



Facility Condition Assessment

Tiverton - Tiverton High School

June 2017

100 North Brayton Road, Tiverton, RI 02878





Introduction

Tiverton High School, located at 100 North Brayton Road in Tiverton, Rhode Island, was built in 1966. It comprises 145,236 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.

Tiverton High School serves grades 9 - 12, has 57 instructional spaces, and has an enrollment of 542. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for Tiverton High School is 825 with a resulting utilization of 66%.

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 Tiverton High School the 5-year need is \$25,802,076. 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 Tiverton 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 Tiverton 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:	Stucco Exterior Wall
	Vinyl Siding Exterior Wall
	Brick Exterior Wall
	Metal Panel Exterior Wall
	Aluminum Exterior Windows
	Storefront / Curtain Wall
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors
02 - Building 02:	CMU Exterior Wall
	Steel Exterior Entrance Doors
03 - Building 03:	CMU Exterior Wall
	Steel Exterior Entrance Doors
04 - Building 04:	CMU Exterior Wall
	Overhead Exterior Utility Doors
05 - Maintenance Shed:	Metal Panel Exterior Wall
	Aluminum Exterior Windows
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors
06 - Septic House:	CMU Exterior Wall
	Steel Exterior Entrance Doors
	Wood Exterior Doors
07 - Septic House 02:	Wood Siding Exterior Wall
	Wood Exterior Doors

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

01 - Main Building:	Single Ply Roofing
02 - Building 02:	Composition Shingle Roofing
03 - Building 03:	Composition Shingle Roofing
04 - Building 04:	Composition Shingle Roofing



05 - Maintenance Shed:	Metal Steep Slope Roofing
06 - Septic House:	Composition Shingle Roofing
07 - Septic House 02:	Composition Shingle Roofing

Interior

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

01 - Main Building:	Foldable Interior Partition
	Wood Interior Doors
	Overhead Interior Coiling Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Painted Ceilings
	Ceramic Tile Wall
	Wood Wall Paneling
	Vinyl/Fabric Wall Covering
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Quarry Tile Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring
	Terrazzo Flooring
	Carpet
02 - Building 02:	Painted Ceilings
	CMU Wall
	Concrete Flooring
03 - Building 03:	Overhead Interior Coiling Doors
	Painted Ceilings
	CMU Wall
	Concrete Flooring
04 - Building 04:	Painted Ceilings
	Interior Wall Painting
	Concrete Flooring
05 - Maintenance Shed:	Wood Interior Doors
	Interior Door Hardware
	Exposed Metal Structure Ceiling
	Painted Ceilings
	Ceramic Tile Wall
	Vinyl/Fabric Wall Covering
	Interior Wall Painting
	Concrete Flooring



05 - Maintenance Shed:	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
	Carpet
06 - Septic House:	Painted Ceilings
	CMU Wall
	Concrete Flooring
07 - Septic House 02:	Door Hardware
	Interior Wall Painting
	Concrete Flooring

Mechanical

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

01 - Main Building:	8,375 MBH Steel Tube Boiler
	Finned Wall Radiator
	Steam/Hot Water Heating Unit Vent
	Radiant Water Heater
	12 MBH Steam Unit Heater
	Pneumatic Heating System Controls
	5 Ton Heat Pump
	5 Ton Condensing Unit
	Window Units
	2-Pipe Hot Water Hydronic Distribution System
	1 HP or Smaller Pump
	5 HP Pump
	10 HP Pump
	25 HP Pump
	2,000 CFM Interior AHU
	Ductwork
	Roof Exhaust Fan
	Kitchen Exhaust Hoods
02 - Building 02:	3 kW Electric Unit Heater
	Small Roof Exhaust Fan
03 - Building 03:	3 kW Electric Unit Heater
05 - Maintenance Shed:	12 MBH Steam Unit Heater
06 - Septic House:	10 kW Electric Unit Heater
	Wall Exhaust Fan

Plumbing

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

01 - Main Building:	1,000 Gallon Water Storage Tank
	4" Backflow Preventers



01 - Main Building:	Gas Piping System
	100 Gallon Gas Water Heater
05 - Maintenance Shed:	10 Gallon Electric Water Heater
01 - Main Building:	Domestic Water Piping System
03 - Building 03:	Domestic Water Piping System
05 - Maintenance Shed:	Domestic Water Piping System
06 - Septic House:	Domestic Water Piping System
01 - Main Building:	Classroom Lavatories
	Lavatories
	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Restroom Lavatories
	Showers
	Toilets
	Urinals
03 - Building 03:	Mop/Service Sinks
	Restroom Lavatories
	Toilets
	Urinals
05 - Maintenance Shed:	Restroom Lavatories
	Toilets
06 - Septic House:	Lavatories
01 - Main Building:	Air Compressor (2 hp)
	5,000 Gallon Above Ground Fuel Oil Storage Tank

Electrical

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

01 - Main Building:	1200 kW Emergency Generator
	1,600 Amp Switchgear
	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	Panelboard - 120/208 400A
	Electrical Disconnect
	Light Fixtures
	Building Mounted Lighting Fixtures
	Canopy Mounted Lighting Fixtures
02 - Building 02:	Panelboard - 120/208 100A
	Light Fixtures
03 - Building 03:	Panelboard - 120/208 100A
	Building Mounted Lighting Fixtures
	Light Fixtures
04 - Building 04:	Panelboard - 120/208 225A



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04 - Building 04:	Light Fixtures
05 - Maintenance Shed:	Panelboard - 120/208 225A
	Light Fixtures
06 - Septic House:	Panelboard - 120/208 100A
	Panelboard - 120/240 100A
	Panelboard - 277/480 225A
	Building Mounted Lighting Fixtures
	Light Fixtures
07 - Septic House 02:	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

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	-	-	\$179,888	\$349,508	\$94,430	\$623,825	2.78 %
Roofing	-	\$1,429,611	-	-	-	\$1,429,611	6.37 %
Structural	-	-	-	-	-	\$0	0.00 %
Exterior	-	\$2,365,021	-	\$27,139	\$2,183	\$2,394,343	10.66 %
Interior	-	-	\$2,365,024	\$5,004,528	\$24,911	\$7,394,463	32.93 %
Mechanical	-	\$2,828,284	\$323,593	\$2,054,065	-	\$5,205,942	23.18 %
Electrical	-	\$594,186	\$109,445	\$15,164	\$99,253	\$818,047	3.64 %
Plumbing	-	-	\$1,696,083	\$190,862	\$32,438	\$1,919,383	8.55 %
Fire and Life Safety	\$111,787	-	-	-	-	\$111,787	0.50 %
Technology	-	-	\$2,451,182	-	-	\$2,451,182	10.92 %
Conveyances	-	-	-	-	-	\$0	0.00 %
Specialties	-	-	\$41,070	\$23,427	\$42,781	\$107,279	0.48 %
Total	\$111,787	\$7,217,101	\$7,166,286	\$7,664,693	\$295,995	\$22,455,861	

*Displayed totals may not sum exactly due to mathematical rounding

The building systems with the most need include:

Interior	-	\$7,394,463
Mechanical	-	\$5,205,942
Technology	-	\$2,451,182

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

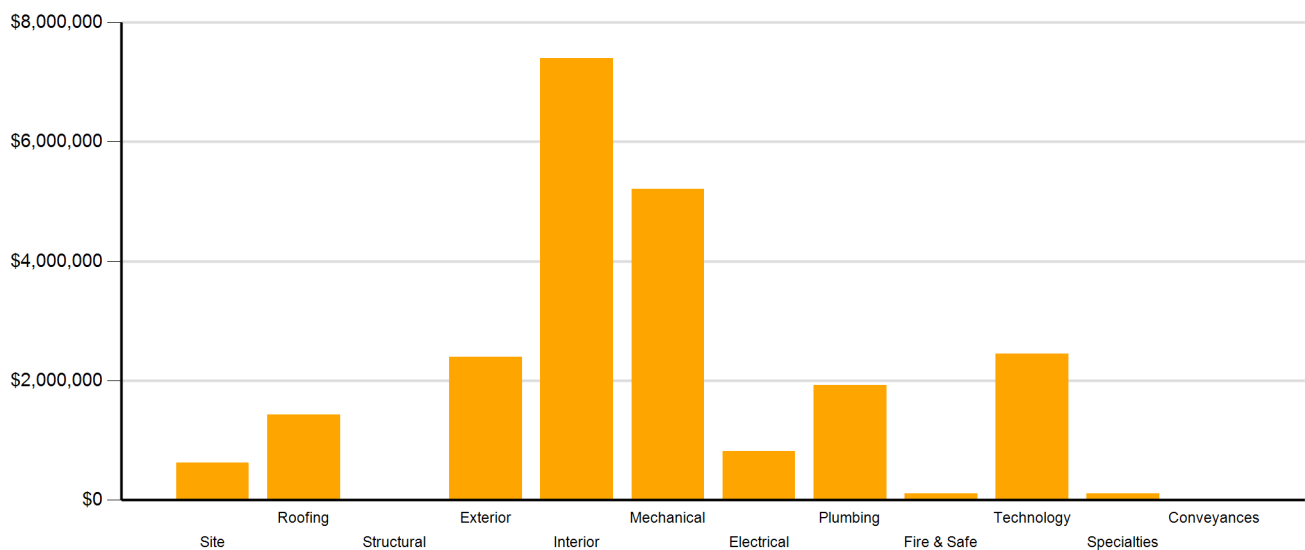


Figure 2: System Deficiencies



Current Deficiencies by Category

Deficiencies have been further grouped according to the observed category.

- **Acoustics** deficiencies relate to room acoustics, sound insulation, and mechanical systems and vibration control modeled after ANSI/ASA Standard S12.60-2010 and ASHRAE Handbook, Chapter 47 on Sound and Vibration Control.
- **Barrier to Accessibility** deficiencies relate to the Americans with Disabilities Act and the Rhode Island Governors Commission on Disability. Additional items related to accessibility may be included other categories.
- **Capital Renewal** items have reached or exceeded serviceable life and require replacement. These are current and do not include life cycle capital renewal forecasts. Also included are deficiencies correcting planned work postponed beyond its regular life expectancy.
- **Code Compliance** deficiencies related to current codes. Many may fall under grandfather clauses, which allow buildings to continue operating under codes effective at the time of construction. However, there are instances where the level of renovation requires full compliance which are reflected in the master plan.
- **Educational Adequacy** deficiencies identify where facilities do not align with the Basic Education Program and the RIDE School Construction Regulations.
- **Functional Deficiencies** are deficiencies for components or systems that have failed before the end of expected life or are not the right application, size, or design.
- **Hazardous Materials** include deficiencies for building systems or components containing potentially hazardous material. The team focused on identifying asbestos containing building materials (ACBMs), lead based painted (LBP) areas, polychlorinated biphenyls (PCBs), and chlorofluorocarbons (CFCs). As part of an indoor air and exterior air quality assessment, the team noted evidence of mold, water intrusion, mercury, and oil and hazardous materials (OHMs) exposure. With other scopes of work there may be other costs associated with hazardous materials.
- **Technology** deficiencies relate to network architecture, technology infrastructure, classroom systems, and support. Examples of technology deficiencies include: security cameras, secure electronic access, telephone handsets, and dedicated air conditioning for telecommunication rooms.
- **Traffic** deficiencies relate to vehicle or pedestrian traffic, such as bus loops, crosswalks, and pavement markings.



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

Table 2: Deficiency Category by Priority

Category	Priority					Total
	1	2	3	4	5	
Acoustics	-	-	\$748,084	\$86,989	-	\$835,072
Barrier to Accessibility	-	-	\$18,253	\$129,295	-	\$147,548
Capital Renewal	\$31,928	\$7,217,101	\$3,762,776	\$4,752,528	\$17,853	\$15,782,186
Code Compliance	-	-	-	-	-	\$0
Educational Adequacy	\$79,859	-	\$96,971	\$180,204	\$278,142	\$635,176
Functional Deficiency	-	-	-	-	-	\$0
Hazardous Material	-	-	-	\$2,515,677	-	\$2,515,677
Technology	-	-	\$2,377,028	-	-	\$2,377,028
Traffic	-	-	\$163,174	-	-	\$163,174
Total	\$111,787	\$7,217,101	\$7,166,286	\$7,664,693	\$295,995	\$22,455,861

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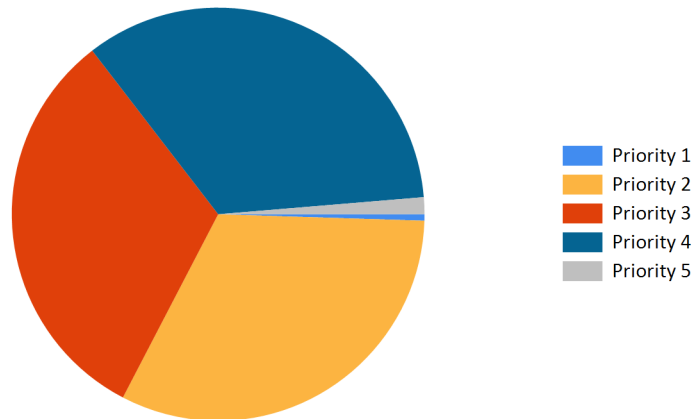


Figure 3: Current deficiencies by priority



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	\$623,825	\$0	\$0	\$0	\$0	\$514,254	\$514,254	\$1,138,079
Roofing	\$1,429,611	\$0	\$0	\$0	\$0	\$0	\$0	\$1,429,611
Structural	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$2,394,343	\$0	\$0	\$0	\$665,488	\$140,388	\$805,876	\$3,200,219
Interior	\$7,394,463	\$0	\$0	\$653,562	\$1,606	\$1,066,426	\$1,721,594	\$9,116,056
Mechanical	\$5,205,942	\$0	\$0	\$0	\$0	\$0	\$0	\$5,205,942
Electrical	\$818,047	\$0	\$0	\$0	\$0	\$164,204	\$164,204	\$982,251
Plumbing	\$1,919,383	\$0	\$0	\$0	\$0	\$6,383	\$6,383	\$1,925,766
Fire and Life Safety	\$111,787	\$0	\$0	\$0	\$0	\$0	\$0	\$111,787
Technology	\$2,451,182	\$0	\$0	\$0	\$0	\$0	\$0	\$2,451,182
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$107,279	\$0	\$0	\$67,127	\$0	\$59,038	\$126,165	\$233,444
Total	\$22,455,861	\$0	\$0	\$720,689	\$667,094	\$1,950,693	\$3,338,476	\$25,794,337

*Displayed totals may not sum exactly due to mathematical rounding

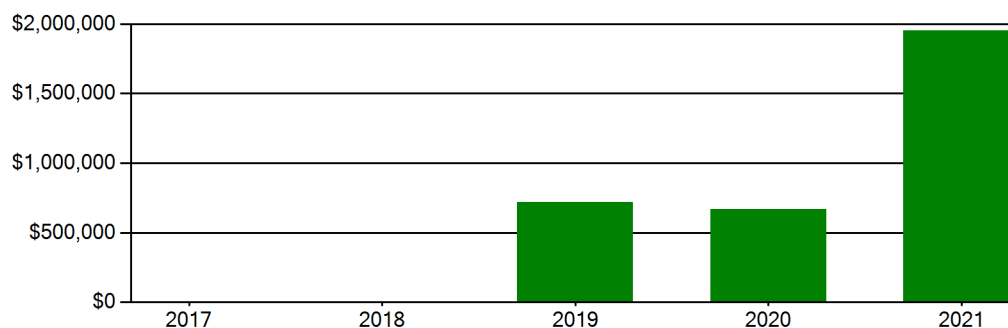
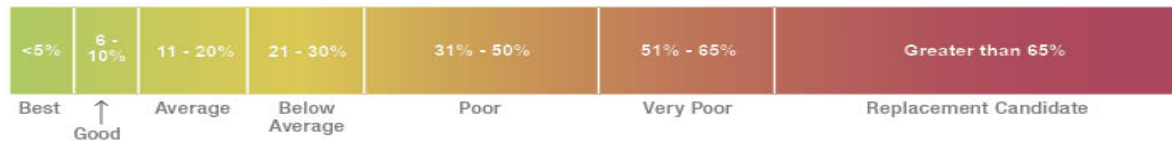


Figure 4: Life Cycle Capital Renewal Forecast



Facility Condition Index (FCI)

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



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

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

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Providence, Rhode Island area. The estimated replacement cost for this facility is \$52,284,960. For planning purposes, the total 5-year need at the Tiverton High School is \$25,802,076 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Tiverton High School facility has a 5-year FCI of 49.33%.

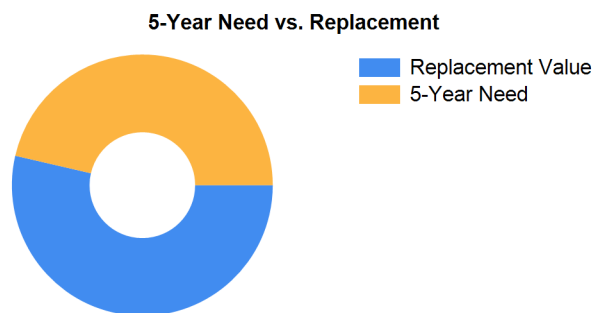


Figure 5: 5-Year FCI

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 730 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 Tiverton High School cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be \$588,254.



Summary of Findings

The Tiverton High School comprises 145,236 square feet and was constructed in 1966. Current deficiencies at this school total \$22,463,600. Five year capital renewal costs total \$3,338,476. The total identified need for the Tiverton High School (current deficiencies and 5-year capital renewal costs) is \$25,802,076. The 5-year FCI is 49.33%.

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
Tiverton High School Totals	145,236	1966	\$22,463,600	\$3,338,476	\$25,802,076	49.33%

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

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

Cost Estimating

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

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



Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement Note: Front entry	Capital Renewal	600	SF	3	\$12,181	1686
Parking Or Roadway Curbs Require Replacement	Capital Renewal	60	LF	3	\$4,533	1687
Sidewalk Requires Replacement Note: Upgrade sidewalks along North Brayton Road from school driveway to Bulgarmarsh Road (6' sidewalk)	Traffic	7,200	SF	3	\$163,174	4461
Asphalt Paving Requires Replacement	Capital Renewal	96	CAR	4	\$315,479	1685
Backstops Require Replacement Note: Backstops Require Replacement	Educational Adequacy	1	Ea.	4	\$28,329	28599
Concrete Site Wall Requires Repair Note: Wall at courtyard window well and wall at patio stair east side of building needs repair.	Capital Renewal	2	Ea.	4	\$5,700	1690
School has insufficient football/soccer fields. Note: School has insufficient football/soccer fields.	Educational Adequacy	1	Ea.	5	\$94,430	28200
Sub Total for System		7 items			\$623,825	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Handrail Requires Repainting	Capital Renewal	50	LF	4	\$519	1689
Sub Total for System		1 items			\$519	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Pole Lighting Requires Replacement Note: The existing pole lighting should be replaced with brighter and more energy efficient lighting.	Capital Renewal	9	Ea.	3	\$69,145	1668
Sub Total for System		1 items			\$69,145	
Sub Total for School and Site Level		9 items			\$693,490	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: Roof is holding substantial amounts of water.	Capital Renewal	102,500	SF	2	\$1,315,527	1700
Sub Total for System		1 items			\$1,315,527	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Requires Replacement Note: Windows leak when it rains, sills are water damaged, and ceiling tiles at window heads are water stained.	Capital Renewal	5,808	SF	2	\$982,853	1696
The Metal Exterior Door Requires Replacement Note: Exterior doors don't operate well, hardware is nonfunctional and gaps are visible.	Capital Renewal	35	Door	2	\$224,602	1694
The Storefront/Curtain Wall Requires Replacement (Bldg SF) Note: Glass is broken and wood frame is deteriorating.	Capital Renewal	567	SF	2	\$45,711	1684
The Stucco Exterior Wall Requires Replacement (Bldg SF) Note: Stucco is peeling off in large pieces and is stained.	Capital Renewal	32,657	SF	2	\$1,092,603	1699
Sub Total for System		4 items			\$2,345,769	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Entry Doors Provide Insufficient Sound Isolation Note: All classroom	Acoustics	51	Ea.	3	\$424,491	4738
Interior Doors Require Replacement	Capital Renewal	149	Door	3	\$687,021	1644
The Acoustical Ceiling Tiles Require Replacement Note: Tiles are old and damaged.	Capital Renewal	133,000	SF	3	\$1,201,206	1688
The Carpet Flooring Requires Replacement Note: Carpet is torn and separating.	Capital Renewal	600	SF	3	\$13,054	1698



Facility Condition Assessment

Tiverton - Tiverton High School

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Terrazzo Flooring Requires Replacement Location: West main corridor	Capital Renewal	500	SF	3	\$37,077	1621
Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	84,000	SF	4	\$2,395,756	Rollup
Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	1,450	LF	4	\$27,570	Rollup
Ceiling Grid Requires Replacement Note: Discolored, rusty and sagging ceiling grid.	Capital Renewal	133,000	SF	4	\$1,577,447	1596
Interior Wood Walls Require Replacement Note: Wood paneling in cafe and auditorium is damaged and delaminating.	Capital Renewal	1,400	SF	4	\$12,777	1697
Moveable Partitions Require Replacement	Capital Renewal	4,000	SF Wall	4	\$462,039	1652
Moveable Partitions Require Replacement Note: Partitions are damaged and poorly functioning.	Capital Renewal	1,500	SF Wall	4	\$173,265	1654
Paint (probable pre-1978 in base (layer(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each)	Hazardous Material	229	Ea.	4	\$65,313	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	185	LF	4	\$4,221	Rollup
Paint (probable pre-1978 in base layer(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	1,640	SF	4	\$15,591	Rollup
Paint (probable pre-1978 in base layer(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - adults only (measurement unit - square feet)	Hazardous Material	200	SF	4	\$1,901	Rollup
Room Is Excessively Reverberant Note: Gym	Acoustics	10,000	SF	4	\$86,989	4740
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	486	SF	4	\$18,519	Rollup
The Handrails In The Stair Area Are Not ADA Compliant Note: No hand rail extension at top or bottom.	Barrier to Accessibility	1,000	LF	4	\$129,295	1702
Vinyl/Fabric Wall Covering Requires Replacement Note: Wall covering has been painted and is peeling.	Capital Renewal	4,000	SF	4	\$28,521	1620
Wall/ceiling materials - area < 9 sq. ft. AND in children-accessible area	Hazardous Material	20	SF	4	\$190	Rollup
Wall/ceiling materials - large areas (> 10 sq. ft.) of damage & area in active use - children	Hazardous Material	290	SF	4	\$2,757	Rollup
Wall/ceiling materials - large areas (> 10 sq. ft.) of damage & area in active use - adults only	Hazardous Material	250	SF	4	\$2,377	Rollup
Classroom Door Requires Vision Panel	Educational Adequacy	1	Ea.	5	\$2,282	Rollup
Room lacks appropriate sound control.	Educational Adequacy	200	SF	5	\$6,959	Rollup
The Concrete Flooring Requires Repair Or Repainting Location: Girls locker room	Capital Renewal	1,600	SF	5	\$12,169	1577
The Gypsum Board Ceilings Require Repainting	Capital Renewal	200	SF	5	\$837	Rollup
	Sub Total for System	26	items		\$7,389,623	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steam/HW Unit Heater Requires Replacement	Capital Renewal	11	Ea.	2	\$26,270	2417
The Air Handler HVAC Component Requires Replacement Note: Very old units are not working well.	Capital Renewal	8	Ea.	2	\$345,095	1636
The Exterior Condensing Unit Requires Replacement Note: Old condensing units.	Capital Renewal	3	Ea.	2	\$34,071	1608
The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	63	Ea.	2	\$105,533	2937
The Heat Pump HVAC Component Requires Replacement	Capital Renewal	5	Ea.	2	\$166,372	2418
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: System leaks and staff is constantly repairing leaky pipes.	Capital Renewal	140,000	SF	2	\$1,079,147	1589
The Steam/Hot Water Radiant Heater Requires Replacement Note: Original radiant heaters.	Capital Renewal	63	Ea.	2	\$325,464	1637
The Steel Tube Boiler Requires Replacement Note: Boilers are always breaking and one is inoperable. If the only one that works stops working the school will have no operating boiler.	Capital Renewal	2	Ea.	2	\$737,642	1645
Unit Ventilators Are Excessively Noisy Note: All classrooms	Acoustics	51	Ea.	3	\$323,593	4739



Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
1200 KW Emergency Generator	Capital Renewal	1	Ea.	4	\$713,023	4394
Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	140,000	SF	4	\$945,658	2932
Lab lacks an appropriate fume hood.	Educational Adequacy	5	Ea.	4	\$109,929	Rollup
Small HVAC Circulating Pump Requires Replacement	Capital Renewal	5	Ea.	4	\$38,142	1635
Small HVAC Circulating Pump Requires Replacement	Capital Renewal	3	Ea.	4	\$28,589	2419
The Exhaust Hood Requires Replacement	Capital Renewal	41	Ea.	4	\$213,369	1648
Note: None of the exhaust fans work.						
Sub Total for System		15	items		\$5,191,896	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	100,000	SF	2	\$594,186	1650
Note: Older style lighting system.						
The Mounted Building Lighting Requires Replacement	Capital Renewal	24	Ea.	3	\$35,822	1664
Note: Building mounted lights are having issues constantly and do not give off enough light.						
The Canopy Lighting Requires Replacement	Capital Renewal	11	Ea.	4	\$15,164	1665
Note: The original canopy lighting is fading and not energy efficient.						
Room Has Insufficient Electrical Outlets	Educational Adequacy	200	Ea.	5	\$99,253	Rollup
Sub Total for System		4	items		\$744,425	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$5,322	1649
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	140,000	SF	3	\$1,126,424	1574
Note: Domestic water piping is original to the building and requires constant repairs.						
The Sanitary Sewer Piping Requires Replacement	Capital Renewal	750	LF	3	\$116,765	1573
Note: Sanitary sewer piping is constantly leaking.						
The Showers Plumbing Fixtures Require Replacement	Capital Renewal	36	Ea.	3	\$273,801	1639
Note: Shower fixtures leak badly and have poor water pressure.						
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	28	Ea.	3	\$37,214	1642
Note: Original non-low flow urinals.						
Water Storage Tank Requires Replacement	Capital Renewal	3	Ea.	3	\$136,558	1638
Note: Original leaking water tanks.						
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	59	Ea.	4	\$187,681	1640
Room lacks a drinking fountain.	Educational Adequacy	2	Ea.	5	\$2,206	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	20	Ea.	5	\$30,232	Rollup
Sub Total for System		9	items		\$1,916,202	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Kitchen Exhaust Hood	Capital Renewal	2	Ea.	1	\$31,928	1579
Note: No fire suppression on the kitchen hoods. This is a full size kitchen that should have a built in fire suppression system in the hood.						
Room lacks shut-off valves for utilities. (International Fuel Gas Code, Section 409.6)	Educational Adequacy	7	Ea.	1	\$79,859	Rollup
Sub Total for System		2	items		\$111,787	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	13	Ea.	3	\$74,154	Rollup
Technology: Auditorium AV/Multimedia system is in need of minor improvements.	Technology	1	Room	3	\$95,070	3979
Technology: Auditorium AV/Multimedia system is in need of minor improvements.	Technology	1	Room	3	\$95,070	3984
Technology: Classroom AV/Multimedia systems are in need of improvements.	Technology	1	Ea.	3	\$9,507	3974



Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	44	Ea.	3	\$878,444	3975
Technology: Instructional spaces do not have local sound reinforcement.	Technology	44	Ea.	3	\$209,153	3972
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	\$5,324	3955
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	\$5,324	3961
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	\$5,324	3967
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	\$37,648	3954
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	\$37,648	3960
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	\$37,648	3966
Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3	\$4,753	3958
Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3	\$4,753	3964
Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3	\$4,753	3971
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	\$6,655	3951
Technology: Main Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	\$50,197	3949
Technology: Main Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	\$42,591	3985
Technology: Main Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3	\$9,032	3953
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	78	Ea.	3	\$33,369	3952
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	24	Ea.	3	\$10,268	3957
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	15	Ea.	3	\$6,417	3963
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	15	Ea.	3	\$6,417	3969
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	192	Ea.	3	\$82,140	3982
Technology: Network system inadequate and/or near end of useful life	Technology	8	Ea.	3	\$60,845	3977
Technology: Network system inadequate and/or near end of useful life	Technology	56	Ea.	3	\$266,195	3978
Technology: PA/Bell/Clock system is inadequate and/or near end of useful life.	Technology	30,000	SF	3	\$51,338	3983
Technology: Special Space AV/Multimedia system is inadequate.	Technology	1	Ea.	3	\$54,190	3973
Technology: Special Space AV/Multimedia systems are in need of minor improvements.	Technology	8	Room	3	\$152,112	3976
Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	\$7,606	3950



Facility Condition Assessment

Tiverton - Tiverton High School

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	\$4,753	3956
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	\$4,753	3962
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	\$4,753	3968
Technology: Telecommunications Room fiber connectivity infrastructure is outdated and/or inadequate.	Technology	1	Ea.	3	\$6,275	3959
Technology: Telecommunications Room fiber connectivity infrastructure is outdated and/or inadequate.	Technology	1	Ea.	3	\$6,275	3965
Technology: Telecommunications Room fiber connectivity infrastructure is outdated and/or inadequate.	Technology	1	Ea.	3	\$6,275	3970
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	44	Ea.	3	\$66,929	3981
Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	\$7,225	3980
Sub Total for System		38	items		\$2,451,182	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient writing area.	Educational Adequacy	5	Ea.	3	\$22,817	Rollup
The Counter Heights Exceed Maximum ADA Height Requirements Note: Main office counter is not ADA accessible.	Barrier to Accessibility	48	LF	3	\$18,253	1693
Welding Bays Are Required	Educational Adequacy	3	Ea.	4	\$16,257	Rollup
Work Tables Are Required	Educational Adequacy	2	Ea.	4	\$7,170	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	5	Ea.	5	\$42,781	Rollup
Sub Total for System		5	items		\$107,279	
Sub Total for Building 01 - Main Building		104	items		\$21,573,689	

Building: 03 - Building 03

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	2,000	SF	2	\$57,042	1683
Sub Total for System		1	items		\$57,042	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	3	Door	2	\$19,252	3033
The Exterior Requires Painting (Bldg SF)	Capital Renewal	2,000	SF	4	\$26,620	4391
The Exterior Soffit Requires Repair	Capital Renewal	100	SF	5	\$2,183	1701
Sub Total for System		3	items		\$48,054	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gypsum Board Ceilings Require Repainting	Capital Renewal	100	SF	5	\$418	Rollup
Sub Total for System		1	items		\$418	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electric Unit Heater Requires Replacement	Capital Renewal	1	Ea.	2	\$1,263	4390
Sub Total for System		1	items		\$1,263	



Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Requires Replacement	Capital Renewal	3	Ea.	3	\$4,478	1678
Note: Lighting should be replaced with brighter, more efficient fixtures.						
Sub Total for System		1	items		\$4,478	
Sub Total for Building 03 - Building 03		7	items		\$111,255	

Building: 04 - Building 04

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	2,000	SF	2	\$57,042	1876
Note: Shingles are deteriorating.						
Sub Total for System		1	items		\$57,042	
Sub Total for Building 04 - Building 04		1	items		\$57,042	

Building: 05 - Maintenance Shed

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	100	SF	3	\$2,176	4386
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	150	SF	5	\$991	Rollup
The Gypsum Board Ceilings Require Repainting	Capital Renewal	300	SF	5	\$1,255	Rollup
Sub Total for System		3	items		\$4,422	
Sub Total for Building 05 - Maintenance Shed		3	items		\$4,422	

Building: 06 - Septic House

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electric Unit Heater Requires Replacement	Capital Renewal	3	Ea.	2	\$7,427	1873
Exhaust Fan Ventilation Requires Replacement	Capital Renewal	2	Ea.	4	\$5,355	1875
Sub Total for System		2	items		\$12,782	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	4	\$3,181	1874
Sub Total for System		1	items		\$3,181	
Sub Total for Building 06 - Septic House		3	items		\$15,963	
Total for Campus		127	items		\$22,455,861	

Buildings with no reported deficiencies

- 02 - Building 02
- 07 - Septic House 02



Tiverton High School - Life Cycle Summary Yrs 1-5

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Pedestrian Pavement	Sidewalks - Concrete	3,000	SF	\$61,319	5
Playfield Areas	HS Athletic Components	1	Ea.	\$452,935	5
		Sub Total for System	2 items	\$514,254	
		Sub Total for Building -	2 items	\$514,254	

Building: 01 - Main Building

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	7,000	SF	\$665,488	4
Exterior Wall Veneer	Vinyl siding - clapboard style	14,000	SF	\$112,467	5
		Sub Total for System	2 items	\$777,955	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	89,600	SF	\$592,018	3
Carpeting	Carpet	1,400	SF	\$30,459	3
Suspended Plaster and	Painted ceilings	6,800	SF	\$28,445	5
Tile Wall Finish	Ceramic Tile wall	7,000	SF	\$155,724	5
Flooring Treatment	Concrete Floor - Finished	21,000	SF	\$273,424	5
Tile Flooring	Ceramic Tile	11,200	SF	\$300,762	5
Wall Coverings	Vinyl/Fabric Wall Covering	38,000	SF	\$270,949	5
		Sub Total for System	7 items	\$1,651,780	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	2	Ea.	\$164,204	5
		Sub Total for System	1 items	\$164,204	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compressed-Air Systems	Air Compressor (2 hp)	1	Ea.	\$6,383	5
		Sub Total for System	1 items	\$6,383	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	6	Room	\$67,127	3
Casework	Lockers	120	Ea.	\$59,038	5

Note: Girl's gym lockers

		Sub Total for System	2 items	\$126,165	
		Sub Total for Building 01 - Main Building	13 items	\$2,726,488	

Building: 02 - Building 02

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	72	SF	\$301	3
		Sub Total for System	1 items	\$301	
		Sub Total for Building 02 - Building 02	1 items	\$301	

Building: 03 - Building 03

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	CMU - Bldg SF Basis	2,000	SF	\$26,422	5
		Sub Total for System	1 items	\$26,422	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	1,900	SF	\$7,948	3



Facility Condition Assessment

Tiverton - Tiverton High School

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Coiling Doors	Overhead	1	Door	\$36,792	5
Sub Total for System		2	items	\$44,740	
Sub Total for Building 03 - Building 03		3	items	\$71,162	

Building: 04 - Building 04

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	2,000	SF	\$8,366	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,000	SF	\$13,215	3
Sub Total for System		2	items	\$21,581	
Sub Total for Building 04 - Building 04		2	items	\$21,581	

Building: 05 - Maintenance Shed

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	140	SF	\$1,606	4
Sub Total for System		1	items	\$1,606	
Sub Total for Building 05 - Maintenance Shed		1	items	\$1,606	

Building: 06 - Septic House

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	300	SF	\$1,255	3
Sub Total for System		1	items	\$1,255	
Sub Total for Building 06 - Septic House		1	items	\$1,255	

Building: 07 - Septic House 02

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Wood Siding - Bldg SF basis	50	SF	\$1,499	5
Sub Total for System		1	items	\$1,499	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	50	SF	\$330	5
Sub Total for System		1	items	\$330	
Sub Total for Building 07 - Septic House 02		2	items	\$1,829	
Total for: Tiverton High School		25	items	\$3,338,475	



Supporting Photos



Site Aerial



Cracked Concrete Flooring



Septic House Exterior



Ponding On Roof



Facility Condition Assessment

Tiverton - Tiverton High School



Chipped And Worn Wood Door



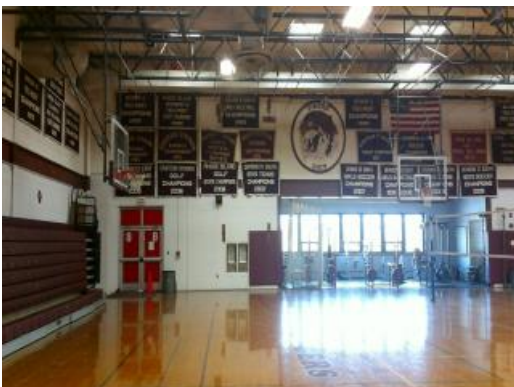
Cracked 9X9 Tile



West Elevation



Cracked Terrazzo Flooring



Gym



Maintenance Shed Electrical Panel



Facility Condition Assessment

Tiverton - Tiverton High School



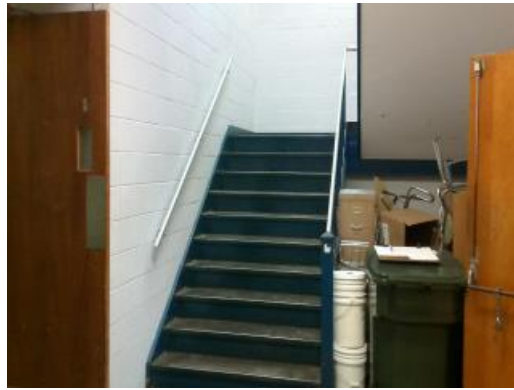
Music Room



Typical Light Fixtures



Exterior Finishes



No Handrail Extension At Top Or Bottom



Ponding At Gym Roof Edge



Stained Ceiling Tiles



Facility Condition Assessment

Tiverton - Tiverton High School



Courtyard Window Well



Building 3 Building Mounted Light



Non-Functional Exhaust Fan



Building 3 Stained Concession Ceiling



Diesel Storage Tank



Cafeteria



Facility Condition Assessment

Tiverton - Tiverton High School



Damaged Library Roof Soffit



Building 4 Electrical Panel



Auditorium



Main Power



Staining At Drain



East Elevation



Bubbled Carpet



Shop Class



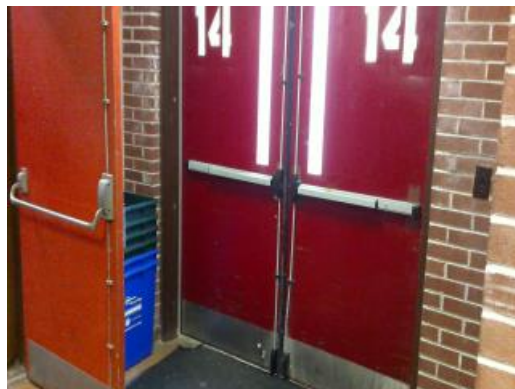
Stained Gypsum Ceiling



Library



Kitchen Sink



Exterior Doors



Facility Condition Assessment

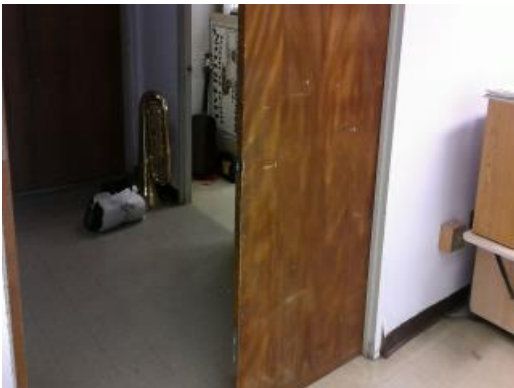
Tiverton - Tiverton High School



Courtyard



Scratched And Delaminating Wood Wall



Chipped And Worn Wood Door



Typical Window Condition



Septic House 2 Elevation



Building 3 Decaying Roof



Typical Stained And Torn Partition



Building 3 Damaged Roof Fascia



Showers



Ponding At Expansion Joint



Boys Toilet Room



Auditorium



Air Compressor



Stained And Weathered Stucco



Chipped 9X9 Tile



Original Water Storage Tank



Steel Tube Boilers



Original Lavatories



Facility Condition Assessment

Tiverton - Tiverton High School



Science Room



Typical Classroom



Stained Ceiling Grid



Broken Concrete Retaining Wall



Steel Tube Boilers



Stained Gypsum Ceiling



Exterior Elevation



Peeling Stucco



Signage



East Roadway Asphalt Paving



Septic House Lavatory



Typical Classroom



Water Damaged Sill



Chipped Paint Window Well Railing



Concessions Sink



Gymnasium Partition



Front Entry Cracked Sidewalk



Evidence Of Water Damage At Window



Facility Condition Assessment

Tiverton - Tiverton High School



Building 2 Elevation



Damaged Soffit At Library



Art Class



Original Radiant Heaters



Building 3 Exterior



Septic House Exhaust Fans



Facility Condition Assessment

Tiverton - Tiverton High School



Original Urinals



Cafeteria



Peeling Wall Covering



Building 4



Maintenance Shed Elevation



Courtyard



Kitchen Hood



Maintenance Shed Unit Heater



Home Economics



HVAC Circulating Pump



Maintenance Shed Restroom Fixtures



Original Canopy Lighting



Facility Condition Assessment

Tiverton - Tiverton High School



Air Compressors



Front Entry



Library



Ponding At Roof Edge



Concessions Lighting



Ponding On Low Roof Above Music Room



Facility Condition Assessment

Tiverton - Tiverton High School



Septic House Electric Unit Heater



Front Entry



Wood Frame Windows



Septic House Updated Electrical



Main Office Counters



Locker Room