Facility Condition Assessment

Providence - Hope High School / 360 High School | *June 2017*

324 Hope Street, Providence, RI 02906

Introduction

Hope High School / 360 High School, located at 324 Hope Street in Providence, Rhode Island, was built in 1938. It comprises 230,214 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.

Hope High School / 360 High School serves grades 9 - 12, has 76 instructional spaces, and has an enrollment of 893. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for Hope High School / 360 High School is 877 with a resulting utilization of 102%.

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 Hope High School / 360 High School the 5-year need is $45,602,633. 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 Hope High School / 360 High School

Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

Discipline Specialists

All assessment teams produced current deficiencies associated with each school. The assessment for the school facilities at the Rhode Island Department of Education included several specialties:

Facility Condition Assessment: Architectural, mechanical, and electrical engineering professionals observed conditions via a visual observation that did not include intrusive measures, destructive investigations, or testing. Additionally, the assessment incorporated input provided by district facilities and maintenance staff where applicable. The assessment team recorded existing conditions, identified problems and deficiencies, documented corrective action and quantities, and identified the priority of the repair in accordance with parameters defined during the planning phase. The team took digital photos at each school to better identify significant deficiencies.

Technology: Technology specialists visited RIDE facilities and met with technology directors to observe and assess each facility's technology infrastructure. The assessment included network architecture, major infrastructure components, classroom instructional systems, necessary building space and support for technology. The technology assessment took into account the desired technology outcome and best practices and processes to ensure results can be attained effectively.

Hazardous Materials: Schools constructed prior to 1990 were assessed by specialists to identify the presence of hazardous materials. The team focused on identifying asbestos containing building materials (ACBMs), lead-based painted (LBP) areas, polychlorinated biphenyls (PCBs), and chlorofluorocarbons (CFCs). As part of an indoor air and exterior air quality assessment, the team noted evidence of mold, water intrusion, mercury, and oil and hazardous materials (OHMs) exposure. If sampling and analysis was required, these activities were recommended but not included in the scope of work.

Traffic: A traffic specialist performed an in-office review of aerial imagery of the traffic infrastructure around the facilities in accordance with section 1.05-7 in the Rhode Island School Construction Regulations and reviewed data collected on site during the facility condition assessment. Based on this information, deficiencies and corrective actions were identified. High problem areas were identified for consideration of more detailed site-specific study and analysis in the future.

Acoustics: Specialists assessed each school's acoustics, including architectural acoustics, mechanical system noise and vibration, and environmental noise. The assessment team evaluated room acoustics with particular attention to the intelligibility of speech in learning spaces, interior and exterior sound isolation, and mechanical system noise and vibration control.

Educational Program Space Assessment: Teams evaluated schools to ensure that that all spaces adequately support the districts educational program. Standards are established for each classroom type or instructional space. Each space is evaluated to determine if it meets those standards and a listing of alterations that should be made to make the space a better environment for teaching and learning was created.

System Summaries

The following tables summarize major building systems at the Hope High School / 360 High School campus, identified by discipline and building.

Site

The site level systems for this campus include:

Site	Asphalt Parking Lot Pavement
	Asphalt Roadway Pavement
	Asphalt Pedestrian Pavement
	Concrete Pedestrian Pavement

Building Envelope

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

01 - Main Building:	Brick Exterior Wall
	Pre-cast Concrete Panel Exterior Wall
	Aluminum Exterior Windows
	Storefront / Curtain Wall
	Steel Exterior Entrance Doors
02 - Field House:	Wood Siding Exterior Wall
	Brick Exterior Wall
	Painted Gypsum Soffit
	Steel Exterior Entrance Doors
03 - Storage:	Brick Exterior Wall
	Wood Siding Exterior Wall
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors

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

01 - Main Building:	Composition Shingle Roofing
	EPDM Roofing
	Built-Up Roofing With Ballast
02 - Field House:	Composition Shingle Roofing
03 - Storage:	Composition Shingle Roofing

Interior

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

01 - Main Building:	Foldable Interior Partition
	Steel Interior Doors
	Wood Interior Doors
	Overhead Interior Coiling Doors
	Interior Door Hardware

01 - Main Building:	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Adhered Acoustical Ceiling Tiles
	Painted Ceilings
	Ceramic Tile Wall
	Wood Wall Paneling
	Brick/Stone Veneer
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring
	Rubber Tile Flooring
	Carpet
02 - Field House:	Painted Ceilings
	Interior Wall Painting
	Concrete Flooring
	Wood Flooring
03 - Storage:	Wood Ceilings
	CMU Wall
	Concrete Flooring

Mechanical

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

01 - Main Building:	3,060 MBH Cast Iron Steam Boiler
	4,200 MBH Cast Iron Steam Boiler
	400 MBH Cast Iron Water Boiler
	Steam Condensate Receiver, Tank and Pump
	12 MBH Steam Unit Heater
	Radiant Steam Heater
	Finned Wall Radiator
	Steam/Hot Water Heating Unit Vent
	DDC Heating System Controls
	20 Ton Outdoor Air Cooled Chiller
	3 Ton Condensing Unit
	Window Units
	5 HP VFD
	2-Pipe Steam Hydronic Distribution System
	1 HP or Smaller Pump
	5 HP Pump
	2,000 CFM Interior AHU
	Ductwork

01 - Main Building:	40 Ton DX Gas Roof Top Unit
	Wall Exhaust Fan
	Kitchen Exhaust Hoods
	Large Roof Exhaust Fan
	Small Roof Exhaust Fan
	4'x6' Ventilator/Relief Vent
02 - Field House:	Infrared Electric Radiant Heater
	Roof Exhaust Fan

Plumbing

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

01 - Main Building:	1,000 Gallon Water Storage Tank
	500 Gallon Water Storage Tank
	2" Backflow Preventers
	Gas Piping System
	75 Gallon Gas Water Heater
	6.4 GPM Instant Water Heater
02 - Field House:	2" Backflow Preventers
	10 Gallon Electric Water Heater
01 - Main Building:	Domestic Water Piping System
02 - Field House:	Domestic Water Piping System
01 - Main Building:	Classroom Lavatories
	Lavatories
	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Showers
	Toilets
	Urinals
02 - Field House:	Lavatories
	Restroom Lavatories
	Toilets
	Urinals
01 - Main Building:	Sump Pump

Electrical

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

01 - Main Building:	75 kW Emergency Generator
	Solar Panels
	208/120v Switch
	2,000 Amp Switchgear

01 - Main Building:	30 KVA Transformer
	45 KVA Transformer
	500 KVA Transformer
	75 KVA Transformer
	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	Panelboard - 277/480 100A
	Panelboard - 277/480 225A
	Panelboard - 400+ Amps
	1600 Amp Distribution Panel
	Building Mounted Lighting Fixtures
	Canopy Mounted Lighting Fixtures
	Light Fixtures
02 - Field House:	Panelboard - 120/208 225A
	Canopy Mounted Lighting Fixtures
	Light Fixtures
03 - Storage:	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.

The following chart summarizes this site's current deficiencies by building system and priority. The listing details current deficiencies including deferred maintenance, functional deficiencies, code compliance, capital renewal, hazardous materials and technology categories.

Table 1: System by Priority

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	-	-	$163,087	$594,627	-	$757,714	2.00 %
Roofing	-	$2,598,156	-	-	-	$2,598,156	6.86 %
Structural	$64,954	-	-	-	-	$64,954	0.17 %
Exterior	-	$11,141,597	$714,493	-	-	$11,856,090	31.30 %
Interior	-	-	$2,987,222	$3,619,094	$742,243	$7,348,559	19.40 %
Mechanical	-	$3,369,104	$384,423	$1,484,682	$35,638	$5,273,847	13.92 %
Electrical	-	$463,875	$1,700	$55,314	$112,517	$633,406	1.67 %
Plumbing	-	-	$3,903,583	$166,596	$22,286	$4,092,465	10.81 %
Fire and Life Safety	$592,033	-	-	-	-	$592,033	1.56 %
Technology	-	-	$3,630,044	-	-	$3,630,044	9.58 %
Conveyances	-	-	$281,467	-	-	$281,467	0.74 %
Specialties	-	-	$335,098	$402,463	$8,661	$746,221	1.97 %
Total	$656,987	$17,572,731	$12,401,116	$6,322,777	$921,345	$37,874,956	

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

The building systems with the most need include:

Exterior	-	$11,856,090
Interior	-	$7,348,559
Mechanical	-	$5,273,847

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

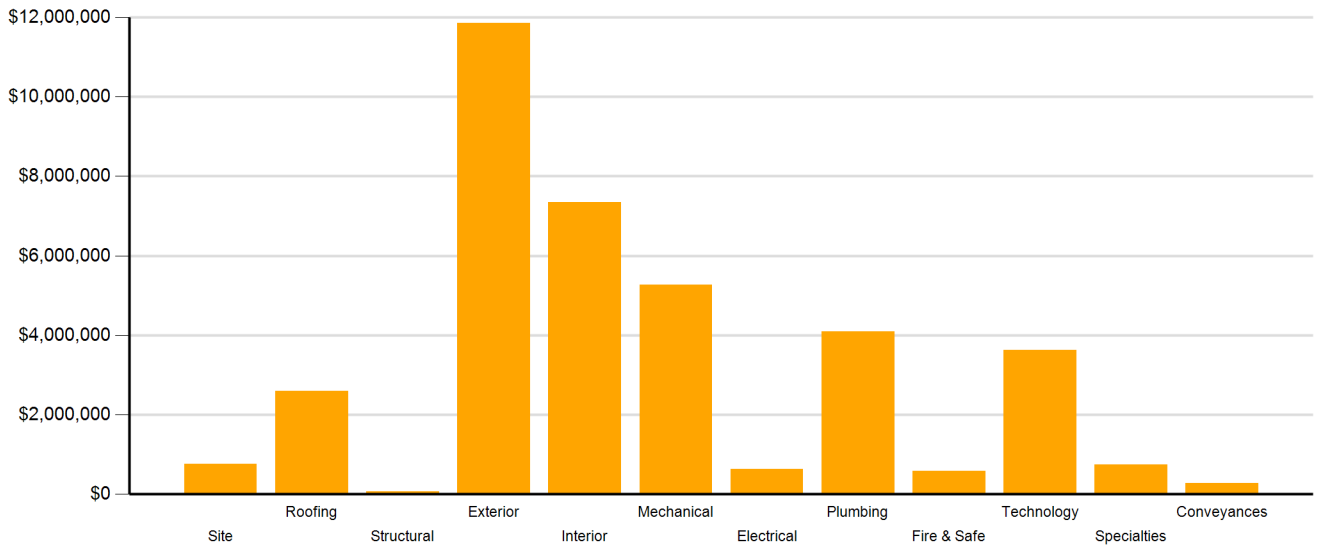

Figure 2: System Deficiencies

Current Deficiencies by Category

Deficiencies have been further grouped according to the observed category.

• **Acoustics** deficiencies relate to room acoustics, sound insolation, and mechanical systems and vibration control modeled after ANSI/ASA Standard S12.60-2010 and ASHRAE Handbook, Chapter 47 on Sound and Vibration Control.

• **Barrier to Accessibility** deficiencies relate to the Americans with Disabilities Act and the Rhode Island Governors Commission on Disability. Additional items related to accessibility may be included other categories.

• **Capital Renewal** items have reached or exceeded serviceable life and require replacement. These are current and do not include life cycle capital renewal forecasts. Also included are deficiencies correcting planned work postponed beyond its regular life expectancy.

• **Code Compliance** deficiencies related to current codes. Many may fall under grandfather clauses, which allow buildings to continue operating under codes effective at the time of construction. However, there are instances where the level of renovation requires full compliance which are reflected in the master plan.

• **Educational Adequacy** deficiencies identify where facilities do not align with the Basic Education Program and the RIDE School Construction Regulations.

• **Functional Deficiencies** are deficiencies for components or systems that have failed before the end of expected life or are not the right application, size, or design.

• **Hazardous Materials** include deficiencies for building systems or components containing potentially hazardous material. The team focused on identifying asbestos containing building materials (ACBMs), lead based painted (LBP) areas, polychlorinated biphenyls (PCBs), and chlorofluorocarbons (CFCs). As part of an indoor air and exterior air quality assessment, the team noted evidence of mold, water intrusion, mercury, and oil and hazardous materials (OHMs) exposure. With other scopes of work there may be other costs associated with hazardous materials.

• **Technology** deficiencies relate to network architecture, technology infrastructure, classroom systems, and support. Examples of technology deficiencies include: security cameras, secure electronic access, telephone handsets, and dedicated air conditioning for telecommunication rooms.

• **Traffic** deficiencies relate to vehicle or pedestrian traffic, such as bus loops, crosswalks, and pavement markings.

The following chart and table represent the deficiency category by priority. This listing includes current deficiencies for all building systems.

Table 2: Deficiency Category by Priority

	Priority					
Category	**1**	**2**	**3**	**4**	**5**	**Total**
Acoustics	-	-	-	$1,241,486	-	$1,241,486
Barrier to Accessibility	-	-	$250,193	$12,514	-	$262,707
Capital Renewal	$284,103	$17,218,873	$8,304,559	$4,114,143	$755,768	$30,677,446
Code Compliance	$372,883	-	-	-	-	$372,883
Educational Adequacy	-	-	$181,294	$400,068	$165,578	$746,939
Functional Deficiency	-	$353,858	$173,210	-	-	$527,068
Hazardous Material	-	-	-	$554,566	-	$554,566
Technology	-	-	$3,485,702	-	-	$3,485,702
Traffic	-	-	$6,159	-	-	$6,159
Total	$656,987	$17,572,731	$12,401,116	$6,322,777	$921,345	$37,874,956

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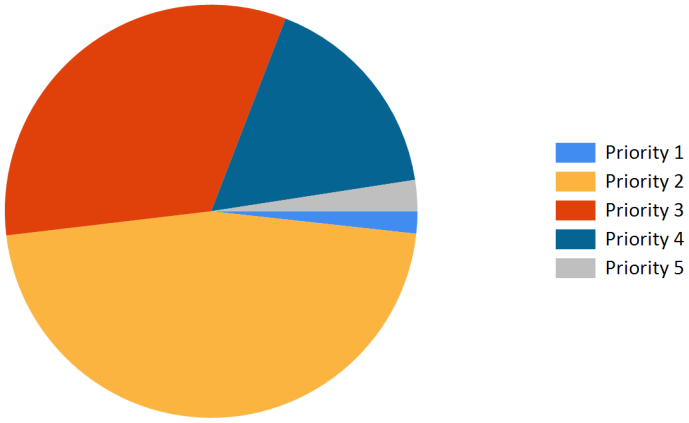

Figure 3: Current deficiencies by priority

Life Cycle Capital Renewal Forecast

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

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

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

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

Table 3: Capital Renewal Forecast

		Life Cycle Capital Renewal Projections						
System	Current Deficiencies	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	LC Yr. 1-5 Total	Total 5-Year Need
Site	$757,714	$0	$0	$0	$0	$0	$0	$757,714
Roofing	$2,598,156	$0	$0	$0	$952,936	$0	$952,936	$3,551,092
Structural	$64,954	$0	$0	$0	$0	$0	$0	$64,954
Exterior	$11,856,090	$0	$0	$0	$0	$214,348	$214,348	$12,070,440
Interior	$7,348,559	$0	$0	$0	$0	$1,631,768	$1,631,768	$8,980,327
Mechanical	$5,273,847	$0	$0	$1,787,353	$0	$1,761,920	$3,549,273	$8,823,120
Electrical	$633,406	$0	$0	$0	$0	$7,313	$7,313	$640,719
Plumbing	$4,092,465	$0	$0	$0	$0	$400,377	$400,377	$4,492,842
Fire and Life Safety	$592,033	$0	$0	$0	$0	$682,978	$682,978	$1,275,011
Technology	$3,630,044	$0	$0	$0	$0	$0	$0	$3,630,044
Conveyances	$281,467	$0	$0	$0	$288,684	$0	$288,684	$570,151
Specialties	$746,221	$0	$0	$0	$0	$0	$0	$746,222
Total	**$37,874,956**	**$0**	**$0**	**$1,787,353**	**$1,241,620**	**$4,698,704**	**$7,727,677**	**$45,602,633**

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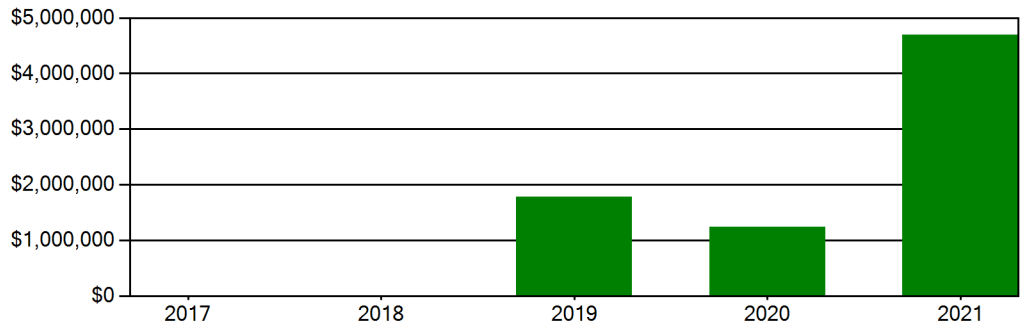
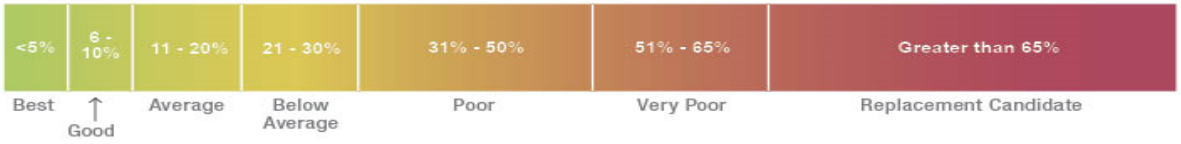


Figure 4: Life Cycle Capital Renewal Forecast

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 $82,877,040. For planning purposes, the total 5-year need at the Hope High School / 360 High School is $45,602,633 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Hope High School / 360 High School facility has a 5-year FCI of 55.02%.

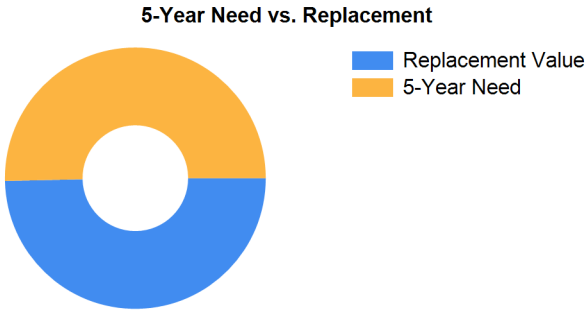


Figure 5: 5-Year FCI

It is important to reiterate that this FCI replacement threshold is not conclusive, but is intended to initiate planning discussion in which other relevant issues with regard to a facility's disposition must be incorporated. This merely suggests where conversations regarding replacement might occur.

Rhode Island Aspirational Capacity

The capacity of a school reflects how many students the school's physical facility can effectively serve. There are various methodologies that exist to calculate capacity. It is not uncommon to review an existing building only to find that the capacity that had once been assigned is greater than what can be reasonably accommodated today. This is primarily because of a change in how programs are delivered.

The Rhode Island Aspirational Capacity is based on the Rhode Island School Construction Regulations (SCRs) and is an aspirational goal of space use. The capacity for each individual public school in the state of Rhode Island was designed to conform to Section 1.06-2 Space Allowance Guidelines of the Rhode Island Department of Education (RIDE) SCRs. These regulations outline the allowed gross square feet (GSF) per student at each school type (ES, MS, HS) by utilizing a sliding scale based on projected enrollment. The resulting capacities reflect how school capacities align to the SCRs for new construction. The existing enrollment was multiplied by the GSF per student for the appropriate bracket. For the purposes of this analysis, Pre-K centers were rolled into the elementary totals, and K-8 facilities were counted as middle schools.

The most consistent and equitable way a state can determine school capacities across a variety of districts and educational program offerings is to use square-foot-per-student standards. In contrast, in the 2013 Public Schoolhouse Assessment Report, LEAs self-reported capacities for their elementary, middle and high schools. Districts typically report "functional capacity," which is defined as the number of students each classroom can accommodate. Functional capacity counts how many students can occupy a space, not how much room students and teachers have within that space. For example, a 650-square-foot classroom and a 950-square-foot classroom can both have a reported capacity of 25 students, but the actual teaching and learning space per student varies greatly.

The variation in square feet per student impacts the kinds of teaching practices possible in each space. The lowest allocation of space per student restricts group and project-based learning strategies and requires teachers to teach in more traditional, lecture-style formats, due to a lack of space. Furthermore, the number of students that can be accommodated in a classroom does not account for access to sufficient common spaces such as libraries, cafeterias, and gymnasiums. When cafeterias are undersized relative to the population, schools must host four or more lunch periods a day, resulting in some students eating lunch mid-morning and some mid-afternoon. Similarly, undersized libraries and gymnasiums create scheduling headaches for schools and restrict student access. Finally, a classroom count-only approach to school capacity does not consider the inherent scheduling challenges schools face.

Applying the Rhode Island Aspirational Capacity, a facility of this size could ideally support an enrollment of approximately 1,244 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 Hope High School / 360 High School cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be $1,120,522.

Summary of Findings

The Hope High School / 360 High School comprises 230,214 square feet and was constructed in 1938. Current deficiencies at this school total $37,874,956. Five year capital renewal costs total $7,727,677. The total identified need for the Hope High School / 360 High School (current deficiencies and 5-year capital renewal costs) is $45,602,633. The 5-year FCI is 55.02%.

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
Hope High School / 360 High School Totals	230,214	1938	$37,874,956	$7,727,677	$45,602,633	55.02%

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

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

Cost Estimating

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

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

LEA Feedback

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

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Walks Require Replacement	Capital Renewal	1,300	SF	3	$14,992	24723
Note: Asphalt sidewalks are cracked and worn and should be replaced.						
The Exterior Ramp Is Not ADA Compliant	Barrier to Accessibility	3	Ea.	3	$76,982	53501
Note: Repair inadequate ADA ramps per SBA.						
Traffic Signage Is Required	Traffic	2	Ea.	3	$6,159	25075
Note: Add school zone signs on Olney						
Asphalt Paving Requires Replacement	Capital Renewal	50	CAR	4	$223,255	24721
Note: Asphalt roadway is cracked and weathered with vegetation growing through cracks.						
Asphalt Paving Requires Replacement	Capital Renewal	68	CAR	4	$303,627	24722
Note: Asphalt paving is cracked and weathered with substantial alligatoring and areas of total failure.						
Backstops Require Replacement	Educational Adequacy	1	Ea.	4	$38,491	28561
Note: Backstops Require Replacement						
Exterior Concrete Stairs Require Repair And Repainting	Capital Renewal	300	SF	4	$29,253	53500
Note: Replace/install new concrete stairs per SBA.						
	Sub Total for System	**7**	**items**		**$692,761**	
	Sub Total for School and Site Level	**7**	**items**		**$692,761**	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Room Signage Is Not ADA Compliant With Raised Letters And Braille	Barrier to Accessibility	1	Ea.	3	$64,954	53499
Note: ADA signage replacement per SBA.						
	Sub Total for System	**1**	**items**		**$64,954**	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing With Aggregate Ballast Requires Replacement	Capital Renewal	60,000	SF	2	$2,598,156	53400
Note: Existing roofing system and appurtenances have exceeded their useful life and are not serviceable (IBC 1503.1 & SBC 1).						
	Sub Total for System	**1**	**items**		**$2,598,156**	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Condition Exists	Capital Renewal	1	Job	1	$54,128	24738
Note: Undertake an in depth structural investigation to determine the extent of the damage to allow for appropriate concrete repairs and/or added structural components to adequately support the building. Repair of the existing slab cracks should be undertaken only after the existing structural support system has been stabilized.						
Structural Condition Exists	Capital Renewal	1	Job	1	$10,826	24744
Note: Deterioration of foundation on southwest elevation of building. Use concrete repair product to fill the void between foundation and brick. Remove delaminated concrete encountered on the foundation wall, clean existing reinforcing steel and apply concrete patching material.						
	Sub Total for System	**2**	**items**		**$64,954**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Requires Replacement	Capital Renewal	52,800	SF	2	$10,174,379	24725
Note: Single pane windows are old and functioning poorly.						
The Overhead Door Requires Replacement	Capital Renewal	1	Door	2	$41,895	24802
The Storefront/Curtain Wall Requires Replacement (Bldg SF)	Capital Renewal	10,000	SF	2	$918,015	24803
The Brick Exterior Requires Repointing	Capital Renewal	15,000	SF Wall	3	$714,493	24735
	Sub Total for System	**4**	**items**		**$11,848,782**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	239	Door	3	$1,254,855	53403
The Carpet Flooring Requires Replacement	Capital Renewal	2,291	SF	3	$56,757	24813

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	2,291	SF	3	$70,055	24727
The Vinyl Composition Tile Requires Replacement	Capital Renewal	100,000	SF	3	$1,306,295	24726
The Vinyl Composition Tile Requires Replacement	Capital Renewal	22,909	SF	3	$299,259	24812
Note: Sheet vinyl flooring should be replaced.						
Adhered Acoustical Ceiling Tile Requires Replacement	Capital Renewal	45,234	SF	4	$558,550	24755
Note: Adhered ceiling tiles are stained, falling, and warped. They should be replaced.						
Interior Gypsum Board Walls Require Repair	Capital Renewal	2,000	SF Wall	4	$16,644	53404
Note: Wall penetration repairs (RIFC 12.7.5).						
Interior Toilet Partition Requires Replacement	Capital Renewal	2	Ea.	4	$9,960	53496
Note: Toilet partition replacement per SBA.						
Metal Interior Doors Require Replacement	Capital Renewal	171	Door	4	$833,774	53402
Paint (probable pre-1978 in base (layers(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each)	Hazardous Material	1,103	Ea.	4	$358,221	Rollup
Paint (probable pre-1978 in base layer(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet)	Hazardous Material	3,465	LF	4	$90,026	Rollup
Paint (probable pre-1978 in base layer(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	5,631	SF	4	$60,959	Rollup
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	3,580	SF	4	$38,756	Rollup
Room Is Excessively Reverberant	Acoustics	400	SF	4	$10,176	27878
Note: Music Space						
Room Is Excessively Reverberant	Acoustics	2,000	SF	4	$50,881	27879
Note: Gym						
Room Is Excessively Reverberant	Acoustics	46,400	SF	4	$1,180,429	27944
Location: Classrooms						
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	8,798	SF	4	$339,323	Rollup
Stair Treads Require Replacement	Capital Renewal	475	LF	4	$22,626	53488
Note: per SBA						
The Concrete Flooring Requires Replacement	Capital Renewal	2,000	SF	4	$29,652	53405
Note: Floor penetration repairs (RIFC 12.7.5).						
The Handrails In The Stair Area Are Not ADA Compliant	Barrier to Accessibility	85	LF	4	$12,514	53487
Note: per SBA						
Wall/ceiling materials - area < 9 sq. ft. AND in children-accessible area	Hazardous Material	260	SF	4	$2,815	Rollup
Wall/ceiling materials -large areas (> 10 sq. ft.) of damage & area in active use-adults only	Hazardous Material	350	SF	4	$3,789	Rollup
Classroom Door Requires Vision Panel	Educational Adequacy	5	Ea.	5	$11,547	Rollup
Interior Toilet Partition Requires Repainting	Capital Renewal	100	SF Wall	5	$2,165	24736
Note: Graffiti on toilet partitions needs to be painted over.						
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	22,909	SF	5	$172,363	Rollup
Room lacks appropriate sound control.	Educational Adequacy	300	SF	5	$10,566	Rollup
The Gypsum Board Ceilings Require Repainting	Capital Renewal	114,543	SF	5	$545,601	Rollup
	Sub Total for System	**27**	**items**		**$7,348,559**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Unit Vent	Capital Renewal	65	Ea.	2	$1,251,965	24754
Note: Original unit vents are rusted with clogged coils.						
The Air Handler HVAC Component Requires Replacement	Functional Deficiency	5	Ea.	2	$245,602	24741
Note: AHUs are old and rusted.						
Location: Gym, weightroom, Room 30						
The Boiler HVAC Component Requires Replacement	Capital Renewal	2	Ea.	2	$387,939	24742
Note: Boilers are old and rusted. Boiler #2 has been condemned by the state.						
The Boiler HVAC Component Requires Replacement	Capital Renewal	1	Ea.	2	$259,241	24752
Note: Boiler #3 Comdemed by state. 4540 MBH boiler.						

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	42	Ea.	2	$80,114	24750
Note: Original fin tube heaters are old and rusted.						
The Steam/Hot Water Radiant Heater Requires Replacement	Capital Renewal	179	Ea.	2	$1,052,996	24749
Note: Radiant heaters are old and rusted.						
The Window AC Unit Component Requires Replacement	Capital Renewal	24	Ea.	2	$91,247	24740
Note: Window units are old and many are not functional.						
Expansion Tank Replacement	Capital Renewal	3	Ea.	3	$142,379	53407
Note: Expansion tanks are in poor condition and have exceeded their useful life (IBC 1024.1 & SBC 4).						
The 4 X 6 Exhausts/Ventilators Require Replacement	Capital Renewal	6	Ea.	3	$129,908	24734
Note: Ventilator relief vents are rusted and damaged.						
The Large Diameter Exhausts/Hoods Require Replacement	Capital Renewal	5	Ea.	3	$79,103	24729
Note: Exhaust fans are weathered and rusted.						
The Small Diameter Exhausts/Hoods Require Replacement	Capital Renewal	11	Ea.	3	$33,033	24728
Note: Exhaust fans are old and rusted with multiple maintenance issues reported.						
Exhaust Fan Ventilation Requires Replacement	Capital Renewal	16	Ea.	4	$48,785	24730
Note: Wall exhaust fans are either not working or have very loud bearings.						
Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	206,178	SF	4	$1,413,644	53494
Note: Install controls throughout building where not present per SBA.						
Lab lacks an appropriate fume hood.	Educational Adequacy	1	Ea.	4	$22,254	Rollup
Remove Abandoned Equipment	Capital Renewal	10	Ea.	5	$35,638	24739
Note: 8 AHUs, 2 100 amp fuse boxes						
	Sub Total for System	**15**	**items**		**$5,273,847**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Generator Requires Replacement	Functional Deficiency	1	Ea.	2	$108,257	24751
Note: Generator has several oil leaks and should be replaced.						
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	$8,007	24743
Note: Transformer is rusted and giving off excessive heat.						
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	$8,769	24745
Note: Panelboard is old and rusted.						
The Panelboard Requires Replacement	Capital Renewal	16	Ea.	2	$88,337	24746
Note: Panelboards are old and have damaged breakers.						
The Panelboard Requires Replacement	Capital Renewal	7	Ea.	2	$46,226	24747
Note: Panelboards are old with damaged breakers.						
The Panelboard Requires Replacement	Capital Renewal	15	Ea.	2	$204,280	24748
Note: Panelboards are old and unreliable.						
Stage Lighting Requires Replacement	Capital Renewal	1	Ea.	4	$55,314	53495
Note: Replace stage lighting system per SBA.						
Room Has Insufficient Electrical Outlets	Educational Adequacy	224	Ea.	5	$112,517	Rollup
	Sub Total for System	**8**	**items**		**$631,706**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	229,086	SF	3	$2,098,864	53491
Note: Building wide cold water distribution replacement per SBA.						
The Sanitary Sewer Piping Requires Replacement	Capital Renewal	10,180	LF	3	$1,804,719	53493
Note: Sanitary waste system replacement per SBA.						
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	9	Ea.	4	$104,738	24731
Note: Non-refrigerated drinking fountains are rusted, low-flow, and should be replaced.						
The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	4	$12,385	24724
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	14	Ea.	4	$41,073	24733
Note: Mop sinks are cracked and rusted.						
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	$8,401	24737
Note: Drinking fountain is rusted and not functioning.						

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks a drinking fountain.	Educational Adequacy	9	Ea.	5	$10,046	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	8	Ea.	5	$12,240	Rollup
	Sub Total for System	**8**	**items**		**$4,092,465**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting System Requires Replacement	Capital Renewal	229,086	SF	1	$219,149	53401
Note: Repair emergency lighting to make fully operational (RILSC 15.2.9).						
Install Fire Sprinklers (NFPA 13)	Code Compliance	25,000	SF	1	$372,883	53390
Note: Install fire sprinkler system in attic space.						
	Sub Total for System	**2**	**items**		**$592,033**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	25	Ea.	3	$144,342	Rollup
Technology: Auditorium AV/Multimedia system is inadequate.	Technology	1	Room	3	$378,898	24203
Technology: Campus network switching electronics are antiquated and/or do not meet standards.	Technology	1,200	Ea.	3	$649,539	24202
Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	1	Ea.	3	$22,734	24207
Technology: Instructional spaces do not have local sound reinforcement.	Technology	65	Ea.	3	$351,834	24211
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	8	Ea.	3	$48,499	24199
Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	$51,530	24191
Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	$51,530	24193
Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	$51,530	24195
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$42,870	24190
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$42,870	24192
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$42,870	24194
Technology: Intermediate Telecommunications Room needs M/E improvements.	Technology	1	Ea.	3	$27,714	24196
Technology: Intermediate Telecommunications Room needs M/E improvements.	Technology	1	Ea.	3	$27,714	24197
Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	7	Ea.	3	$37,890	24198
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	$7,578	24188
Technology: Main Telecommunications Room needs M/E improvements.	Technology	1	Ea.	3	$33,343	24187
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	890	Ea.	3	$433,567	24201
Technology: Network system inadequate and/or near end of useful life	Technology	6	Ea.	3	$51,963	24209
Technology: Network system inadequate and/or near end of useful life	Technology	80	Ea.	3	$433,026	24210
Technology: PA/Bell/Clock system is inadequate and/or near end of useful life.	Technology	229,086	SF	3	$446,401	24208
Technology: Special Space AV/Multimedia system is inadequate.	Technology	1	Ea.	3	$61,706	24204

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$8,661	24189
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	8	Ea.	3	$43,303	24200
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	75	Ea.	3	$129,908	24205
Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	$8,227	24206
	Sub Total for System	**26**	**items**		**$3,630,044**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Is Missing And Needed	Functional Deficiency	2	FLOOR	3	$173,210	53489
Note: Install new elevator from locker to gym per SBA.						
The Access Is Not ADA Compliant And Requires A Platform Lift	Barrier to Accessibility	2	Ea.	3	$108,257	53490
Note: Install lifts at stage and teacher dining per SBA.						
	Sub Total for System	**2**	**items**		**$281,467**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Auditorium Seating Requires Replacement	Capital Renewal	220	Ea.	3	$298,146	53498
Note: Auditorium seat replacement per SBA.						
Room has insufficient writing area.	Educational Adequacy	8	Ea.	3	$36,952	Rollup
Replace Cabinetry In Classes/Labs	Capital Renewal	1	Room	4	$12,740	24814
Note: Art room cabinetry is worn and should be replaced.						
The Retractable Bleachers Require Replacement	Capital Renewal	300	Seat	4	$389,723	53497
Note: Bleacher replacement per SBA.						
Room lacks an appropriate refrigerator.	Educational Adequacy	1	Ea.	5	$8,661	Rollup
	Sub Total for System	**5**	**items**		**$746,221**	
	Sub Total for Building 01 - Main Building	**101**	**items**		**$37,173,188**	

Building: 03 - Storage

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	1	Door	2	$7,307	24756
Note: Door is rusted from the bottom.						
	Sub Total for System	**1**	**items**		**$7,307**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Requires Replacement	Capital Renewal	1	Ea.	3	$1,700	24757
Note: Light fixture is missing.						
	Sub Total for System	**1**	**items**		**$1,700**	
	Sub Total for Building 03 - Storage	**2**	**items**		**$9,007**	
	Total for Campus	**110**	**items**		**$37,874,956**	

Buildings with no reported deficiencies

02 - Field House

Hope High School / 360 High School - Life Cycle Summary Yrs 1-5

Building: 01 - Main Building

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle	28,000	SF	$808,315	4
Low-Slope Roofing	EPDM - Rubber Roofing Material	11,300	SF	$144,621	4
	Sub Total for System	**2**	**items**	**$952,936**	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	33	Door	$214,348	5
	Sub Total for System	**1**	**items**	**$214,348**	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Operable Partitions	Foldable partition (Bldg SF)	300	SF Wall	$35,075	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	22,909	SF	$209,426	5
Wall Paneling	Wood Panel wall	11,454	SF	$105,811	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	22,909	SF	$275,023	5
Resilient Flooring	Rubber Tile Flooring	11,454	SF	$216,581	5
Resilient Flooring	Vinyl Composition Tile Flooring	67,233	SF	$780,677	5
	Sub Total for System	**6**	**items**	**$1,622,593**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	2-Pipe Steam System (Hot)	229,086	SF	$1,787,353	3
Heat Generation	Boiler - Cast Iron - Water (400 MBH)	1	Ea.	$31,636	5
Note:	Domestic Hot Water.				
HVAC Air Distribution	Ductwork (Bldg.SF)	100,000	SF	$1,488,027	5
Decentralized Heating Equipment	Unit Heater Steam/HW (12 MBH)	2	Ea.	$4,834	5
Heat Generation	Boiler - Cast Iron - Steam (4200 MBH)	1	Ea.	$230,436	5
Note:	4540 MBH				
	Sub Total for System	**5**	**items**	**$3,542,287**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Showers	51	Ea.	$392,610	5
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	1	Ea.	$5,916	5
	Sub Total for System	**2**	**items**	**$398,526**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	229,086	SF	$679,632	5
	Sub Total for System	**1**	**items**	**$679,632**	

Conveyances

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Elevators	Hydraulic (Passenger Elev)	1	Ea.	$288,684	4
Note:	Updated in the 90s				
	Sub Total for System	**1**	**items**	**$288,684**	
	Sub Total for Building 01 - Main Building	**18**	**items**	**$7,699,006**	

Building: 02 - Field House

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	840	SF	$3,557	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	840	SF	$5,618	5
	Sub Total for System	**2**	**items**	**$9,174**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Heating Equipment	Radiant Heater - Infrared Electric	1	Ea.	$1,719	5

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan		1	Ea.	$5,268	5
		Sub Total for System	**2**	**items**	**$6,986**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)		4	Ea.	$5,581	5
		Sub Total for System	**1**	**items**	**$5,581**	

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 10 gallon		1	Ea.	$1,851	5
	Note: 5 gallon					
		Sub Total for System	**1**	**items**	**$1,851**	

Fire and Life Safety

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		840	SF	$2,492	5
		Sub Total for System	**1**	**items**	**$2,492**	
		Sub Total for Building 02 - Field House	**7**	**items**	**$26,085**	

Building: 03 - Storage

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)		288	SF	$1,732	5
		Sub Total for System	**1**	**items**	**$1,732**	

Fire and Life Safety

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		288	SF	$854	5
		Sub Total for System	**1**	**items**	**$854**	
		Sub Total for Building 03 - Storage	**2**	**items**	**$2,587**	
		Total for: Hope High School / 360 High School	**27**	**items**	**$7,727,678**	

Supporting Photos


Exterior


Art Classroom


Hallway Finishes


Restroom Fixtures And Finishes


Science Room


Abandoned Fuse Box


Damaged Window Unit


Storage Shed


Peeling Wall Paint


Southeast Elevation


Courtyard


Large Gymnasium


Courtyard


AHU


Boiler


Rusted Transformer


Auditorium


Typical Classroom


Old Single Pane Windows


Damaged Foundation


Cracked Foundation


Single Pane Window


Stained And Missing Adhered Tiles


Toilet Partitions


Library


Small Gym


Stained And Warped Adhered Ceiling Tiles


Worn Vinyl

Worn Vinyl

Field House Plaque

Field House

Missing Building Mounted Light Fixture

Cafeteria

Small Gymnasium


Foundation Damage


Field House


VCT Lifting At Seams


Chipped VCT


Wrestling Room

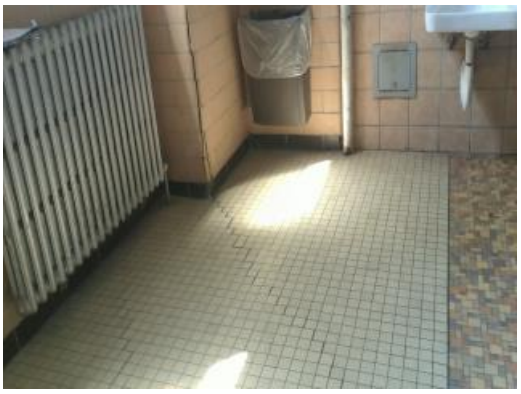

Small Exhaust Fan


Ceramic Tile Floor


Front Elevation


Wall Exhaust Fan


Crack In Boy's Locker Room Wall


Cracked Floor And Wall In Boy's Locker Room


Concrete Beam Under Locker Rooms


Deteriorating Ceiling


Foundation Damage


Foundation Damage

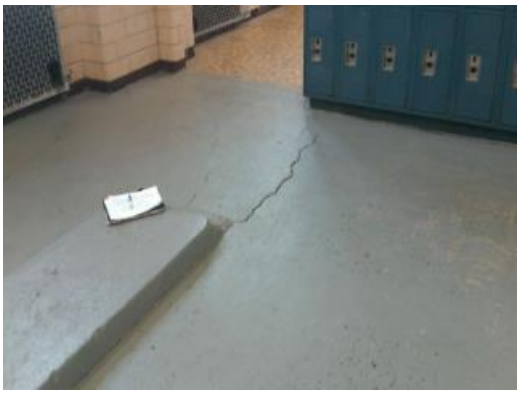

Cracked Foundation

Leaking Generator


Original Unit Vent

Site Aerial

Peeling Ceiling Paint



Crack In Boy's Locker Room Floor

Rusted Mop Sink

Panelboard

Deteriorating Ceiling


Rusted Exterior Door


Panelboard


Assembly Hall


Original Fin Tube Heater


Chipped Ceiling Paint


Northeast Elevation


Deteriorating Wall


Graffiti On Toilet Partition


Rusted Radiant Heater


Concrete Beam Under Locker Rooms


Typical Classroom


Damaged Boiler


Exterior Brick


Worn Adhered Ceiling

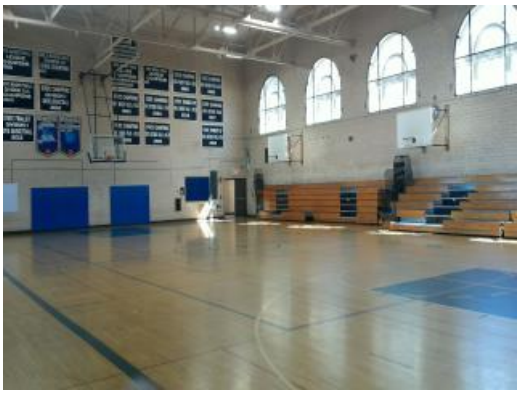

Cracked Floor In Girl's Locker Room


Cracked And Worn Asphalt Roadway


Worn Asphalt Drive


Cracking And Failing Asphalt Pavement


Alligatored Asphalt


Large Gym


Worn Art Room Casework


Assembly Hall


Bell Tower


Exterior Finishes

Storage Shed