



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School

June 2017

358 Victory Highway, Slatersville, RI 02876





Introduction

Dr. Harry L. Halliwell Memorial School, located at 358 Victory Highway in Slatersville, Rhode Island, was built in 1957. It comprises 41,175 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.

Dr. Harry L. Halliwell Memorial School serves grades 3 - 5, has 22 instructional spaces, and has an enrollment of 331. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for Dr. Harry L. Halliwell Memorial School is 330 with a resulting utilization of 100%.

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 Dr. Harry L. Halliwell Memorial School the 5-year need is \$11,165,705. 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 Dr. Harry L. Halliwell Memorial 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 Dr. Harry L. Halliwell Memorial 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

Building Envelope

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

01 - Building 01:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
02 - Building 02:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
03 - Building 03:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
04 - Building 04:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
05 - Building 05:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
06 - Administration Building:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
07 - Building 07:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
08 - Building 08:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
09 - Building 09:	E.I.F.S. Exterior Wall
	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
10 - Building 10:	Wood Siding Exterior Wall
	Wood Exterior Windows



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10 - Building 10:	Aluminum Exterior Windows
	Storefront / Curtain Wall
	Steel Exterior Entrance Doors
11 - Building 11:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors

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

01 - Building 01:	Composition Shingle Roofing
02 - Building 02:	Composition Shingle Roofing
03 - Building 03:	Composition Shingle Roofing
04 - Building 04:	Composition Shingle Roofing
05 - Building 05:	Composition Shingle Roofing
06 - Administration Building:	Composition Shingle Roofing
07 - Building 07:	Composition Shingle Roofing
08 - Building 08:	Composition Shingle Roofing
09 - Building 09:	Composition Shingle Roofing
10 - Building 10:	Composition Shingle Roofing
11 - Building 11:	Composition Shingle Roofing

Interior

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

01 - Building 01:	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Ceramic Tile Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
02 - Building 02:	Wood Interior Doors
	Steel Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Ceramic Tile Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring



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03 - Building 03:	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Ceramic Tile Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
04 - Building 04:	Wood Interior Doors
	Steel Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Ceramic Tile Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
05 - Building 05:	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Ceramic Tile Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
06 - Administration Building:	Wood Interior Doors
	Steel Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Adhered Acoustical Ceiling Tiles
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
07 - Building 07:	Steel Interior Doors
	Wood Interior Doors



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07 - Building 07:	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
08 - Building 08:	Wood Interior Doors
	Steel Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Interior Wall Painting
	Concrete Flooring
	Vinyl Composition Tile Flooring
	Terrazzo Flooring
09 - Building 09:	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Exposed Metal Structure Ceiling
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Ceramic Tile Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
10 - Building 10:	Wood Interior Doors
	Interior Door Hardware
	Wood Ceilings
	Wood Wall Paneling
	Interior Wall Painting
	Concrete Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring
11 - Building 11:	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Interior Wall Painting
	Concrete Flooring



11 - Building 11:	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring

Mechanical

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

01 - Building 01:	150 MBH Gas Furnace
	Ductwork
02 - Building 02:	150 MBH Gas Furnace
	Ductwork
03 - Building 03:	150 MBH Gas Furnace
	Ductwork
04 - Building 04:	150 MBH Gas Furnace
	Ductwork
05 - Building 05:	150 MBH Gas Furnace
	Ductwork
06 - Administration Building:	150 MBH Gas Furnace
	Window Units
	Ductwork
07 - Building 07:	150 MBH Gas Furnace
	Ductwork
08 - Building 08:	150 MBH Gas Furnace
	Window Units
	Ductwork
09 - Building 09:	150 MBH Gas Furnace
	Ductwork
10 - Building 10:	400 MBH Gas Furnace
	Ductwork
11 - Building 11:	150 MBH Gas Furnace
	Ductwork

Plumbing

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

06 - Administration Building:	Gas Piping System
	40 Gallon Gas Water Heater
01 - Building 01:	Gas Piping System
	40 Gallon Gas Water Heater
10 - Building 10:	2" Backflow Preventers
	Gas Piping System
	40 Gallon Gas Water Heater
11 - Building 11:	Gas Piping System
	40 Gallon Gas Water Heater



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02 - Building 02:	Gas Piping System
	40 Gallon Gas Water Heater
03 - Building 03:	Gas Piping System
	40 Gallon Gas Water Heater
04 - Building 04:	Gas Piping System
	40 Gallon Gas Water Heater
05 - Building 05:	Gas Piping System
	40 Gallon Gas Water Heater
07 - Building 07:	Gas Piping System
	40 Gallon Gas Water Heater
08 - Building 08:	Gas Piping System
	40 Gallon Gas Water Heater
09 - Building 09:	Gas Piping System
	40 Gallon Gas Water Heater
06 - Administration Building:	Domestic Water Piping System
01 - Building 01:	Domestic Water Piping System
10 - Building 10:	Domestic Water Piping System
11 - Building 11:	Domestic Water Piping System
02 - Building 02:	Domestic Water Piping System
03 - Building 03:	Domestic Water Piping System
04 - Building 04:	Domestic Water Piping System
05 - Building 05:	Domestic Water Piping System
07 - Building 07:	Domestic Water Piping System
08 - Building 08:	Domestic Water Piping System
09 - Building 09:	Domestic Water Piping System
06 - Administration Building:	Lavatories
	Mop/Service Sinks
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
01 - Building 01:	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
10 - Building 10:	Lavatories
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Showers
	Toilets
	Urinals
11 - Building 11:	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain



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11 - Building 11:	Restroom Lavatories
	Toilets
02 - Building 02:	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
03 - Building 03:	Mop/Service Sinks
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
04 - Building 04:	Mop/Service Sinks
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
05 - Building 05:	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
07 - Building 07:	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
08 - Building 08:	Mop/Service Sinks
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
09 - Building 09:	Mop/Service Sinks
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets

Electrical

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

01 - Building 01:	Panelboard - 120/208 100A
	Light Fixtures
02 - Building 02:	Panelboard - 120/208 100A
	Light Fixtures
03 - Building 03:	Panelboard - 120/208 100A
	Light Fixtures
04 - Building 04:	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	Light Fixtures



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05 - Building 05:	Panelboard - 120/208 100A
	Light Fixtures
06 - Administration Building:	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	Light Fixtures
07 - Building 07:	Panelboard - 120/208 100A
	Building Mounted Lighting Fixtures
	Light Fixtures
08 - Building 08:	Panelboard - 120/208 100A
	Building Mounted Lighting Fixtures
	Light Fixtures
09 - Building 09:	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	Building Mounted Lighting Fixtures
	Light Fixtures
10 - Building 10:	600 Amp Switchgear
	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	600 Amp Distribution Panel
	Light Fixtures
	Building Mounted Lighting Fixtures
11 - Building 11:	Panelboard - 120/208 100A
	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.



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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	-	-	\$1,019,839	\$81,965	\$86,167	\$1,187,970	11.92 %
Roofing	-	\$1,103,046	-	-	-	\$1,103,046	11.06 %
Structural	-	-	-	-	-	\$0	0.00 %
Exterior	-	\$1,772,920	-	\$5,194	-	\$1,778,113	17.84 %
Interior	-	-	\$12,626	\$2,387,636	\$234,296	\$2,634,558	26.43 %
Mechanical	-	\$742,145	-	-	-	\$742,145	7.44 %
Electrical	-	\$399,639	\$17,911	-	\$43,671	\$461,221	4.63 %
Plumbing	-	\$3,921	\$397,754	\$242,490	-	\$644,166	6.46 %
Fire and Life Safety	-	-	-	-	-	\$0	0.00 %
Technology	-	-	\$1,193,885	-	-	\$1,193,885	11.98 %
Conveyances	-	-	-	-	-	\$0	0.00 %
Specialties	-	-	-	\$223,756	-	\$223,756	2.24 %
Total	\$0	\$4,021,670	\$2,642,015	\$2,941,041	\$364,134	\$9,968,860	

*Displayed totals may not sum exactly due to mathematical rounding

The building systems with the most need include:

Interior	-	\$2,634,558
Exterior	-	\$1,778,113
Technology	-	\$1,193,885

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

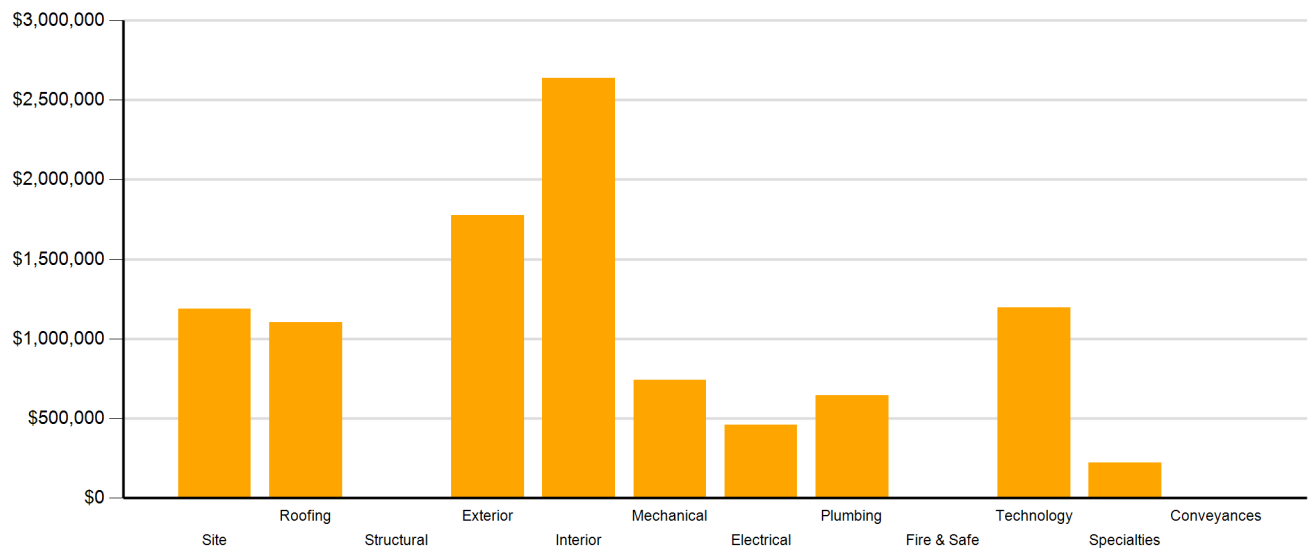


Figure 2: System Deficiencies



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.



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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	-	-	-	\$31,316	-	\$31,316
Barrier to Accessibility	-	-	-	-	-	\$0
Capital Renewal	-	\$4,021,670	\$1,183,728	\$925,608	\$228,535	\$6,359,540
Code Compliance	-	-	-	-	-	\$0
Educational Adequacy	-	-	\$114,084	\$285,454	\$135,599	\$535,137
Functional Deficiency	-	-	-	-	-	\$0
Hazardous Material	-	-	-	\$1,698,663	-	\$1,698,663
Technology	-	-	\$1,079,802	-	-	\$1,079,802
Traffic	-	-	\$264,403	-	-	\$264,403
Total	\$0	\$4,021,670	\$2,642,015	\$2,941,041	\$364,134	\$9,968,860

*Displayed totals may not sum exactly due to mathematical rounding

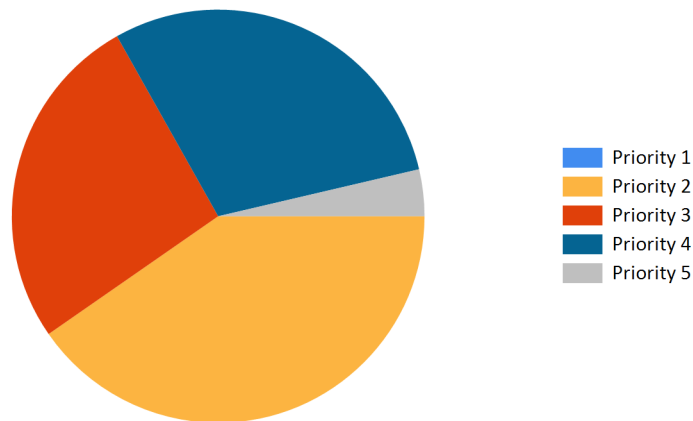


Figure 3: Current deficiencies by priority



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

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	\$1,187,970	\$0	\$0	\$918,281	\$0	\$93,429	\$1,011,710	\$2,199,680
Roofing	\$1,103,046	\$0	\$0	\$0	\$0	\$0	\$0	\$1,103,046
Structural	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$1,778,113	\$0	\$0	\$0	\$0	\$0	\$0	\$1,778,113
Interior	\$2,634,558	\$0	\$0	\$0	\$0	\$50,991	\$50,991	\$2,685,549
Mechanical	\$742,145	\$0	\$0	\$0	\$6,936	\$0	\$6,936	\$749,081
Electrical	\$461,221	\$0	\$0	\$0	\$0	\$0	\$0	\$461,221
Plumbing	\$644,166	\$0	\$0	\$0	\$0	\$0	\$0	\$644,166
Fire and Life Safety	\$0	\$0	\$0	\$120,688	\$0	\$0	\$120,688	\$120,688
Technology	\$1,193,885	\$0	\$0	\$0	\$0	\$0	\$0	\$1,193,885
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$223,756	\$0	\$0	\$0	\$0	\$0	\$0	\$223,756
Total	\$9,968,860	\$0	\$0	\$1,038,969	\$6,936	\$144,420	\$1,190,325	\$11,159,185

*Displayed totals may not sum exactly due to mathematical rounding

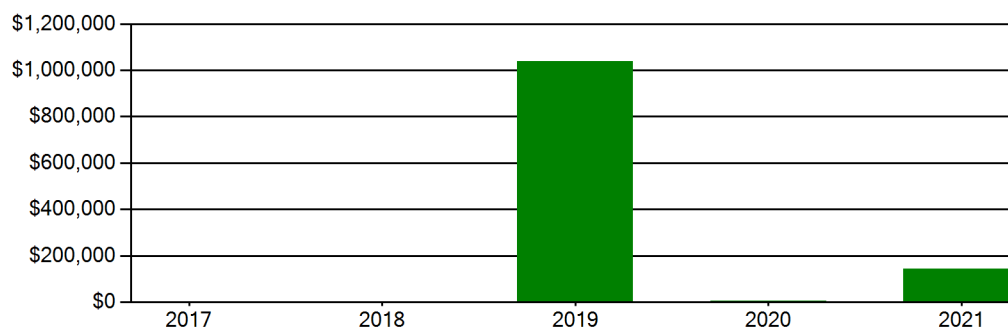
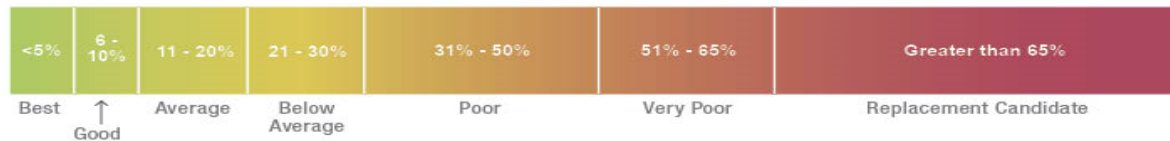


Figure 4: Life Cycle Capital Renewal Forecast



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 \$14,411,250. For planning purposes, the total 5-year need at the Dr. Harry L. Halliwell Memorial School is \$11,165,705 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Dr. Harry L. Halliwell Memorial School facility has a 5-year FCI of 77.43%.

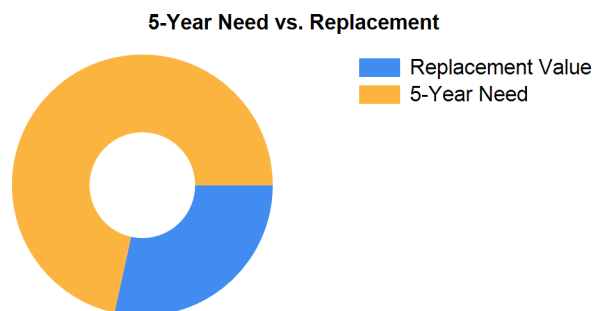


Figure 5: 5-Year FCI

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 229 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 Dr. Harry L. Halliwell Memorial School cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be \$158,760.



Summary of Findings

The Dr. Harry L. Halliwell Memorial School comprises 41,175 square feet and was constructed in 1957. Current deficiencies at this school total \$9,975,380. Five year capital renewal costs total \$1,190,325. The total identified need for the Dr. Harry L. Halliwell Memorial School (current deficiencies and 5-year capital renewal costs) is \$11,165,705. The 5-year FCI is 77.43%.

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
Dr. Harry L. Halliwell Memorial School Totals	41,175	1957	\$9,975,380	\$1,190,325	\$11,165,705	77.43%

**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.



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Septic System Has Failed And Requires Replacement	Capital Renewal	1	Ea.	3	\$755,436	2847
Traffic Signage Is Required	Traffic	7	Ea.	3	\$264,403	4452
Note: Upgrade school zone signs						
Backstops Require Replacement	Educational Adequacy	1	Ea.	4	\$28,329	28524
Note: Backstops Require Replacement						
Exterior Basketball Goals Require Replacement	Capital Renewal	4	Ea.	4	\$30,520	1110
Fencing Requires Replacement (4' Chain Link Fence)	Capital Renewal	360	LF	4	\$23,116	1112
Note: Fence is falling down.						
Exterior Basketball Goals are Required	Educational Adequacy	1	Ea.	5	\$5,807	28767
Note: Exterior Basketball Goals are Required						
The school lacks a paved play area.	Educational Adequacy	1	Ea.	5	\$80,360	28025
Note: The school lacks a paved play area.						
Sub Total for System		7	items		\$1,187,970	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Handrail Requires Repainting	Capital Renewal	500	LF	4	\$5,194	1312
Note: Railings throughout the campus are worn and in need of repainting.						
Sub Total for System		1	items		\$5,194	
Sub Total for School and Site Level		8	items		\$1,193,164	

Building: 01 - Building 01

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	2,500	SF	2	\$71,302	1120
Note: Roof has not been replaced or fully repaired in recent memory and is likely original to building.						
Sub Total for System		1	items		\$71,302	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	2,500	SF	2	\$74,939	1114
Note: Wood veneer is cracked, faded, and in need of replacement.						
The Metal Exterior Door Requires Replacement	Capital Renewal	1	Door	2	\$6,417	1144
Note: Exterior door at entrance is worn, chipped, and faded.						
The Wood Window Requires Replacement	Capital Renewal	60	SF	2	\$11,456	1115
Note: Single-pane windows from 1957.						
The Wood Window Requires Replacement	Capital Renewal	96	SF	2	\$18,329	1121
Note: Windows are single-pane and likely original to the building.						
The Wood Window Requires Replacement	Capital Renewal	40	SF	2	\$7,637	1122
Note: Windows are single-pane and likely original to the building.						
Sub Total for System		5	items		\$118,779	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
9x9 Asbestos Tile Present and In Active Use, Greater than 25 Percent has Significant Deterioration	Hazardous Material	2,250	SF	4	\$64,172	Rollup
Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	2,500	SF	4	\$29,262	Rollup
Ceiling Grid Requires Replacement	Capital Renewal	2,500	SF	4	\$29,651	1116
Note: Grid system is original to the building and in need of replacement.						
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	2,375	SF	5	\$15,692	Rollup
Sub Total for System		4	items		\$138,777	



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Capital Renewal	2,500	SF	2	\$36,753	2849
Sub Total for System		1	items		\$36,753	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	2,500	SF	2	\$14,855	1197
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$4,849	1073
Note: 40 amp						
Room Has Insufficient Electrical Outlets	Educational Adequacy	8	Ea.	5	\$3,970	Rollup
Sub Total for System		3	items		\$23,673	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	2895
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,500	SF	3	\$20,115	1194
Note: Corrosion at the soil line.						
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4	\$10,220	1205
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	1	Ea.	4	\$2,576	1076
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	4	\$6,362	1075
Note: Restroom lavatories are corroded and leaking.						
Sub Total for System		5	items		\$42,433	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	2	Ea.	3	\$11,408	Rollup
Technology: Campus wireless infrastructure meets standards but does not cover all areas of campus.	Technology	24	Ea.	3	\$31,943	24960
Sub Total for System		2	items		\$43,352	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	2	Room	4	\$22,376	1119
Note: Cabinetry is worn with surfaces peeling, chipped, or missing.						
Sub Total for System		1	items		\$22,376	
Sub Total for Building 01 - Building 01		22	items		\$497,445	

Building: 02 - Building 02

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	2,500	SF	2	\$71,302	1136
Note: Roof has not been replaced or fully repaired in recent memory and is likely original to building.						
Sub Total for System		1	items		\$71,302	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	2,500	SF	2	\$74,939	1128
Note: Wood veneer is cracked, faded, and in need of replacement.						
The Metal Exterior Door Requires Replacement	Capital Renewal	1	Door	2	\$6,417	1130
Note: Exterior door at entrance is worn, chipped, and faded.						
The Wood Window Requires Replacement	Capital Renewal	60	SF	2	\$11,456	1129
Note: Single-pane windows from 1957.						
The Wood Window Requires Replacement	Capital Renewal	96	SF	2	\$18,329	1137
Note: Windows are single-pane and likely original to the building.						
The Wood Window Requires Replacement	Capital Renewal	40	SF	2	\$7,637	1138
Note: Windows are single-pane and likely original to the building.						
Sub Total for System		5	items		\$118,779	



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	2,500	SF	4	\$29,262	Rollup
Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	2,250	SF	4	\$64,172	Rollup
Ceiling Grid Requires Replacement	Capital Renewal	2,500	SF	4	\$29,651	1132
Note: Grid system is original to the building and in need of replacement.						
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	2,375	SF	5	\$15,692	Rollup
Sub Total for System		4	items		\$138,777	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Capital Renewal	2,500	SF	2	\$36,753	2851
The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2	Ea.	2	\$6,936	1078
Sub Total for System		2	items		\$43,689	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	2,500	SF	2	\$14,855	1220
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$4,849	1077
Room Has Insufficient Electrical Outlets	Educational Adequacy	8	Ea.	5	\$3,970	Rollup
Sub Total for System		3	items		\$23,673	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	1079
Note: Water heater is rusted and corroded.						
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,500	SF	3	\$20,115	1219
Note: Corrosion at the soil line.						
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4	\$10,220	1226
Note: Drinking fountain is leaking.						
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	1	Ea.	4	\$2,576	1228
Note: Mop sink is corroded and leaking.						
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	4	\$6,362	1225
Note: Restroom lavatories are stained and leaking.						
Sub Total for System		5	items		\$42,433	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	2	Ea.	3	\$11,408	Rollup
Sub Total for System		1	items		\$11,408	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	2	Room	4	\$22,376	1135
Note: Cabinetry is worn with surfaces peeling, chipped, or missing.						
Sub Total for System		1	items		\$22,376	
Sub Total for Building 02 - Building 02		22	items		\$472,438	

Building: 03 - Building 03

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	2,500	SF	2	\$71,302	1150
Note: Roof has not been replaced or fully repaired in recent memory and is likely original to building.						
Sub Total for System		1	items		\$71,302	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	2,500	SF	2	\$74,939	1141
Note: Wood veneer is cracked, faded, and in need of replacement.						
The Metal Exterior Door Requires Replacement	Capital Renewal	1	Door	2	\$6,417	1145
Note: Exterior door at entrance is worn, chipped, and faded.						



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Requires Replacement Note: Single-pane windows from 1957.	Capital Renewal	96	SF	2	\$18,329	1142
The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building.	Capital Renewal	40	SF	2	\$7,637	1151
The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building.	Capital Renewal	60	SF	2	\$11,456	1152
Sub Total for System		5 items			\$118,779	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
9x9 Asbestos Tile Present and In Active Use, Greater than 25 Percent has Significant Deterioration	Hazardous Material	2,250	SF	4	\$64,172	Rollup
Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	2,500	SF	4	\$29,262	Rollup
Ceiling Grid Requires Replacement Note: Grid system is original to the building and in need of replacement.	Capital Renewal	2,500	SF	4	\$29,651	1146
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	2,375	SF	5	\$15,692	Rollup
Sub Total for System		4 items			\$138,777	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Capital Renewal	2,500	SF	2	\$36,753	2852
The Gas Furnace HVAC Component Requires Replacement Note: Furnaces are corroded and rusted.	Capital Renewal	2	Ea.	2	\$6,936	1080
Sub Total for System		2 items			\$43,689	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	2,500	SF	2	\$14,855	1254
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$4,849	1082
Room Has Insufficient Electrical Outlets	Educational Adequacy	8	Ea.	5	\$3,970	Rollup
Sub Total for System		3 items			\$23,673	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	1081
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Note: Corrosion at the soil line.	Capital Renewal	2,500	SF	3	\$20,115	1253
The Custodial Mop Or Service Sink Requires Replacement Note: Mop sink is corroded and leaking.	Capital Renewal	1	Ea.	4	\$2,576	1259
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$7,377	1258
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	4	\$6,362	1257
Sub Total for System		5 items			\$39,591	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	2	Ea.	3	\$11,408	Rollup
Sub Total for System		1 items			\$11,408	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing.	Capital Renewal	2	Room	4	\$22,376	1149
Sub Total for System		1 items			\$22,376	
Sub Total for Building 03 - Building 03		22 items			\$469,595	



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School

Building: 04 - Building 04

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	2,500	SF	2	\$71,302	1161
Note: Roof has not been replaced or fully repaired in recent memory and is likely original to building.						
Sub Total for System		1 items			\$71,302	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	2,500	SF	2	\$74,939	1154
Note: Wood veneer is cracked, faded, and in need of replacement.						
The Metal Exterior Door Requires Replacement	Capital Renewal	1	Door	2	\$6,417	1156
Note: Exterior door at entrance is worn, chipped, and faded.						
The Wood Window Requires Replacement	Capital Renewal	96	SF	2	\$18,329	1155
Note: Single-pane windows from 1957.						
The Wood Window Requires Replacement	Capital Renewal	40	SF	2	\$7,637	1162
Note: Windows are single-pane and likely original to the building.						
The Wood Window Requires Replacement	Capital Renewal	60	SF	2	\$11,456	1165
Note: Windows are single-pane and likely original to the building.						
Sub Total for System		5 items			\$118,779	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	2,500	SF	4	\$29,262	Rollup
Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	2,250	SF	4	\$64,172	Rollup
Ceiling Grid Requires Replacement	Capital Renewal	2,500	SF	4	\$29,651	1157
Note: Grid system is original to the building and in need of replacement.						
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	2,375	SF	5	\$15,692	Rollup
Sub Total for System		4 items			\$138,777	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Capital Renewal	2,500	SF	2	\$36,753	2853
The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2	Ea.	2	\$6,936	1083
Sub Total for System		2 items			\$43,689	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	2,500	SF	2	\$14,855	1277
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$4,849	1085
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,799	1283
Room Has Insufficient Electrical Outlets	Educational Adequacy	8	Ea.	5	\$3,970	Rollup
Sub Total for System		4 items			\$29,473	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	1084
Note: Water heater is rusted and corroded.						
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,500	SF	3	\$20,115	1275
Note: Corrosion at the soil line.						
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	1	Ea.	4	\$2,576	1287
Note: Mop sink is corroded and leaking.						
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$7,377	1285
Note: Compressor is non-functional.						
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	4	\$6,362	1282
Sub Total for System		5 items			\$39,591	



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	2	Ea.	3	\$11,408	Rollup
Sub Total for System		1	items		\$11,408	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	2	Room	4	\$22,376	1160
Note: Cabinetry is worn with surfaces peeling, chipped, or missing.						
Sub Total for System		1	items		\$22,376	
Sub Total for Building 04 - Building 04		23	items		\$475,395	

Building: 05 - Building 05

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	5,000	SF	2	\$142,605	1179
Note: Roof has not been replaced or fully repaired in recent memory and is likely original to building.						
Sub Total for System		1	items		\$142,605	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	5,000	SF	2	\$149,877	1168
Note: Wood veneer is cracked, faded, and in need of replacement.						
The Metal Exterior Door Requires Replacement	Capital Renewal	1	Door	2	\$6,417	1172
Note: Exterior door at entrance is worn, chipped, and faded.						
The Wood Window Requires Replacement	Capital Renewal	80	SF	2	\$15,275	1170
Note: Single-pane windows from 1957.						
The Wood Window Requires Replacement	Capital Renewal	192	SF	2	\$36,659	1180
Note: Windows are single-pane and likely original to the building.						
The Wood Window Requires Replacement	Capital Renewal	120	SF	2	\$22,912	1182
Note: Windows are single-pane and likely original to the building.						
Sub Total for System		5	items		\$231,140	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
12 x 12 Floor Tiles Are Lifting or Broken and Highly Likely Contain Asbestos	Hazardous Material	4,500	SF	4	\$128,344	Rollup
Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	5,000	SF	4	\$58,523	Rollup
Ceiling Grid Requires Replacement	Capital Renewal	5,000	SF	4	\$59,303	1173
Note: Grid system is original to the building and in need of replacement.						
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	4,750	SF	5	\$31,385	Rollup
Sub Total for System		4	items		\$277,555	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Capital Renewal	5,000	SF	2	\$73,506	2856
The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	4	Ea.	2	\$13,873	1288
Note: Heat exchangers are rusted.						
Sub Total for System		2	items		\$87,378	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	5,000	SF	2	\$29,709	1291
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$9,697	1086
Room Has Insufficient Electrical Outlets	Educational Adequacy	12	Ea.	5	\$5,955	Rollup
Sub Total for System		3	items		\$45,362	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	2902
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	5,000	SF	3	\$40,229	1290
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	2	Ea.	4	\$20,440	1296



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	2	Ea.	4	\$5,153	1298
Note: Mop sinks are corroded and leaking.						
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	4	\$12,724	1294
Sub Total for System		5	items		\$81,706	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	3	Ea.	3	\$17,113	Rollup
Sub Total for System		1	items		\$17,113	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	3	Room	4	\$33,563	1177
Note: Cabinetry is worn with surfaces peeling, chipped, or missing.						
Sub Total for System		1	items		\$33,563	
Sub Total for Building 05 - Building 05		22	items		\$916,421	

Building: 06 - Administration Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	2,500	SF	2	\$71,302	1196
Note: Roof has not been replaced or fully repaired in recent memory and is likely original to building.						
Sub Total for System		1	items		\$71,302	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	2,500	SF	2	\$74,939	1185
Note: Wood veneer is cracked, faded, and in need of replacement.						
The Metal Exterior Door Requires Replacement	Capital Renewal	3	Door	2	\$19,252	1187
Note: Exterior doors are worn, chipped, and faded.						
The Wood Window Requires Replacement	Capital Renewal	60	SF	2	\$11,456	1186
Note: Single-pane windows from 1957.						
The Wood Window Requires Replacement	Capital Renewal	96	SF	2	\$18,329	1198
Note: Windows are single-pane and likely original to the building.						
The Wood Window Requires Replacement	Capital Renewal	288	SF	2	\$54,988	1199
Note: Windows are single-pane and likely original to the building.						
Sub Total for System		5	items		\$178,964	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
12 x 12 Floor Tiles Are Lifting or Broken and Highly Likely Contain Asbestos	Hazardous Material	2,250	SF	4	\$64,172	Rollup
Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	2,500	SF	4	\$29,262	Rollup
Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	11,000	LF	4	\$209,153	Rollup
Ceiling Grid Requires Replacement	Capital Renewal	1,250	SF	4	\$14,826	1189
Note: Grid system is original to the building and in need of replacement.						
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	1,000	SF	4	\$9,507	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	1,700	SF	4	\$16,162	Rollup
Paint (probable pre-1978 in base layer(s)) -large areas (> 10 sq. ft.)of peeling/damage & area in active use-adults only (measurement unit - square feet)	Hazardous Material	4,300	SF	4	\$40,880	Rollup
Paint (probable pre-1978 in base layer(s)) -large areas(> 10 sq. ft.)of peeling/damage & area in active use-adults only (measurement unit - each)	Hazardous Material	2	Ea.	4	\$570	Rollup
Paint (probable pre-1978 in base layer(s)) -large areas(> 10 sq. ft.)of peeling/damage & area in active use-adults only (measurement unit - linear feet)	Hazardous Material	1,230	LF	4	\$28,065	Rollup
Room Is Excessively Reverberant	Acoustics	3,600	SF	4	\$31,316	4688
Note: Gym						
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	2,500	SF	5	\$16,518	Rollup
Sub Total for System		11	items		\$460,431	



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Capital Renewal	2,500	SF	2	\$36,753	2857
The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2	Ea.	2	\$6,936	1089
Note: Heat exchangers are rusted.						
The Window AC Unit Component Requires Replacement	Capital Renewal	5	Ea.	2	\$16,694	1096
Note: Window units are aged and rusted.						
Sub Total for System		3	items		\$60,383	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	2,500	SF	2	\$14,855	1302
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,799	1087
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$14,546	1090
Sub Total for System		3	items		\$35,200	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	2859
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,500	SF	3	\$20,115	1305
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	1	Ea.	4	\$2,576	1094
Note: Mop sinks are corroded and leaking.						
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$7,377	2858
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	3	Ea.	4	\$9,543	1093
Sub Total for System		5	items		\$42,772	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Classroom AV/Multimedia systems are in need of improvements.	Technology	1	Ea.	3	\$9,507	3940
Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	24	Ea.	3	\$479,151	3941
Technology: Gymnasium sound system is nonexistent, inadequate, or near end of useful life.	Technology	1	Ea.	3	\$9,127	3945
Technology: Instructional spaces do not have local sound reinforcement.	Technology	24	Ea.	3	\$114,084	3938
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	\$5,324	3929
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	\$5,324	3934
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	\$37,648	3928
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	\$37,648	3933
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	\$6,655	3926
Technology: Main Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	\$50,197	3924
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	48	Ea.	3	\$20,535	3927
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	10	Ea.	3	\$4,278	3931
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	10	Ea.	3	\$4,278	3936
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	48	Ea.	3	\$20,535	3948
Technology: Network system inadequate and/or near end of useful life	Technology	4	Ea.	3	\$30,422	3943



Facility Condition Assessment

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Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Network system inadequate and/or near end of useful life	Technology	18	Ea.	3	\$85,563	3944
Technology: Special Space AV/Multimedia system is inadequate.	Technology	1	Ea.	3	\$54,190	3939
Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	\$7,606	3925
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	\$4,753	3930
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	\$4,753	3935
Technology: Telecommunications Room fiber connectivity infrastructure is outdated and/or inadequate.	Technology	1	Ea.	3	\$6,275	3932
Technology: Telecommunications Room fiber connectivity infrastructure is outdated and/or inadequate.	Technology	1	Ea.	3	\$6,275	3937
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	24	Ea.	3	\$36,507	3947
Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	\$7,225	3946
Sub Total for System		24	items		\$1,047,858	
Sub Total for Building 06 - Administration Building		52	items		\$1,896,910	

Building: 07 - Building 07

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	2,500	SF	2	\$71,302	1210
Note: Roof has not been replaced or fully repaired in recent memory and is likely original to building.						
Sub Total for System		1	items		\$71,302	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	2,500	SF	2	\$74,939	1201
Note: Wood veneer is cracked, faded, and in need of replacement.						
The Metal Exterior Door Requires Replacement	Capital Renewal	3	Door	2	\$19,252	1204
Note: Exterior doors are worn, chipped, and faded.						
The Wood Window Requires Replacement	Capital Renewal	96	SF	2	\$18,329	1203
Note: Single-pane windows from 1957.						
The Wood Window Requires Replacement	Capital Renewal	40	SF	2	\$7,637	1211
Note: Windows are single-pane and likely original to the building.						
The Wood Window Requires Replacement	Capital Renewal	60	SF	2	\$11,456	1212
Note: Windows are single-pane and likely original to the building.						
Sub Total for System		5	items		\$131,613	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	2,500	SF	4	\$29,262	Rollup
Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	2,250	SF	4	\$64,172	Rollup
Ceiling Grid Requires Replacement	Capital Renewal	2,500	SF	4	\$29,651	1206
Note: Grid system is original to the building and in need of replacement.						
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	2,500	SF	5	\$16,518	Rollup
Sub Total for System		4	items		\$139,603	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Capital Renewal	2,500	SF	2	\$36,753	2861
The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2	Ea.	2	\$6,936	1163
Note: Heat exchangers are rusted.						
Sub Total for System		2	items		\$43,689	



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	2,500	SF	2	\$14,855	1174
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$4,849	1164
The Mounted Building Lighting Requires Replacement	Capital Renewal	1	Ea.	3	\$1,493	1100
Note: Building mounted lighting is corroded and non-functional.						
Room Has Insufficient Electrical Outlets	Educational Adequacy	8	Ea.	5	\$3,970	Rollup
Sub Total for System		4	items		\$25,166	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	1166
Note: Water connections are corroding.						
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,500	SF	3	\$20,115	1171
Note: Corrosion at the soil line.						
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4	\$10,220	1188
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	1	Ea.	4	\$2,576	1190
Note: Mop sink is corroded and leaking.						
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	4	\$6,362	1184
Note: Restroom lavatories are stained and leaking.						
Sub Total for System		5	items		\$42,433	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	2	Ea.	3	\$11,408	Rollup
Sub Total for System		1	items		\$11,408	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	2	Room	4	\$22,376	1209
Note: Cabinetry is worn with surfaces peeling, chipped, or missing.						
Sub Total for System		1	items		\$22,376	
Sub Total for Building 07 - Building 07		23	items		\$487,591	

Building: 08 - Building 08

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	2,500	SF	2	\$71,302	1236
Note: Roof has not been replaced or fully repaired in recent memory and is likely original to building.						
Sub Total for System		1	items		\$71,302	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	2,500	SF	2	\$74,939	1214
Note: Wood veneer is cracked, faded, and in need of replacement.						
The Metal Exterior Door Requires Replacement	Capital Renewal	1	Door	2	\$6,417	1217
Note: Exterior door at entrance is worn, chipped, and faded.						
The Wood Window Requires Replacement	Capital Renewal	96	SF	2	\$18,329	1215
Note: Single-pane windows from 1957.						
The Wood Window Requires Replacement	Capital Renewal	40	SF	2	\$7,637	1237
Note: Windows are single-pane and likely original to the building.						
The Wood Window Requires Replacement	Capital Renewal	60	SF	2	\$11,456	1239
Note: Windows are single-pane and likely original to the building.						
Sub Total for System		5	items		\$118,779	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Terrazzo Flooring Requires Replacement	Capital Renewal	125	SF	3	\$9,269	1232
Note: Terrazzo is stained and likely original to building						
Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	2,500	SF	4	\$29,262	Rollup



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	2,250	SF	4	\$64,172	Rollup
Ceiling Grid Requires Replacement	Capital Renewal	2,500	SF	4	\$29,651	1229
Note: Grid system is original to the building and in need of replacement.						
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	2,500	SF	5	\$16,518	Rollup
Room lacks appropriate sound control.	Educational Adequacy	100	SF	5	\$3,480	Rollup
Sub Total for System		6	items		\$152,352	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Capital Renewal	2,500	SF	2	\$36,753	2862
The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2	Ea.	2	\$6,936	1261
The Window AC Unit Component Requires Replacement	Capital Renewal	1	Ea.	2	\$3,339	1316
Sub Total for System		3	items		\$47,028	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	2,500	SF	2	\$14,855	1314
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$4,849	1264
The Mounted Building Lighting Requires Replacement	Capital Renewal	1	Ea.	3	\$1,493	1101
Note: Building mounted lighting is corroded and non-functional.						
Room Has Insufficient Electrical Outlets	Educational Adequacy	8	Ea.	5	\$3,970	Rollup
Sub Total for System		4	items		\$25,166	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	2926
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,500	SF	3	\$20,115	1313
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	1	Ea.	4	\$2,576	1263
Note: Mop sink is corroded and leaking.						
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$7,377	1260
Sub Total for System		4	items		\$33,229	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	2	Ea.	3	\$11,408	Rollup
Sub Total for System		1	items		\$11,408	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	2	Room	4	\$22,376	1234
Note: Cabinetry is worn with surfaces peeling, chipped, or missing.						
Sub Total for System		1	items		\$22,376	
Sub Total for Building 08 - Building 08		25	items		\$481,639	

Building: 09 - Building 09

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	2,500	SF	2	\$71,302	1268
Note: Roof has not been replaced or fully repaired in recent memory and is likely original to building.						
Sub Total for System		1	items		\$71,302	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	3,750	SF	2	\$112,408	1245
Note: Wood veneer is cracked, faded, and in need of replacement.						
The Metal Exterior Door Requires Replacement	Capital Renewal	1	Door	2	\$6,417	1248
Note: Exterior door at entrance is worn, chipped, and faded.						



Facility Condition Assessment

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Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Requires Replacement	Capital Renewal	40	SF	2	\$7,637	1246
Note: Single-pane windows from 1957.						
The Wood Window Requires Replacement	Capital Renewal	96	SF	2	\$18,329	1269
Note: Windows are single-pane and likely original to the building.						
The Wood Window Requires Replacement	Capital Renewal	87	SF	2	\$16,611	1270
Note: Windows are single-pane and likely original to the building.						
Sub Total for System		5 items			\$161,403	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
12 x 12 Floor Tiles Are Lifting or Broken and Highly Likely Contain Asbestos	Hazardous Material	4,500	SF	4	\$128,344	Rollup
Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	3,750	SF	4	\$43,892	Rollup
Ceiling Grid Requires Replacement	Capital Renewal	3,750	SF	4	\$44,477	1250
Note: Grid system is original to the building and in need of replacement.						
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	238	SF	4	\$9,069	Rollup
Classroom Door Requires Vision Panel	Educational Adequacy	1	Ea.	5	\$2,282	Rollup
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	4,750	SF	5	\$31,385	Rollup
Sub Total for System		6 items			\$259,449	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Capital Renewal	5,000	SF	2	\$73,506	2863
The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	4	Ea.	2	\$13,873	1325
Note: Heat exchangers are rusted.						
Sub Total for System		2 items			\$87,378	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	5,000	SF	2	\$29,709	1318
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$14,546	1326
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,799	1327
Note: Service is under-rated for use.						
The Mounted Building Lighting Requires Replacement	Capital Renewal	2	Ea.	3	\$2,985	1099
Room Has Insufficient Electrical Outlets	Educational Adequacy	16	Ea.	5	\$7,940	Rollup
Sub Total for System		5 items			\$60,980	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	1324
Note: Corrosion at connections.						
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	5,000	SF	3	\$40,229	1317
Note: Corrosion at the soil line.						
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	2	Ea.	4	\$5,153	1323
Note: Mop sinks are corroded and leaking.						
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$7,377	1322
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	4	\$12,724	1321
Sub Total for System		5 items			\$68,644	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	3	Ea.	3	\$17,113	Rollup
Sub Total for System		1 items			\$17,113	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	3	Room	4	\$33,563	1267



Facility Condition Assessment

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Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: Cabinetry is worn with surfaces peeling, chipped, or missing.						
Sub Total for System		1	items		\$33,563	
Sub Total for Building 09 - Building 09		26	items		\$759,832	

Building: 10 - Building 10

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	11,175	SF	2	\$318,721	1284
Note: Roof has not been replaced or fully repaired in recent memory and is likely original to building.						
Sub Total for System		1	items		\$318,721	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	10,995	SF	2	\$329,580	1272
Note: Wood veneer is cracked, faded, and in need of replacement.						
The Storefront/Curtain Wall Requires Replacement (Bldg SF)	Capital Renewal	180	SF	2	\$14,511	1274
Note: Single-pane windows from 1957.						
The Wood Window Requires Replacement	Capital Renewal	126	SF	2	\$24,057	1273
Note: Single-pane windows from 1957.						
The Wood Window Requires Replacement	Capital Renewal	40	SF	2	\$7,637	1286
Note: Windows are single-pane and likely original to the building.						
Sub Total for System		4	items		\$375,786	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
12 x 12 Floor Tiles Are Lifting or Broken and Highly Likely Contain Asbestos	Hazardous Material	9,925	SF	4	\$283,070	Rollup
Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	400	SF	4	\$4,682	Rollup
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	6,510	SF	4	\$248,057	Rollup
The Wood Ceiling Tiles Require Replacement	Capital Renewal	11,175	SF	4	\$74,368	1276
Note: Wood ceiling shows signs of staining and wear and tear.						
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	5,588	SF	5	\$36,922	Rollup
Sub Total for System		5	items		\$647,099	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Capital Renewal	11,175	SF	2	\$164,285	2866
The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	4	Ea.	2	\$40,492	1064
Note: Low efficiency units with pilot lights should be replaced.						
Sub Total for System		2	items		\$204,778	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$19,280	1067
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$29,129	1069
The Lighting Fixtures Require Replacement	Capital Renewal	11,175	SF	2	\$66,400	1328
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,799	1066
Note: Panel was previously used for stage lighting. Only the breakers are still functional.						
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,799	1068
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$4,849	1071
The Mounted Building Lighting Requires Replacement	Capital Renewal	8	Ea.	3	\$11,941	1102
Note: Building mounted lighting is corroded and non-functional.						
Room Has Insufficient Electrical Outlets	Educational Adequacy	4	Ea.	5	\$1,985	Rollup
Sub Total for System		8	items		\$145,183	



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Requires Replacement	Capital Renewal	1	Ea.	2	\$3,921	1065
Note: Backflow preventer is corroded and leaking.						
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	2864
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	11,175	SF	3	\$89,913	1330
Note: Corrosion at meter.						
The Showers Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	3	\$30,422	1070
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	3	\$1,329	1337
Note: Urinal is non-functional.						
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	4	\$14,755	1336
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	6	Ea.	4	\$19,086	1333
Note: Restroom lavatories are stained and leaking.						
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	4	\$6,362	1335
Note: Lavatories are stained and leaking.						
Sub Total for System		8 items			\$168,948	
Sub Total for Building 10 - Building 10		28 items			\$1,860,514	

Building: 11 - Building 11

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	2,500	SF	2	\$71,302	1308
Note: Roof has not been replaced or fully repaired in recent memory and is likely original to building.						
Sub Total for System		1 items			\$71,302	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	1	Door	2	\$6,417	1299
The Wood Exterior Requires Replacement	Capital Renewal	2,500	SF Wall	2	\$56,281	1295
Note: Wood veneer is cracked, faded, and in need of replacement.						
The Wood Window Requires Replacement	Capital Renewal	96	SF	2	\$18,329	1297
Note: Single-pane windows from 1957.						
The Wood Window Requires Replacement	Capital Renewal	40	SF	2	\$7,637	1309
Note: Windows are single-pane and likely original to the building.						
The Wood Window Requires Replacement	Capital Renewal	60	SF	2	\$11,456	1310
Note: Windows are single-pane and likely original to the building.						
Sub Total for System		5 items			\$100,121	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	125	SF	3	\$3,357	1306
Note: Tile is likely original to building, and is worn and chipped.						
Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	2,500	SF	4	\$29,262	Rollup
Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	2,250	SF	4	\$64,172	Rollup
Ceiling Grid Requires Replacement	Capital Renewal	2,500	SF	4	\$29,651	1301
Note: Grid system is original to the building and in need of replacement.						
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	2,500	SF	5	\$16,518	Rollup
Sub Total for System		5 items			\$142,960	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Capital Renewal	2,500	SF	2	\$36,753	2867
The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2	Ea.	2	\$6,936	1338
Note: Heat exchangers are rusted.						
Sub Total for System		2 items			\$43,689	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	2,500	SF	2	\$14,855	1342
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$4,849	1339



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room Has Insufficient Electrical Outlets	Educational Adequacy	8	Ea.	5	\$3,970	Rollup
Sub Total for System		3	items		\$23,673	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,113	1340
Note: Corrosion at connections.						
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,500	SF	3	\$20,115	1343
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4	\$10,220	1347
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	1	Ea.	4	\$2,576	1346
Note: Mop sink is corroded and leaking.						
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	4	\$6,362	1344
Note: Restroom lavatories are stained, rusted, and leaking.						
Sub Total for System		5	items		\$42,386	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	2	Ea.	3	\$11,408	Rollup
Sub Total for System		1	items		\$11,408	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	2	Room	4	\$22,376	1307
Note: Cabinetry is worn with surfaces peeling, chipped, or missing.						
Sub Total for System		1	items		\$22,376	
Sub Total for Building 11 - Building 11		23	items		\$457,916	
Total for Campus		296	items		\$9,968,860	



Dr. Harry L. Halliwell Memorial 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)	470	LF	\$31,597	3
Roadway Pavement	Asphalt	86	CAR	\$284,533	3
Parking Lot Pavement	Asphalt	182	CAR	\$602,151	3
Parking Lot Lighting	Pole Mounted Fixtures (Ea.)	3	Ea.	\$23,205	5
Playfield Areas	ES Playgrounds	1	Ea.	\$44,588	5
Pedestrian Pavement	Sidewalks - Asphalt	3,000	SF	\$25,636	5
Sub Total for System		6	items	\$1,011,709	
Sub Total for Building -		6	items	\$1,011,709	

Building: 01 - Building 01

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heat Generation	Furnace - Gas (150 MBH)	2	Ea.	\$6,936	4
Sub Total for System		1	items	\$6,936	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	2,500	SF	\$7,328	3
Note: Sensors and pull stations					
Sub Total for System		1	items	\$7,328	
Sub Total for Building 01 - Building 01		2	items	\$14,264	

Building: 02 - Building 02

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	2,500	SF	\$7,328	3
Sub Total for System		1	items	\$7,328	
Sub Total for Building 02 - Building 02		1	items	\$7,328	

Building: 03 - Building 03

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	2,500	SF	\$7,328	3
Sub Total for System		1	items	\$7,328	
Sub Total for Building 03 - Building 03		1	items	\$7,328	

Building: 04 - Building 04

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	2,500	SF	\$7,328	3
Sub Total for System		1	items	\$7,328	
Sub Total for Building 04 - Building 04		1	items	\$7,328	

Building: 05 - Building 05

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	5,000	SF	\$14,655	3
Sub Total for System		1	items	\$14,655	
Sub Total for Building 05 - Building 05		1	items	\$14,655	



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School

Building: 06 - Administration Building

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	2,500	SF	\$7,328	3
Sub Total for System		1	items	\$7,328	
Sub Total for Building 06 - Administration Building		1	items	\$7,328	

Building: 07 - Building 07

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	2,500	SF	\$7,328	3
Sub Total for System		1	items	\$7,328	
Sub Total for Building 07 - Building 07		1	items	\$7,328	

Building: 08 - Building 08

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	2,500	SF	\$7,328	3
Sub Total for System		1	items	\$7,328	
Sub Total for Building 08 - Building 08		1	items	\$7,328	

Building: 09 - Building 09

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	5,000	SF	\$14,655	3
Sub Total for System		1	items	\$14,655	
Sub Total for Building 09 - Building 09		1	items	\$14,655	

Building: 10 - Building 10

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Paneling	Wood Panel wall	5,587	SF	\$50,991	5
Sub Total for System		1	items	\$50,991	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	11,175	SF	\$32,754	3
Sub Total for System		1	items	\$32,754	
Sub Total for Building 10 - Building 10		2	items	\$83,745	

Building: 11 - Building 11

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	2,500	SF	\$7,328	3
Sub Total for System		1	items	\$7,328	
Sub Total for Building 11 - Building 11		1	items	\$7,328	
Total for: Dr. Harry L. Halliwell Memorial School		19	items	\$1,190,320	



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School

Supporting Photos



Site Aerial



Displaced Roof Shingles



Kitchen Sink



Building Mounted Light



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School



Exterior Door



Exterior Windows



Window Unit



Single Pane Window



Typical Lavatory Fixture



Mop Sink



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School



Aged Panel



Wood Exterior



Urinal Out Of Service



Typical Classroom



Typical Acoustic Tile



Aged Panelboard



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School



Fence Falling Down



Building 4 Roof



Typical Worn VCT



Typical Worn Handrail



Rudimentary ECS



Lavatory



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School



Gymnasium/Cafeteria And Stage



Building 8 Roof



Furnace



Backflow Preventer



Building Mounted Light



Typical Window



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School



Stained Wood Exterior



Shingles Missing From Building 2 Roof



Aged Panelboard



Faded Exterior Door



Aged Panelboard



Playground



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School



Water Heater



Weathered Wood Exterior



Chipped And Faded Exterior Door



Stained Service Sink



Exterior Wood Panel



Furnace



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School



Typical Window



Chipped And Faded Interior Walls



Missing Tiles



Composition Roof



Chipped And Worn Cabinetry



Furnace And Water Heater



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School



Stained Wood Decking



Exterior Finishes



Faded Exterior Door



Original Grid System



Aged Panelboard



Stained And Faded VCT



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School



Library



Corroding Furnace



Shingle Roof



Main Disconnect



Rusted Water Heater



Gas Service Valve



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School



Basketball Goal



Building Mounted Light



Typical Student Restroom



Exterior Door



Exterior Door



Typical Service Sink



Facility Condition Assessment

North Smithfield - Dr. Harry L. Halliwell Memorial School



Typical Wood Veneer Fading



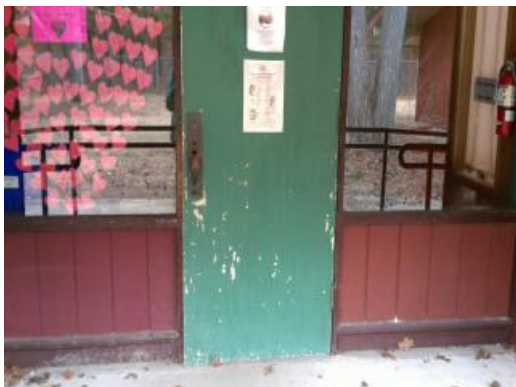
Music Room



Water Fountain



Furnace



Chipped And Faded Exterior Door



Aged Furnaces



Facility Condition Assessment

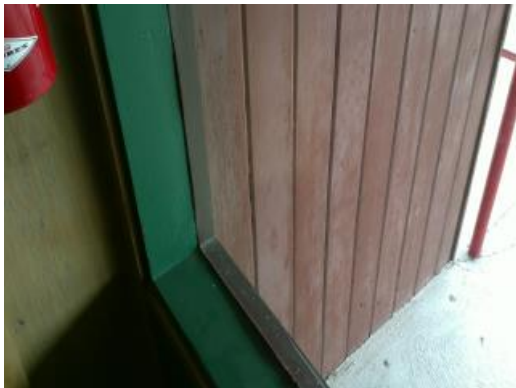
North Smithfield - Dr. Harry L. Halliwell Memorial School



Gym Furnaces



Building 10



Original Single Pane Window



Drinking Fountain



Building 3 Exterior