Canopy Light



Drinking Fountain



Elevation