



# Facility Condition Assessment

Providence - Alan Shawn Feinstein Elementary at Broad Street

*June 2017*

1450 Broad Street, Providence, RI 02905





### Introduction

Alan Shawn Feinstein Elementary at Broad Street, located at 1450 Broad Street in Providence, Rhode Island, was built in 1895. It comprises 67,000 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.

Alan Shawn Feinstein Elementary at Broad Street serves grades KG - 5, has 24 instructional spaces, and has an enrollment of 465. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for Alan Shawn Feinstein Elementary at Broad Street is 449 with a resulting utilization of 104%.

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 Alan Shawn Feinstein Elementary at Broad Street the 5-year need is \$13,895,301. 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.

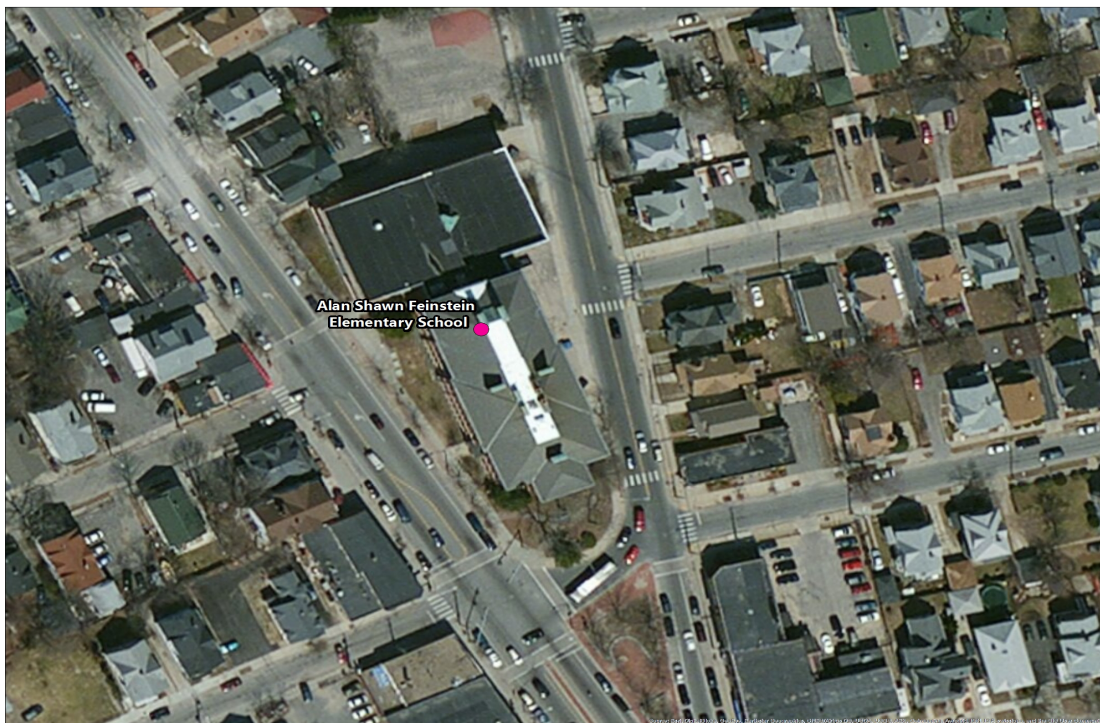


Figure 1: Aerial view of Alan Shawn Feinstein Elementary at Broad Street



### 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 Alan Shawn Feinstein Elementary at Broad Street campus, identified by discipline and building.

### Site

The site level systems for this campus include:

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

### Building Envelope

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

<b>01 - Main Building:</b>	Brick Exterior Wall
	Steel Exterior Windows
	Wood Exterior Windows
	Aluminum Exterior Windows
	Steel Exterior Entrance Doors

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

<b>01 - Main Building:</b>	Composition Shingle Roofing
	EPDM Roofing

### Interior

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

<b>01 - Main Building:</b>	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Adhered Acoustical Ceiling Tiles
	Painted Ceilings
	Ceramic Tile Wall
	Wood Wall Paneling
	Vinyl/Fabric Wall Covering
	Brick/Stone Veneer
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring
	Terrazzo Flooring



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<b>01 - Main Building:</b>	Carpet
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### Mechanical

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

<b>01 - Main Building:</b>	4,200 MBH Cast Iron Steam Boiler
	Steam Condensate Receiver, Tank and Pump
	20 MBH Steam Unit Heater
	Radiant Steam Heater
	DDC Heating System Controls
	Window Units
	2-Pipe Steam Hydronic Distribution System
	10,000 CFM Interior AHU
	30,000 CFM Interior AHU
	Ductwork
	Wall Exhaust Fan
	Fire Sprinkler System

### Plumbing

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

<b>01 - Main Building:</b>	4" Backflow Preventers
	Gas Piping System
	75 Gallon Gas Water Heater
	Domestic Water Piping System
	Lavatories
	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Restroom Lavatories
	Showers
	Toilets
	Urinals
	Sump Pump
	Air Compressor (1 hp)

### Electrical

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

<b>01 - Main Building:</b>	50 kW Emergency Generator
	208/120v Switch
	600 Amp Switchgear
	Panelboard - 120/208 125A
	Panelboard - 120/208 225A
	Electrical Disconnect



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01 - Main Building:	Building Mounted Lighting Fixtures
	Light Fixtures



### Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the school's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 – Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

**Priority 3 – Short-Term Conditions:** Deficiencies that are necessary to the school's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

**Priority 4 – Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 – Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



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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	-	-	\$198,871	-	\$73,563	\$272,434	3.58 %
Roofing	-	\$437,837	\$237,813	-	-	\$675,651	8.89 %
Structural	-	-	-	-	-	\$0	0.00 %
Exterior	-	\$188,501	\$17,201	-	-	\$205,702	2.71 %
Interior	-	-	\$1,082,058	\$1,937,697	\$67,603	\$3,087,359	40.61 %
Mechanical	-	\$503,753	\$81,225	\$250	-	\$585,228	7.70 %
Electrical	-	\$483,191	\$18,664	-	\$80,624	\$582,480	7.66 %
Plumbing	-	-	\$538,077	\$56,752	\$22,520	\$617,349	8.12 %
Fire and Life Safety	-	-	-	-	-	\$0	0.00 %
Technology	-	-	\$1,516,960	-	-	\$1,516,960	19.95 %
Conveyances	-	-	-	-	-	\$0	0.00 %
Specialties	-	-	\$60,046	-	-	\$60,046	0.79 %
<b>Total</b>	\$0	\$1,613,282	\$3,750,916	\$1,994,700	\$244,310	\$7,603,208	

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

The building systems with the most need include:

Interior	-	\$3,087,359
Technology	-	\$1,516,960
Roofing	-	\$675,651

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

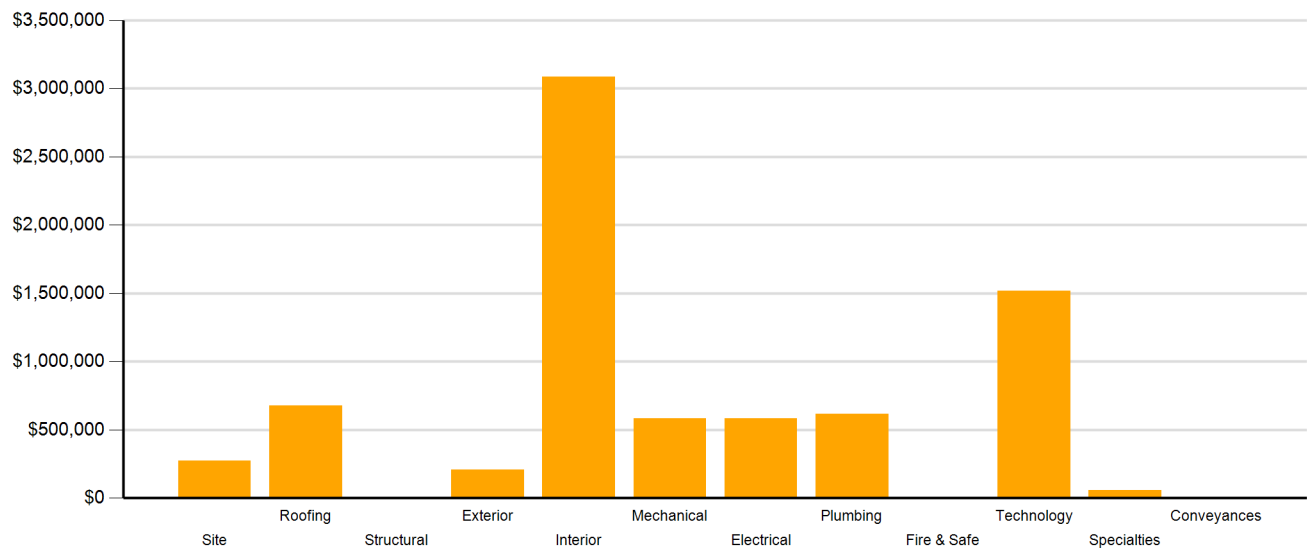


Figure 2: System Deficiencies



### 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	-	-	\$392,615	\$75,058	-	\$467,673
Barrier to Accessibility	-	-	\$305,794	\$141,776	-	\$447,570
Capital Renewal	-	\$1,613,282	\$1,257,965	\$152,943	\$53,100	\$3,077,291
Code Compliance	-	-	-	-	-	\$0
Educational Adequacy	-	-	\$65,820	\$349,891	\$190,091	\$605,802
Functional Deficiency	-	-	\$18,664	-	-	\$18,664
Hazardous Material	-	-	-	\$1,275,032	-	\$1,275,032
Technology	-	-	\$1,511,186	-	-	\$1,511,186
Traffic	-	-	\$198,871	-	\$1,119	\$199,990
<b>Total</b>	\$0	\$1,613,282	\$3,750,916	\$1,994,700	\$244,310	\$7,603,208

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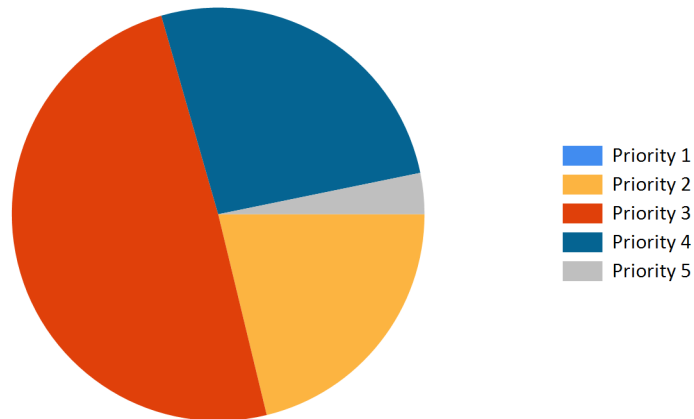


Figure 3: Current deficiencies by priority



## Life Cycle Capital Renewal Forecast

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

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

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

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

Table 3: Capital Renewal Forecast

System	Current Deficiencies	Life Cycle Capital Renewal Projections					LC Yr. 1-5 Total	Total 5-Year Need
		Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021		
Site	\$272,434	\$0	\$0	\$0	\$61,242	\$74,479	\$135,721	\$408,155
Roofing	\$675,651	\$0	\$0	\$0	\$0	\$0	\$0	\$675,651
Structural	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$205,702	\$0	\$0	\$174,574	\$0	\$873,558	\$1,048,132	\$1,253,834
Interior	\$3,087,359	\$0	\$0	\$766,339	\$805,765	\$363,289	\$1,935,393	\$5,022,752
Mechanical	\$585,228	\$0	\$0	\$996,978	\$375,263	\$884,755	\$2,256,996	\$2,842,224
Electrical	\$582,480	\$0	\$0	\$12,086	\$0	\$19,515	\$31,601	\$614,081
Plumbing	\$617,349	\$0	\$0	\$545,642	\$0	\$15,273	\$560,915	\$1,178,264
Fire and Life Safety	\$0	\$0	\$0	\$0	\$198,770	\$0	\$198,770	\$198,770
Technology	\$1,516,960	\$0	\$0	\$0	\$0	\$0	\$0	\$1,516,960
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$60,046	\$0	\$0	\$124,565	\$0	\$0	\$124,565	\$184,611
<b>Total</b>	<b>\$7,603,208</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,620,184</b>	<b>\$1,441,040</b>	<b>\$2,230,869</b>	<b>\$6,292,093</b>	<b>\$13,895,301</b>

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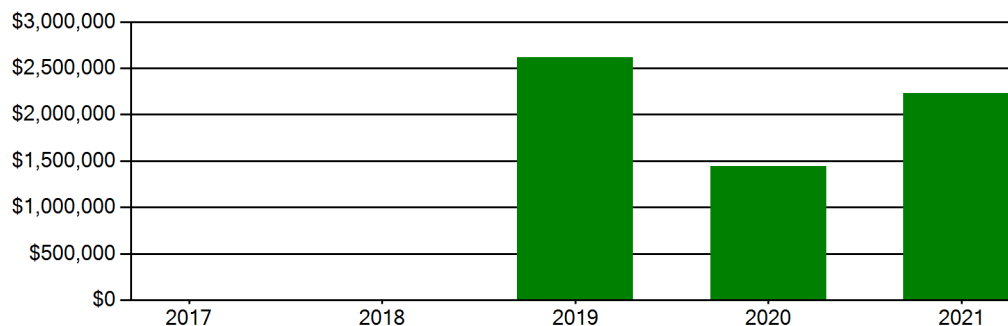
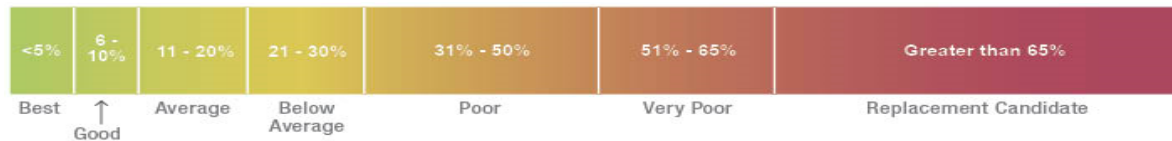


Figure 4: Life Cycle Capital Renewal Forecast



## Facility Condition Index (FCI)

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



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

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

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Providence, Rhode Island area. The estimated replacement cost for this facility is \$23,450,000. For planning purposes, the total 5-year need at the Alan Shawn Feinstein Elementary at Broad Street is \$13,895,301 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Alan Shawn Feinstein Elementary at Broad Street facility has a 5-year FCI of 59.26%.

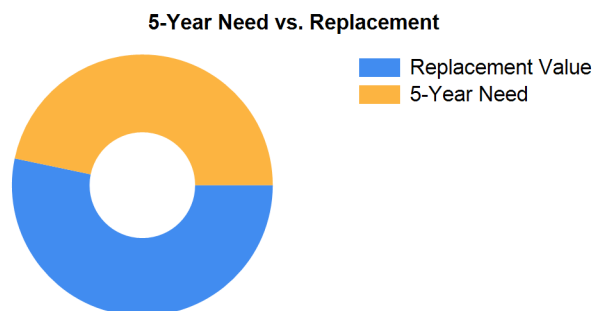


Figure 5: 5-Year FCI

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 399 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 Alan Shawn Feinstein Elementary at Broad Street cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be \$574,560.



## Summary of Findings

The Alan Shawn Feinstein Elementary at Broad Street comprises 67,000 square feet and was constructed in 1895. Current deficiencies at this school total \$7,603,208. Five year capital renewal costs total \$6,292,093. The total identified need for the Alan Shawn Feinstein Elementary at Broad Street (current deficiencies and 5-year capital renewal costs) is \$13,895,301. The 5-year FCI is 59.26%.

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
Alan Shawn Feinstein Elementary at Broad Street Totals	67,000	1895	\$7,603,208	\$6,292,093	\$13,895,301	59.26%

*\*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

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## Site Level Deficiencies

### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Traffic Signage Is Required <b>Note:</b> Add school zone warning signs on all approaches	Traffic	4	Ea.	3	\$198,871	9294
Exterior Basketball Goals are Required <b>Note:</b> Exterior Basketball Goals are Required	Educational Adequacy	1	Ea.	5	\$7,644	28780
Paving Requires Restriping <b>Note:</b> Repaint parking spaces in parking lot adjacent to Eddy St	Traffic	15	CAR	5	\$1,119	9293
PE / Recess Playfield is Missing and is Needed <b>Note:</b> PE / Recess Playfield is Missing and is Needed	Educational Adequacy	1	Ea.	5	\$64,800	54919
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$272,434</b>	
<b>Sub Total for School and Site Level</b>		<b>4</b>	<b>items</b>		<b>\$272,434</b>	

## Building: 01 - Main Building

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement <b>Note:</b> Numerous leaks have been observed and reported in the sloped roof area.	Capital Renewal	14,000	SF	2	\$437,837	8372
Roof Access Ladder Requires Replacement <b>Note:</b> Roof access systems need to be replaced with OSHA approved ladders and ladder cages.	Capital Renewal	60	LF	3	\$237,683	8394
The Roof Drains Require Cleaning <b>Note:</b> Roof drains are plugged.	Capital Renewal	3	Ea.	3	\$130	8375
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$675,651</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Glass Pane In The Wood Exterior Window Requires Replacement <b>Note:</b> Glass in auditorium windows is broken	Capital Renewal	25	SF	2	\$856	8374
The Steel Window Requires Replacement <b>Note:</b> Metal single pane windows have outlived their life expectancy and should be replaced.	Capital Renewal	800	SF	2	\$187,645	8408
The Aluminum Window Requires Repair <b>Note:</b> Several windows have plexiglass in place of glass, some weatherstripping is bad, some glass is broken.	Capital Renewal	15	Ea.	3	\$17,201	8370
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$205,702</b>	

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Entry Doors Provide Insufficient Sound Isolation <b>Note:</b> All classrooms	Acoustics	24	Ea.	3	\$219,044	19669
Classroom Interior Doors Provide Insufficient Sound Isolation <b>Note:</b> All classrooms	Acoustics	18	Ea.	3	\$173,571	19670
Interior CMU Walls Require Repair <b>Note:</b> Basement room B6 interior plaster wall crumbling.	Capital Renewal	800	SF	3	\$31,858	8407
The Acoustical Ceiling Tiles Require Replacement <b>Note:</b> Ceiling tiles are mismatched and missing in some cases. showing signs of age and wear.	Capital Renewal	1,340	SF	3	\$13,271	8376
The Carpet Flooring Requires Replacement	Capital Renewal	1,340	SF	3	\$31,968	8379
The Interior Door Hardware Requires Replacement	Capital Renewal	178	Door	3	\$612,347	8391
Adhered Acoustical Ceiling Tile Requires Replacement <b>Note:</b> 9x9 tiles are falling off ceiling in basement and are discolored/stained on the first floor spaces.	Capital Renewal	6,030	SF	4	\$71,701	8405
Ceiling Grid Requires Replacement <b>Note:</b> Grid is showing signs of wear and damage	Capital Renewal	1,340	SF	4	\$17,427	8402
Interior Ceramic Walls Require Repair Or Replacement <b>Note:</b> Bathroom wall tile missing where sink was removed.	Capital Renewal	25	SF	4	\$610	8404
Interior Toilet Partition Requires Repair <b>Note:</b> Basement men's room partition door does not close. Stalls or rails are broken.	Capital Renewal	4	Ea.	4	\$2,293	8386
Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present	Hazardous Material	30,450	SF	4	\$952,296	Rollup



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## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. AND NOT in children-accessible area (measurement unit - square feet)	Hazardous Material	2,000	SF	4	\$20,849	Rollup
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	105	Ea.	4	\$32,838	Rollup
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet)	Hazardous Material	212	LF	4	\$5,304	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	25,300	SF	4	\$263,745	Rollup
Room Is Excessively Reverberant (Install Fiberglass Wall Panel)	Acoustics	1,200	SF	4	\$75,058	19672
<b>Note:</b> Gym						
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	9,072	SF	4	\$349,891	Rollup
The Handrails In The Stair Area Are Not ADA Compliant	Barrier to Accessibility	1,000	LF	4	\$141,776	8384
<b>Note:</b> The building is not ADA compliant throughout.						
Vinyl/Fabric Wall Covering Requires Replacement	Capital Renewal	500	SF	4	\$3,909	8401
<b>Note:</b> Original fabric wall covering in auditorium is deteriorating and does not meet current fire safety codes.						
Classroom Door Requires Vision Panel	Educational Adequacy	19	Ea.	5	\$43,880	Rollup
Room lacks appropriate sound control.	Educational Adequacy	200	SF	5	\$7,044	Rollup
The Concrete Flooring Requires Repair Or Repainting	Capital Renewal	2,000	SF	5	\$16,680	8390
<b>Note:</b> Auditorium flooring.						
<b>Sub Total for System</b>		<b>22</b>	<b>items</b>		<b>\$3,087,359</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Air Handler HVAC Component Requires Replacement	Capital Renewal	1	Ea.	2	\$131,018	9218
The Air Handler HVAC Component Requires Replacement	Capital Renewal	1	Ea.	2	\$268,488	9219
The Fan Coil HVAC Component Requires Replacement	Capital Renewal	2	Ea.	2	\$104,247	8403
<b>Note:</b> The two ventilation systems for the building are not operable and appear to be have been abandoned in place. Recommend providing replacement ventilation system.						
Repair HVAC Piping	Capital Renewal	1,200	LF	3	\$81,225	8395
<b>Note:</b> Un-insulated steam lines are exposed to the general public. Pipes should be insulated for the protection of by-standers and for energy conservation. Occurs in most classrooms.						
Ductwork Requires Repair	Capital Renewal	60	LF	4	\$250	8389
<b>Note:</b> Insulation on the boiler breeching has been damaged and is falling off. Replace the insulation.						
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$585,228</b>	

## Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Disconnect Requires Replacement	Capital Renewal	2	Ea.	2	\$4,020	9220
The Lighting Fixtures Require Replacement	Capital Renewal	67,000	SF	2	\$436,534	8399
<b>Note:</b> Light fixtures are partially working in the auditorium, the gym and cafeteria do not have adequate lighting levels, and the classroom / corridor fixtures are discoloring and/or damaged. Recommend a complete replacement.						
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$12,718	8397
<b>Note:</b> The distribution panel performance characteristics are questionable. Recommend replacement.						
<b>Location:</b> Mechanical Rooms						
The Panelboard Requires Replacement	Capital Renewal	7	Ea.	2	\$29,919	8398
<b>Note:</b> The electrical panel performance characteristics are questionable regarding whether or not the circuit breakers will work. Recommend replacement.						
The Mounted Building Lighting Is Missing And Needed	Functional Deficiency	8	Ea.	3	\$18,664	8387
<b>Note:</b> The building mounted lights are damaged. Recommend replacement with LED fixtures in all locations.						
Remove Abandoned Equipment	Capital Renewal	10	Ea.	5	\$36,421	8393
<b>Note:</b> There are numerous system that have been abandoned in place and should have been removed: The pneumatic control system, fuel oil piping and pump system, steam coil heaters in the ventilation ductwork, the old phone system and other control systems.						
Room Has Insufficient Electrical Outlets	Educational Adequacy	88	Ea.	5	\$44,203	Rollup
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>		<b>\$582,480</b>	



# Facility Condition Assessment

Providence - Alan Shawn Feinstein Elementary at Broad Street

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Grease Interceptor	Capital Renewal	1	Ea.	3	\$104,247	8406
<b>Note:</b> Kitchen grease interceptor is not vented and the staff reports the system overflows and has noxious odors.						
The Restroom Is Not ADA Compliant	Barrier to Accessibility	1,000	SF	3	\$305,794	8385
<b>Note:</b> There are no ADA compliant restrooms in the building.						
The Sanitary Sewer Piping Requires Replacement	Capital Renewal	750	LF	3	\$128,036	8400
<b>Note:</b> Sanitary sewer piping has begun to fail. the staff reports replacement partial replacement of one restroom group.						
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	4	Ea.	4	\$44,826	8383
<b>Note:</b> Drinking fountains are missing from corridors. Plumbing rough-ins are present, but no bubblers.						
The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	4	\$11,926	8371
<b>Note:</b> Restroom lavatories are missing from the girls and boys restrooms. (2nd and 3rd)						
Room lacks a drinking fountain.	Educational Adequacy	11	Ea.	5	\$12,279	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	8	Ea.	5	\$10,241	Rollup
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>		<b>\$617,349</b>	

## Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	1	Ea.	3	\$5,774	Rollup
Technology: Auditorium AV/Multimedia system is in need of minor improvements.	Technology	1	Room	3	\$104,247	24308
Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	28	Ea.	3	\$612,972	24311
Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	1	Ea.	3	\$21,892	24312
Technology: Instructional spaces do not have local sound reinforcement.	Technology	29	Ea.	3	\$151,158	24316
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	2	Ea.	3	\$11,676	24305
Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	\$49,622	24303
Technology: Intermediate Telecommunications Room needs M/E improvements.	Technology	1	Ea.	3	\$26,687	24304
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	\$7,297	24301
Technology: Main Telecommunications Room needs M/E improvements.	Technology	1	Ea.	3	\$32,108	24300
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	314	Ea.	3	\$147,301	24307
Technology: Network system inadequate and/or near end of useful life	Technology	1	Ea.	3	\$8,340	24314
Technology: Network system inadequate and/or near end of useful life	Technology	25	Ea.	3	\$130,309	24315
Technology: PA/Bell/Clock system is inadequate and/or near end of useful life.	Technology	67,956	SF	3	\$127,516	24313
Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	\$8,340	24302
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	2	Ea.	3	\$10,425	24306
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	32	Ea.	3	\$53,374	24309
Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	\$7,923	24310
<b>Sub Total for System</b>		<b>18</b>	<b>items</b>		<b>\$1,516,960</b>	



## Facility Condition Assessment

Providence - Alan Shawn Feinstein Elementary at Broad Street

### Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient writing area.	Educational Adequacy	13	Ea.	3	\$60,046	Rollup
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$60,046</b>	
<b>Sub Total for Building 01 - Main Building</b>		<b>66</b>	<b>items</b>		<b>\$7,330,774</b>	
<b>Total for Campus</b>		<b>70</b>	<b>items</b>		<b>\$7,603,208</b>	



# Facility Condition Assessment

Providence - Alan Shawn Feinstein Elementary at Broad Street

## Alan Shawn Feinstein Elementary at Broad Street - 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)	900	LF	\$61,242	4
Pedestrian Pavement	Sidewalks - Concrete	3,600	SF	\$74,479	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$135,721</b>	
<b>Sub Total for Building -</b>		<b>2</b>	<b>items</b>	<b>\$135,721</b>	

### Building: 01 - Main Building

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	12	Door	\$77,945	3
Exterior Operating Windows	Wood - Windows per SF	500	SF	\$96,629	3
Exterior Operating Windows	Aluminum - Windows per SF	5,100	SF	\$873,558	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$1,048,131</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	16,750	SF	\$194,493	3
	<b>Note:</b> 12x12 VCT				
Resilient Flooring	Vinyl Composition Tile Flooring	2,010	SF	\$23,339	3
	<b>Note:</b> Sheet vinyl in cafeteria				
Stone Facing	Brick/Stone veneer	16,750	SF	\$47	3
	<b>Note:</b> Glazed brick				
Suspended Plaster and	Painted ceilings	59,630	SF	\$252,475	3
Tile Wall Finish	Ceramic Tile wall	1,340	SF	\$30,173	3
Wall Paneling	Wood Panel wall	8,710	SF	\$80,462	3
Tile Flooring	Ceramic Tile	2,680	SF	\$72,845	3
Wood Flooring	Wood Flooring - All Types	3,350	SF	\$112,505	3
Interior Swinging Doors	Wood	103	Door	\$480,707	4
Interior Swinging Doors	Steel	75	Door	\$325,058	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	40,200	SF	\$268,851	5
Flooring Treatment	Concrete Floor - Finished	3,350	SF	\$44,149	5
	<b>Note:</b> Unfinished concrete				
Terrazzo Flooring	Terrazzo	670	SF	\$50,289	5
<b>Sub Total for System</b>		<b>13</b>	<b>items</b>	<b>\$1,935,393</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	67,000	SF	\$996,978	3
Heat Generation	Steam Condensate Reciever, Tank and Pump	1	Ea.	\$356,044	4
Decentralized Heating Equipment	Unit Heater Steam/HW (20 MBH)	2	Ea.	\$5,701	4
Decentralized Cooling	Window Units	4	Ea.	\$13,518	4
Decentralized Heating Equipment	Radiant Heater - Radiator Steam	88	Ea.	\$460,155	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	67,000	SF	\$408,338	5
Exhaust Air	Wall Exhaust Fan	6	Ea.	\$16,262	5
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$2,256,995</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	8	Ea.	\$12,086	3
Electrical Service	Switchgear - Main Dist Panel (600 Amp)	1	Ea.	\$19,515	5
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$31,601</b>	

#### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	67,000	SF	\$545,642	3
Domestic Water Equipment	Backflow Preventers - 4 in. (Ea.)	1	Ea.	\$9,357	5
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	1	Ea.	\$5,916	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$560,916</b>	



## Facility Condition Assessment

Providence - Alan Shawn Feinstein Elementary at Broad Street

### Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	67,000	SF	\$198,770	4
Sub Total for System		1	items	\$198,770	

### Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	11	Room	\$124,565	3
Note: Original bookcases and coat closets					
Sub Total for System		1	items	\$124,565	
Sub Total for Building 01 - Main Building		30	items	\$6,156,371	
Total for: Alan Shawn Feinstein Elementary at Broad Street		32	items	\$6,292,093	



## Facility Condition Assessment

Providence - Alan Shawn Feinstein Elementary at Broad Street

### Supporting Photos



Typical Stairwell



Staff Toilet



Typical Urinals



Transfer Switch



## Facility Condition Assessment

Providence - Alan Shawn Feinstein Elementary at Broad Street



Fire Protection Entrance



Boiler 2



Typical Classroom



DDC Control Panel



Basement



Faculty Bathroom



## Facility Condition Assessment

Providence - Alan Shawn Feinstein Elementary at Broad Street



Side Elevation



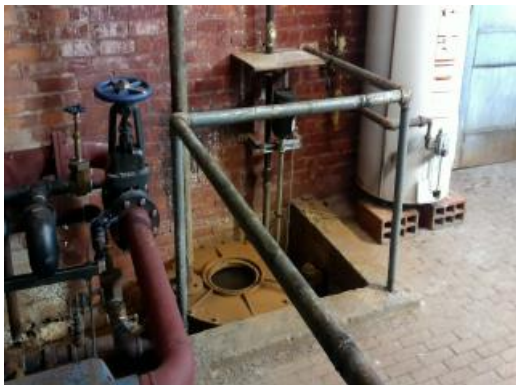
Upper Classroom Hallway



Cafeteria / Gymnasium Roof



Abandoned Equipment



Sump Pump



Generator



## Facility Condition Assessment

Providence - Alan Shawn Feinstein Elementary at Broad Street



Site Aerial



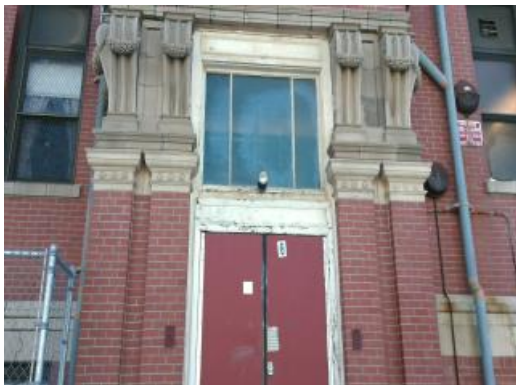
Playground area



Gas meter enclosure



South Elevation



Rear entry



Aluminum Window



## Facility Condition Assessment

Providence - Alan Shawn Feinstein Elementary at Broad Street



Aluminum Window



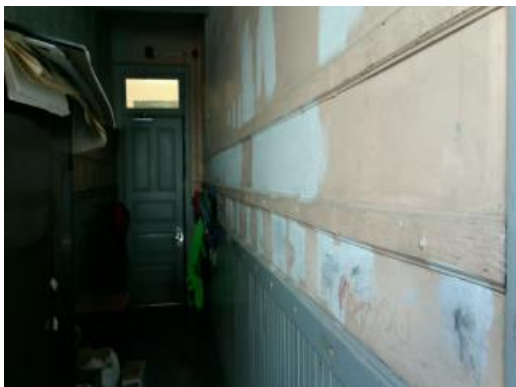
Restroom Sink



Auditorium



Paint



Paint



Ceiling Damage



## Facility Condition Assessment

Providence - Alan Shawn Feinstein Elementary at Broad Street



Basement Ceiling Damage



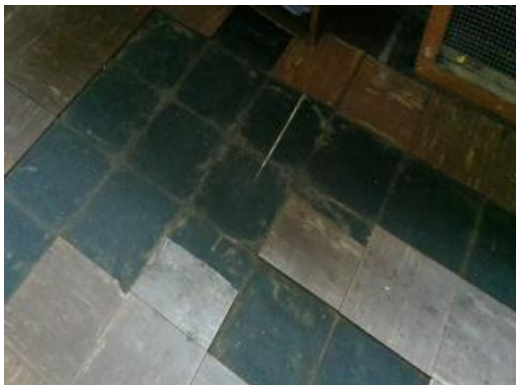
Basement Carpet



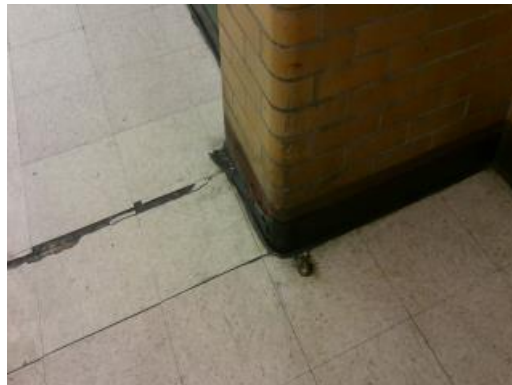
Missing 9x9 Tiles



Missing 9x9 Tiles



Missing 9x9 Tiles



Damaged VCT



## Facility Condition Assessment

Providence - Alan Shawn Feinstein Elementary at Broad Street



Damaged VCT



Men's Stall Door



Damaged Insulation



Auditorium Flooring



Electrical Panel



Electrical Panel



## Facility Condition Assessment

Providence - Alan Shawn Feinstein Elementary at Broad Street



Classroom Lighting



Cafe Lighting



Auditorium Fabric Panel



Missing Tile



Basement Adhered Ceiling



Adhered Ceiling



## Facility Condition Assessment

Providence - Alan Shawn Feinstein Elementary at Broad Street



Damaged CMU



Damaged CMU



Cafe Windows



Boiler 1



Typical Drinking Fountain



Main Distribution Panel



## Facility Condition Assessment

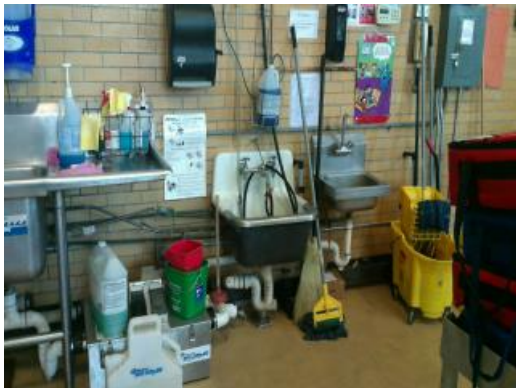
Providence - Alan Shawn Feinstein Elementary at Broad Street



Ceiling Mounted Steam Coil



Original Coat Closet



Kitchen Sinks



Side Elevation



Classroom Doors



Rear Elevation



## Facility Condition Assessment

Providence - Alan Shawn Feinstein Elementary at Broad Street



Auditorium Roof



Staff Shower



Typical Casework/Classroom