Facility Condition Assessment

North Kingstown - Suzanne M. Henseler Quidnessett Elementary School | *June 2017*

166 Mark Drive, North Kingstown, RI 02852

Introduction

Suzanne M. Henseler Quidnessett Elementary School, located at 166 Mark Drive in North Kingstown, Rhode Island, was built in 1971. It comprises 34,000 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.

Suzanne M. Henseler Quidnessett Elementary School serves grades KG - 5, has 28 instructional spaces, and has an enrollment of 294. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for Suzanne M. Henseler Quidnessett Elementary School is 383 with a resulting utilization of 77%.

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 Suzanne M. Henseler Quidnessett Elementary School the 5-year need is $4,929,594. 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 Suzanne M. Henseler Quidnessett 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 Suzanne M. Henseler Quidnessett Elementary 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
	E.I.F.S. Exterior Wall
	Aluminum Exterior Windows
	Steel Exterior Entrance Doors

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

01 - Main Building:	EPDM Roofing

Interior

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

01 - Main Building:	Moveable Interior Partition
	Steel Interior Doors
	Wood Interior Doors
	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
	CMU Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring
	Carpet
	Athletic/Sport Flooring

Mechanical

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

01 - Main Building:	DDC Heating System Controls
	1 Ton Ductless Split System
	3 Ton Ductless Split System
	2 Ton Thru-Wall A/C
	10 Ton DX Gas Roof Top Unit
	15 Ton DX Gas Roof Top Unit
	20 Ton DX Gas Roof Top Unit
	Ductwork
	Small Roof Exhaust Fan
	Fire Sprinkler System

Plumbing

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

01 - Main Building:	2" Backflow Preventers
	4" Backflow Preventers
	Gas Piping System
	100 Gallon Gas Water Heater
	Domestic Water Piping System
	Classroom Lavatories
	Lavatories
	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
	Urinals

Electrical

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

01 - Main Building:	1,200 Amp Switchgear
	1,600 Amp Switchgear
	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	600 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	-	-	$63,378	$521,265	-	$584,643	14.45 %
Roofing	-	$145,183	$8,499	-	$1,218	$154,900	3.83 %
Structural	-	-	-	-	-	$0	0.00 %
Exterior	-	$321,155	$30,217	-	$1,322	$352,694	8.72 %
Interior	-	-	$386,204	$884,028	$48,782	$1,319,015	32.61 %
Mechanical	-	-	-	-	$539,381	$539,381	13.33 %
Electrical	-	$170,351	$94	-	$11,830	$182,275	4.51 %
Plumbing	-	-	-	-	$21,160	$21,160	0.52 %
Fire and Life Safety	-	-	-	-	-	$0	0.00 %
Technology	-	-	$803,973	-	-	$803,973	19.88 %
Conveyances	-	-	-	-	-	$0	0.00 %
Specialties	-	-	$9,065	$77,787	-	$86,852	2.15 %
Total	$0	$636,689	$1,301,431	$1,483,081	$623,693	$4,044,894	

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

The building systems with the most need include:

Interior	-	$1,319,015
Technology	-	$803,973
Site	-	$584,643

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

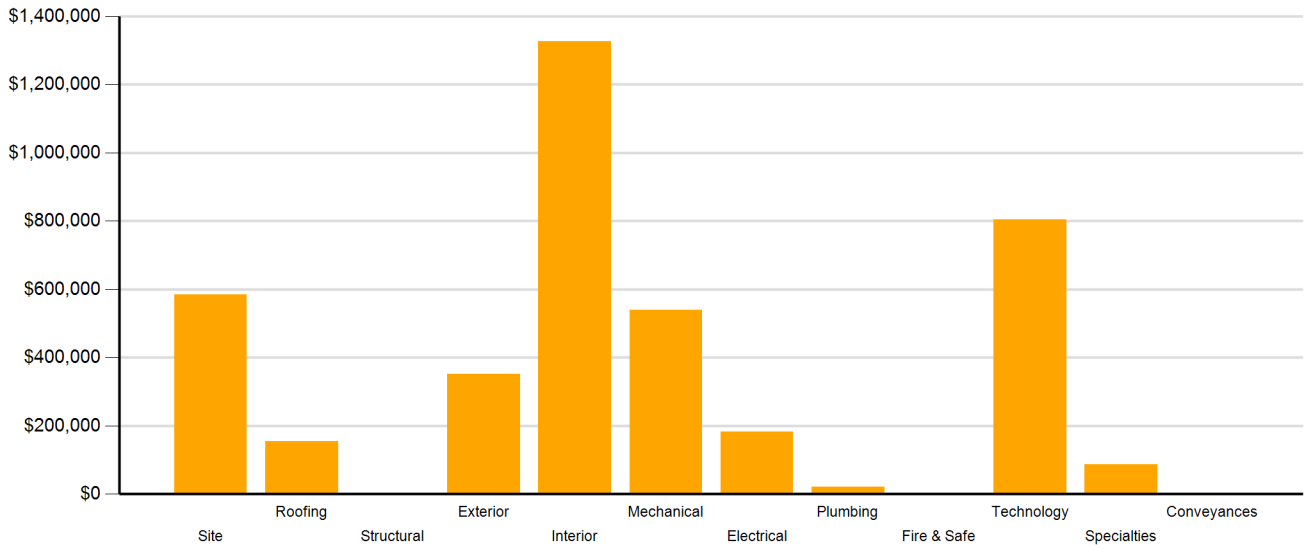

Figure 2: System Deficiencies

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	-	-	-	$199,718	-	$199,718
Barrier to Accessibility	-	-	-	-	-	$0
Capital Renewal	-	$636,689	$483,766	$701,960	$541,921	$2,364,336
Code Compliance	-	-	-	-	-	$0
Educational Adequacy	-	-	$26,063	$558,267	$81,772	$666,102
Functional Deficiency	-	-	$94	-	-	$94
Hazardous Material	-	-	-	$23,135	-	$23,135
Technology	-	-	$786,975	-	-	$786,975
Traffic	-	-	$4,533	-	-	$4,533
Total	$0	$636,689	$1,301,431	$1,483,081	$623,693	$4,044,894

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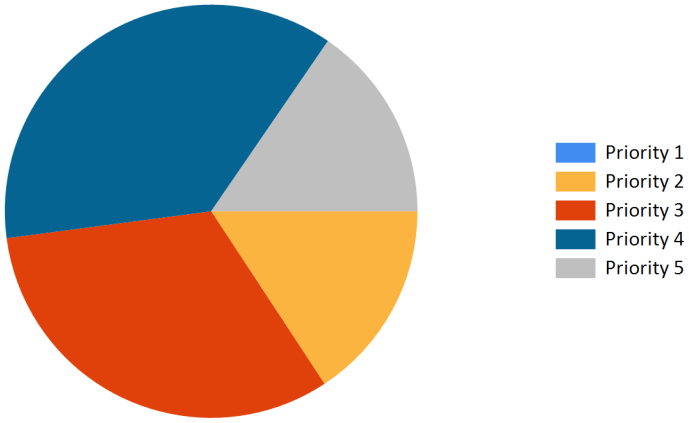

Figure 3: Current deficiencies by priority

Life Cycle Capital Renewal Forecast

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

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

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

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

Table 3: Capital Renewal Forecast

		Life Cycle Capital Renewal Projections						
System	Current Deficiencies	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	LC Yr. 1-5 Total	Total 5-Year Need
Site	$584,643	$0	$0	$0	$189,314	$112,418	$301,732	$886,375
Roofing	$154,900	$0	$0	$0	$0	$0	$0	$154,900
Structural	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$352,694	$0	$0	$0	$173,293	$0	$173,293	$525,987
Interior	$1,319,015	$0	$0	$181,829	$0	$214,408	$396,237	$1,715,252
Mechanical	$539,381	$0	$0	$0	$0	$0	$0	$539,381
Electrical	$182,275	$0	$0	$0	$0	$0	$0	$182,275
Plumbing	$21,160	$0	$0	$0	$0	$5,322	$5,322	$26,482
Fire and Life Safety	$0	$0	$0	$0	$0	$0	$0	$0
Technology	$803,973	$0	$0	$0	$0	$0	$0	$803,973
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$86,852	$0	$0	$0	$0	$0	$0	$86,852
Total	**$4,044,894**	**$0**	**$0**	**$181,829**	**$362,607**	**$332,148**	**$876,584**	**$4,921,478**

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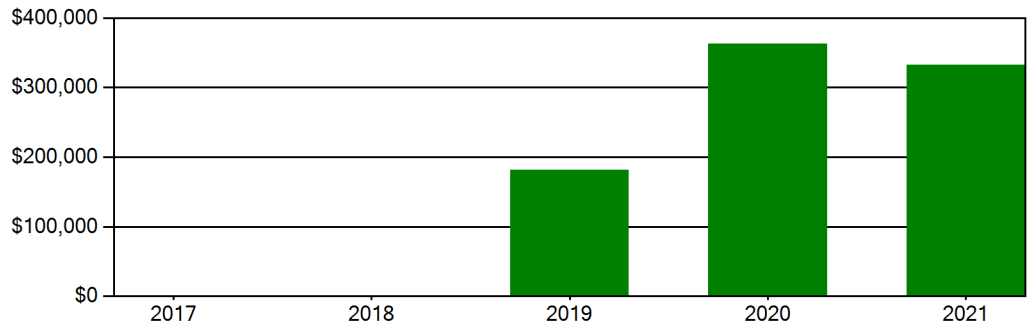
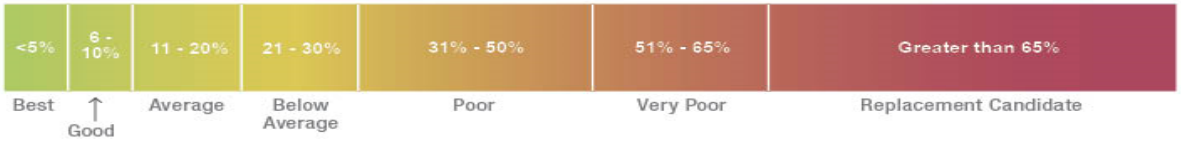


Figure 4: Life Cycle Capital Renewal Forecast

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 $11,900,000. For planning purposes, the total 5-year need at the Suzanne M. Henseler Quidnessett Elementary School is $4,929,594 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Suzanne M. Henseler Quidnessett Elementary School facility has a 5-year FCI of 41.36%.

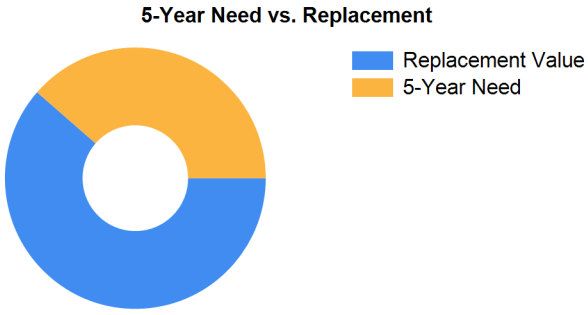


Figure 5: 5-Year FCI

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 189 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 Suzanne M. Henseler Quidnessett Elementary School cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be $0.

Summary of Findings

The Suzanne M. Henseler Quidnessett Elementary School comprises 34,000 square feet and was constructed in 1971. Current deficiencies at this school total $4,053,010. Five year capital renewal costs total $876,584. The total identified need for the Suzanne M. Henseler Quidnessett Elementary School (current deficiencies and 5-year capital renewal costs) is $4,929,594. The 5-year FCI is 41.36%.

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
Suzanne M. Henseler Quidnessett Elementary School Totals	34,000	1971	$4,053,010	$876,584	$4,929,594	41.36%

**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	6,933	SF	3	$58,846	16332
Note: Asphalt walkways and cracked and not level.						
Traffic Signage Is Required	Traffic	2	Ea.	3	$4,533	16924
Note: Update school zone signage to make it more visible						
Asphalt Paving Requires Replacement	Capital Renewal	62	CAR	4	$203,747	16330
Note: Asphalt parking lot is cracked and weathered.						
Asphalt Paving Requires Replacement	Capital Renewal	46	CAR	4	$151,167	16331
Note: Roadway asphalt is severely alligatored and deteriorating.						
Asphalt Paving Requires Replacement	Capital Renewal	42	CAR	4	$138,022	16366
Backstops Require Replacement	Educational Adequacy	1	Ea.	4	$28,329	28513
Note: Backstops Require Replacement						
	Sub Total for System	**6**	**items**		**$584,643**	
	Sub Total for School and Site Level	**6**	**items**		**$584,643**	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
EPDM Roofing Requires Replacement (Bldg SF)	Capital Renewal	11,560	SF	2	$145,183	12385
Note: Roof is leaking.						
Location: Building addition						
Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	Capital Renewal	750	SF	3	$8,499	12383
Splash Blocks Are Required	Capital Renewal	3	Ea.	5	$1,218	12382
Note: There are no splashblocks at downspouts.						
	Sub Total for System	**3**	**items**		**$154,900**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Requires Replacement	Capital Renewal	500	SF	2	$84,042	12376
Note: Original single pane windows should be replaced.						
The Metal Exterior Door Requires Replacement	Capital Renewal	16	Door	2	$101,984	12373
Note: Original steel doors are weathered, rusted, and peeling. They should be replaced.						
The Metal Exterior Door Requires Replacement	Capital Renewal	4	Door	2	$25,496	12374
Note: Front entry doors are aged, worn, and inefficient.						
The Overhead Door Requires Replacement	Capital Renewal	3	Door	2	$109,633	12375
Location: Kitchen						
Caulking Requires Replacement	Capital Renewal	2,000	LF	3	$30,217	12388
Note: Caulking at EIFS panels is weathered and panels should be recaulked.						
The Exterior Soffit Requires Repainting	Capital Renewal	400	SF	5	$1,322	12372
Note: Paint is peeling at the soffit.						
	Sub Total for System	**6**	**items**		**$352,694**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	40	Door	3	$183,193	12378
Note: Original wood doors are aged and worn.						
The Acoustical Ceiling Tiles Require Replacement	Capital Renewal	11,140	SF	3	$99,935	12377
Note: Original ceiling tiles are aged, stained, and cracked.						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	7,600	SF	3	$86,598	12379
Note: Original VCT flooring is worn and peeling in places.						
The Wood Flooring Requires Replacement	Capital Renewal	500	SF	3	$16,478	12380
Note: Stage floor is worn, scratched, and faded.						
Ceiling Grid Requires Replacement	Capital Renewal	11,140	SF	4	$131,236	12387
Note: Original ceiling grid is stained and broken in places.						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paint (probable pre-1978 in base (layers(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each)	Hazardous Material	60	Ea.	4	$16,997	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	650	SF	4	$6,138	Rollup
Room Is Excessively Reverberant	Acoustics	5,000	SF	4	$110,955	19873
Note: Gym						
Room Is Excessively Reverberant	Acoustics	4,000	SF	4	$88,764	19874
Note: Cafeteria						
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	14,002	SF	4	$529,939	Rollup
Classroom Door Requires Vision Panel	Educational Adequacy	20	Ea.	5	$45,326	Rollup
Room lacks appropriate sound control.	Educational Adequacy	100	SF	5	$3,456	Rollup
	Sub Total for System	**12**	**items**		**$1,319,015**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Duct Cleaning Required	Capital Renewal	34,000	SF	5	$539,381	12381
Note: Dirt and debris was observed on ceiling tiles and return air grilles.						
	Sub Total for System	**1**	**items**		**$539,381**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	$68,594	16364
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	$81,549	16365
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	$14,448	16341
Note: Original panelboards should be replaced.						
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	$5,760	16342
Note: Original panelboard should be replaced.						
The GFCI Electrical Receptacle Needs Replacing	Functional Deficiency	1	Ea.	3	$94	12384
Note: Receptacle by the dumpster is missing cover.						
Room Has Insufficient Electrical Outlets	Educational Adequacy	24	Ea.	5	$11,830	Rollup
	Sub Total for System	**6**	**items**		**$182,275**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks a drinking fountain.	Educational Adequacy	11	Ea.	5	$12,049	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	8	Ea.	5	$9,110	Rollup
	Sub Total for System	**2**	**items**		**$21,160**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	3	Ea.	3	$16,997	Rollup
Technology: Classroom AV/Multimedia systems are in need of improvements.	Technology	1	Ea.	3	$9,443	18331
Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	15	Ea.	3	$297,453	18330
Technology: Instructional spaces do not have local sound reinforcement.	Technology	21	Ea.	3	$99,151	18334
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	$6,610	18324
Technology: Main Telecommunications Room needs M/E improvements.	Technology	1	Ea.	3	$29,084	18323
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	260	Ea.	3	$110,483	18326
Technology: Network system inadequate and/or near end of useful life	Technology	24	Ea.	3	$113,315	18332

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Network system inadequate and/or near end of useful life	Technology	3	Ea.	3	$22,663	18333
Technology: Special Space AV/Multimedia system is inadequate.	Technology	1	Ea.	3	$53,825	18327
Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$7,554	18325
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	20	Ea.	3	$30,217	18328
Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	$7,177	18329
	Sub Total for System	**13**	**items**		**$803,973**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient writing area.	Educational Adequacy	2	Ea.	3	$9,065	Rollup
Replace Cabinetry In Classes/Labs	Capital Renewal	7	Room	4	$77,787	12386
	Sub Total for System	**2**	**items**		**$86,852**	
	Sub Total for Building 01 - Main Building	**45**	**items**		**$3,460,251**	
	Total for Campus	**51**	**items**		**$4,044,894**	

Suzanne M. Henseler Quidnessett 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)	2,816	LF	$189,314	4
Pedestrian Pavement	Sidewalks - Concrete	5,500	SF	$112,418	5
	Sub Total for System	**2**	**items**	**$301,731**	
	Sub Total for Building -	**2**	**items**	**$301,731**	

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	8,400	SF	$173,293	4
	Sub Total for System	**1**	**items**	**$173,293**	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Operable Partitions	Moveable Partitions (Major)	1,500	SF Wall	$173,265	3
Note:	Gym				
Interior Swinging Doors	Steel	2	Door	$8,564	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	32,450	SF	$214,408	5
	Sub Total for System	**3**	**items**	**$396,237**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	$5,322	5
Note:	80 gallons				
	Sub Total for System	**1**	**items**	**$5,322**	
	Sub Total for Building 01 - Main Building	**5**	**items**	**$574,852**	
	Total for: Suzanne M. Henseler Quidnessett Elementary School	**7**	**items**	**$876,583**	

Supporting Photos

Classroom Lavatories

Typical Classroom

Site Aerial

Cracked Paved Play Area


Typical Roof Condition


Cracked Asphalt Walkway


Weathered Parking Lot Paving


Alligatored Asphalt Paving


Front Entrance


Pooling On Roof


Open Concept Classroom


Library


Peeling Soffit Paint


Aged Exterior Doors


Aged Entry Doors


Overhead Door


Original Single Pane Windows


Stained And Sagging Ceiling Tiles


Worn Interior Wood Doors


Original VCT


Worn Stage Floor


Aged Cabinetry


Stained Ceiling Grid


Weathered Caulking At EIFS


Music Classroom


Cafeteria


Gymnasium


Art Classroom