Facility Condition Assessment

Warwick - Cottrell F. Hoxsie School | *June 2017*

55 Glenwood Drive, Warwick, RI 02889

Introduction

Cottrell F. Hoxsie School, located at 55 Glenwood Drive in Warwick, Rhode Island, was built in 1969. It comprises 41,400 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.

Cottrell F. Hoxsie School serves grades KG - 6, has 25 instructional spaces, and has an enrollment of 313. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for Cottrell F. Hoxsie School is 375 with a resulting utilization of 83%.

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 Cottrell F. Hoxsie School the 5-year need is $7,846,159. 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 Cottrell F. Hoxsie 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 Cottrell F. Hoxsie 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
	CMU Exterior Wall
	Painted Gypsum Soffit
	Wood Siding Exterior Wall
	Aluminum Exterior Windows
	Steel Exterior Entrance 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
	Steel Canopy 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
	Interior Door Hardware
	Exposed Metal Structure Ceiling
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Painted Ceilings
	Wood Ceilings
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring

Mechanical

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

01 - Main Building:	2,400 MBH Copper Tube Boiler
	3 kW Electric Unit Heater
	Finned Wall Radiator
	Steam/Hot Water Heating Unit Vent
	Pneumatic Heating System Controls
	Window Units
	1 HP or Smaller Pump
	5 HP Pump
	2-Pipe Hot Water Hydronic Distribution System
	Roof Exhaust Fan

Plumbing

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

01 - Main Building:	2" Backflow Preventers
	Gas Piping System
	40 Gallon Electric Water Heater
	Domestic Water Piping System
	Classroom Lavatories
	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
	Urinals
	Air Compressor (2 hp)

Electrical

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

01 - Main Building:	400 Amp Distribution Panel
	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	Light Fixtures
	Building Mounted Lighting Fixtures

Facility Deficiency Priority Levels

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

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

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

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

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

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

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

Table 1: System by Priority

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	-	-	$212,939	$118,837	-	$331,776	5.67 %
Roofing	-	$1,346,345	-	-	-	$1,346,345	23.02 %
Structural	-	-	-	-	-	$0	0.00 %
Exterior	-	$124,609	-	-	$14,443	$139,052	2.38 %
Interior	-	-	$841,394	$533,329	-	$1,374,723	23.50 %
Mechanical	-	$337,989	-	$301,223	-	$639,212	10.93 %
Electrical	-	$47,931	$51,476	-	$47,321	$146,728	2.51 %
Plumbing	-	-	-	$5,937	$20,064	$26,001	0.44 %
Fire and Life Safety	$564,872	-	-	-	-	$564,872	9.66 %
Technology	-	-	$1,039,264	-	-	$1,039,264	17.77 %
Conveyances	-	-	-	-	-	$0	0.00 %
Specialties	-	-	-	$233,079	$8,499	$241,578	4.13 %
Total	$564,872	$1,856,874	$2,145,073	$1,192,406	$90,327	$5,849,552	

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

The building systems with the most need include:

Interior	-	$1,374,723
Roofing	-	$1,346,345
Technology	-	$1,039,264

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

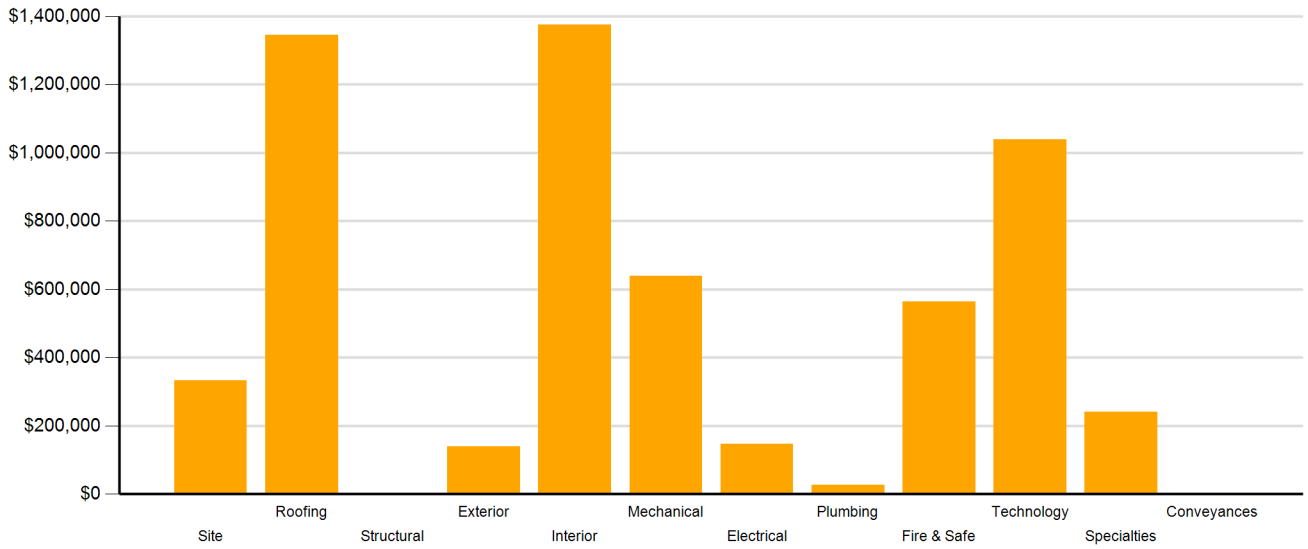

Figure 2: System Deficiencies

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	-	-	$375,575	$71,302	-	$446,877
Barrier to Accessibility	-	-	$179,741	-	-	$179,741
Capital Renewal	-	$1,856,874	$497,195	$1,042,406	$14,443	$3,410,918
Code Compliance	$564,872	-	-	-	-	$564,872
Educational Adequacy	-	-	$16,997	$55,334	$75,883	$148,215
Functional Deficiency	-	-	$39,038	-	-	$39,038
Hazardous Material	-	-	-	$23,363	-	$23,363
Technology	-	-	$1,022,267	-	-	$1,022,267
Traffic	-	-	$14,260	-	-	$14,260
Total	$564,872	$1,856,874	$2,145,073	$1,192,406	$90,327	$5,849,552

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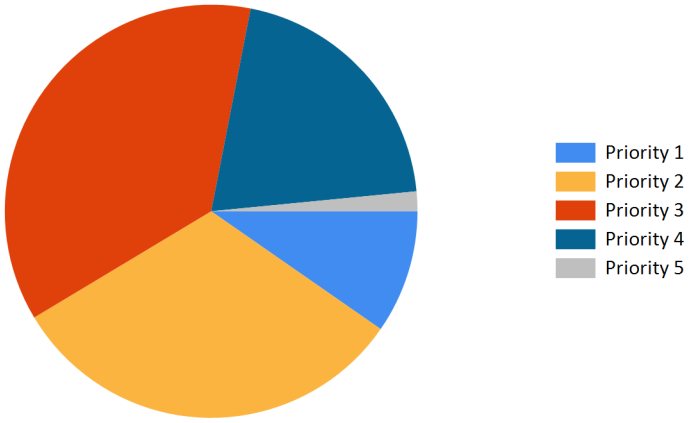

Figure 3: Current deficiencies by priority

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	$331,776	$0	$0	$0	$307,692	$57,231	$364,923	$696,699
Roofing	$1,346,345	$0	$0	$0	$0	$0	$0	$1,346,345
Structural	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$139,052	$0	$0	$0	$0	$106,593	$106,593	$245,645
Interior	$1,374,723	$0	$0	$0	$663,572	$44,206	$707,778	$2,082,501
Mechanical	$639,212	$0	$0	$7,941	$319,119	$103,760	$430,820	$1,070,032
Electrical	$146,728	$0	$0	$0	$0	$0	$0	$146,728
Plumbing	$26,001	$0	$0	$232,685	$30,660	$0	$263,345	$289,346
Fire and Life Safety	$564,872	$0	$0	$121,343	$0	$0	$121,343	$686,216
Technology	$1,039,264	$0	$0	$0	$0	$0	$0	$1,039,264
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$241,578	$0	$0	$0	$0	$0	$0	$241,578
Total	**$5,849,552**	**$0**	**$0**	**$361,969**	**$1,321,043**	**$311,790**	**$1,994,802**	**$7,844,354**

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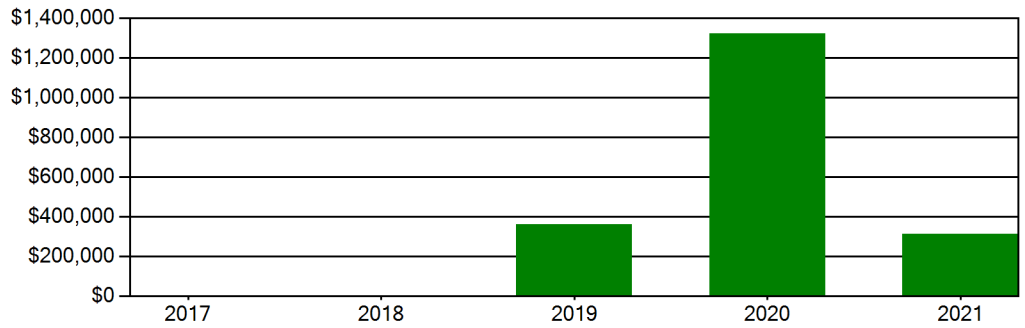
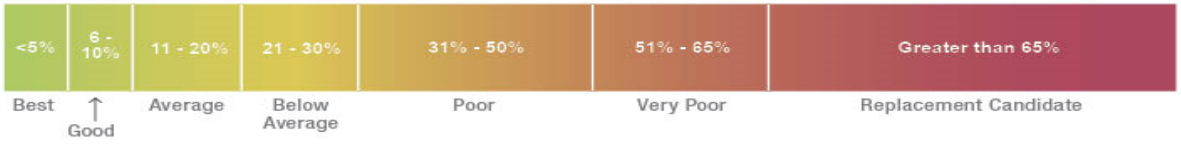


Figure 4: Life Cycle Capital Renewal Forecast

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 $14,490,000. For planning purposes, the total 5-year need at the Cottrell F. Hoxsie School is $7,846,159 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Cottrell F. Hoxsie School facility has a 5-year FCI of 54.14%.

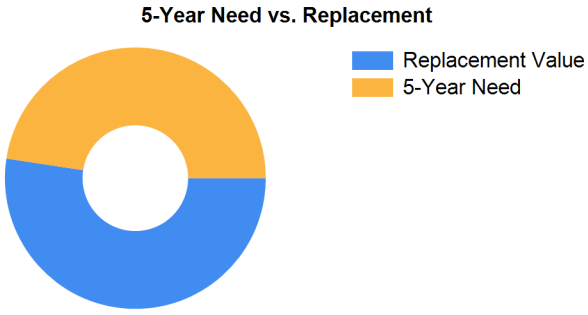


Figure 5: 5-Year FCI

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 230 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 Cottrell F. Hoxsie School cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be $217,728.

Summary of Findings

The Cottrell F. Hoxsie School comprises 41,400 square feet and was constructed in 1969. Current deficiencies at this school total $5,851,357. Five year capital renewal costs total $1,994,802. The total identified need for the Cottrell F. Hoxsie School (current deficiencies and 5-year capital renewal costs) is $7,846,159. The 5-year FCI is 54.14%.

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
Cottrell F. Hoxsie School Totals	41,400	1969	$5,851,357	$1,994,802	$7,846,159	54.14%

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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	18,600	SF	3	$198,679	12660
Note: Asphalt pedestrian pavement and paved play areas are deteriorated.						
Crosswalk Requires Repainting	Traffic	3	Ea.	3	$2,852	16958
Note: Repaint crosswalk at end of school driveway and crosswalks on Glenwood Drive.						
Traffic Signage Is Required	Traffic	4	Ea.	3	$11,408	16957
Note: Add school zone signs on Glenwood Drive.						
Backstops Require Replacement	Educational Adequacy	1	Ea.	4	$35,651	28617
Note: Backstops Require Replacement						
Playground Requires Impact Resistant Material	Capital Renewal	1	Ea.	4	$47,535	12659
Note: The playground mulch is worn and in need of replacement (4000 sf).						
Site Marquee Requires Replacement	Capital Renewal	1	Ea.	4	$35,651	12661
Note: The marquee is damaged from age and exposure to the elements.						
	Sub Total for System	**6**	**items**		**$331,776**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Pole Lighting Is Missing And Needed	Functional Deficiency	1	Ea.	3	$24,778	12662
Note: Additional lighting is needed in the rear parking lot. The area is not sufficiently illuminated.						
	Sub Total for System	**1**	**items**		**$24,778**	
	Sub Total for School and Site Level	**7**	**items**		**$356,554**	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing With Aggregate Ballast Requires Replacement	Capital Renewal	33,988	SF	2	$1,346,345	12673
Note: The built-up roofing is aged with missing aggregate and evidence of ponding.						
	Sub Total for System	**1**	**items**		**$1,346,345**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Requires Replacement	Capital Renewal	176	SF	2	$31,024	12666
Note: The exterior windows are deteriorated.						
Location: Main building multipurpose room and main entry						
The Metal Exterior Door Requires Replacement	Capital Renewal	14	Door	2	$93,584	12665
Note: Main building exterior doors are weathered and should be replaced.						
The Exterior Soffit Requires Repainting	Capital Renewal	4,167	SF	5	$14,443	12663
Note: The exterior soffit paint is bubbled and peeling.						
Location: Main building and north addition						
	Sub Total for System	**3**	**items**		**$139,052**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Entry Doors Provide Insufficient Sound Isolation	Acoustics	29	Ea.	3	$265,650	19829
Note: All classrooms in main building						
Classroom Interior Doors Provide Insufficient Sound Isolation	Acoustics	12	Ea.	3	$109,924	19830
Note: All classrooms in main building						
The Acoustical Ceiling Tiles Require Replacement	Capital Renewal	28,755	SF	3	$270,525	12667
Note: Main building ceiling tiles are stained and sagging.						
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	556	SF	3	$15,553	12668
Note: The ceramic tile flooring is cracked and broken.						
Location: Main building restrooms						
The Interior Door Hardware Requires Replacement	Barrier to Accessibility	55	Door	3	$179,741	12674
Note: The door hardware is worn and obsolete.						
Location: Main building						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Grid Requires Replacement	Capital Renewal	28,755	SF	4	$355,259	12681
Note: Acoustic ceiling grid at the main building is aged and stained.						
Interior Toilet Partition Requires Repair	Capital Renewal	12	Ea.	4	$6,536	12670
Location: Main building						
Moveable Partitions Require Replacement	Capital Renewal	480	SF Wall	4	$57,755	12684
Note: Partition walls at classrooms 1 and 16 and the multipurpose room stage and aged and worn with various tears. They should be replaced.						
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	10	Ea.	4	$2,971	Rollup
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet)	Hazardous Material	858	LF	4	$20,392	Rollup
Room Is Excessively Reverberant (Install Fiberglass Wall Panel)	Acoustics	1,200	SF	4	$71,302	19831
Note: Music space						
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	505	SF	4	$19,113	Rollup
	Sub Total for System	**12**	**items**		**$1,374,723**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Unit Vent	Capital Renewal	3	Ea.	2	$52,859	12683
Note: Unit ventilators are aged, rusted, corroded, and heat unevenly.						
The Copper Tube Boiler Requires Replacement	Capital Renewal	2	Ea.	2	$285,130	12682
Note: Original boilers are rusted and corroded and need to be replaced.						
Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	41,400	SF	4	$291,297	12679
Small HVAC Circulating Pump Requires Replacement	Capital Renewal	1	Ea.	4	$9,927	12675
Note: Pump is aged and corroded.						
	Sub Total for System	**4**	**items**		**$639,212**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	$26,738	12678
Note: Panel is aged and corroded.						
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	$15,152	12676
Note: Original panelboards are corroded with breakers that do not function.						
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	$6,041	12677
Note: Obsolete panelboard should be replaced.						
The Electrical Receptacles Are Inadequate And More are Needed	Functional Deficiency	24	Ea.	3	$14,260	12671
The Mounted Building Lighting Requires Replacement	Capital Renewal	8	Ea.	3	$12,438	12669
Room Has Insufficient Electrical Outlets	Educational Adequacy	96	Ea.	5	$47,321	Rollup
	Sub Total for System	**6**	**items**		**$121,950**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Floor Drains Are Required	Educational Adequacy	1	Ea.	4	$570	Rollup
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	2	Ea.	4	$5,367	12672
Note: Service sinks are aged and corroded.						
Room lacks a drinking fountain.	Educational Adequacy	10	Ea.	5	$10,954	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	8	Ea.	5	$9,110	Rollup
	Sub Total for System	**4**	**items**		**$26,001**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers (NFPA 13)	Code Compliance	41,400	SF	1	$564,872	12664
	Sub Total for System	**1**	**items**		**$564,872**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	3	Ea.	3	$16,997	Rollup
Technology: Campus network switching electronics are antiquated and/or do not meet standards.	Technology	196	Ea.	3	$97,050	22930
Technology: Classroom AV/Multimedia systems are in need of improvements.	Technology	28	Ea.	3	$277,287	22933
Technology: Instructional spaces do not have local sound reinforcement.	Technology	28	Ea.	3	$138,643	22938
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	$5,546	22928
Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	$47,139	22927
Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3	$4,952	22929
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	$6,932	22926
Technology: Main Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	$52,288	22924
Technology: Main Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3	$9,408	22925
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	113	Ea.	3	$50,357	22931
Technology: Network system inadequate and/or near end of useful life	Technology	4	Ea.	3	$31,690	22936
Technology: Network system inadequate and/or near end of useful life	Technology	20	Ea.	3	$99,031	22937
Technology: PA/Bell/Clock system is inadequate and/or near end of useful life.	Technology	41,400	SF	3	$73,798	22935
Technology: Special Space AV/Multimedia system is inadequate.	Technology	1	Ea.	3	$56,448	22932
Technology: Special Space AV/Multimedia systems are in need of minor improvements.	Technology	1	Room	3	$19,806	22934
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	28	Ea.	3	$44,366	22939
Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	$7,526	22940
	Sub Total for System	**18**	**items**		**$1,039,264**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	20	Room	4	$233,079	12680
Note: Cabinets in the main building are aged and worn.						
Room lacks an appropriate refrigerator.	Educational Adequacy	1	Ea.	5	$8,499	Rollup
	Sub Total for System	**2**	**items**		**$241,578**	
	Sub Total for Building 01 - Main Building	**51**	**items**		**$5,492,998**	
	Total for Campus	**58**	**items**		**$5,849,552**	

Cottrell F. Hoxsie School - Life Cycle Summary Yrs 1-5

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Roadway Pavement	Asphalt	23	CAR	$76,096	4
Parking Lot Pavement	Asphalt	70	CAR	$231,596	4
Note:	Main parking lot				
Pedestrian Pavement	Sidewalks - Concrete	2,800	SF	$57,231	5
	Sub Total for System	**3**	**items**	**$364,923**	
	Sub Total for Building -	**3**	**items**	**$364,923**	

Building: 01 - Main Building

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Wood Siding - Bldg SF basis	3,556	SF	$106,593	5
	Sub Total for System	**1**	**items**	**$106,593**	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	41,400	SF	$273,544	4
Resilient Flooring	Vinyl Composition Tile Flooring	33,999	SF	$390,028	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	4,689	SF	$42,349	5
Suspended Plaster and	Painted ceilings	444	SF	$1,857	5
	Sub Total for System	**4**	**items**	**$707,778**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Window Units	2	Ea.	$6,678	3
Decentralized Heating Equipment	Unit Heater Electric (3 KW)	1	Ea.	$1,263	3
Facility Hydronic Distribution	2-Pipe Water System (Hot)	41,400	SF	$319,119	4
Exhaust Air	Roof Exhaust Fan	12	Ea.	$62,449	5
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	3	Ea.	$22,885	5
Note:	1/2 HP				
Decentralized Heating Equipment	Finned Wall Radiator - (Ea.)	11	Ea.	$18,426	5
	Sub Total for System	**6**	**items**	**$430,821**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Classroom Lavatories	25	Ea.	$67,975	3
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	$14,755	3
Plumbing Fixtures	Urinals	5	Ea.	$6,645	3
Plumbing Fixtures	Restroom Lavatories	24	Ea.	$76,345	3
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	$3,540	3
Note:	50 gallons				
Plumbing Fixtures	Toilets	20	Ea.	$57,042	3
Compressed-Air Systems	Air Compressor (2 hp)	1	Ea.	$6,383	3
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	3	Ea.	$30,660	4
	Sub Total for System	**8**	**items**	**$263,345**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	41,400	SF	$121,343	3
	Sub Total for System	**1**	**items**	**$121,343**	
	Sub Total for Building 01 - Main Building	**20**	**items**	**$1,629,881**	
	Total for: Cottrell F. Hoxsie School	**23**	**items**	**$1,994,804**	

Supporting Photos

Site Aerial

Playground

Weathered Marquee

Peeling Soffit Paint


Cracked Tile Floor


Toilet Partitions


Built-Up Roofing


Aged Cabinetry


Stained Ceiling Grid


Damaged Operable Partition Wall


Library

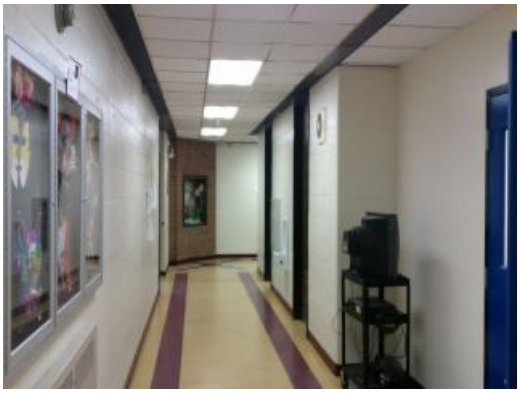

North Addition Exterior


Canopies


Entry Doors


Multipurpose Room

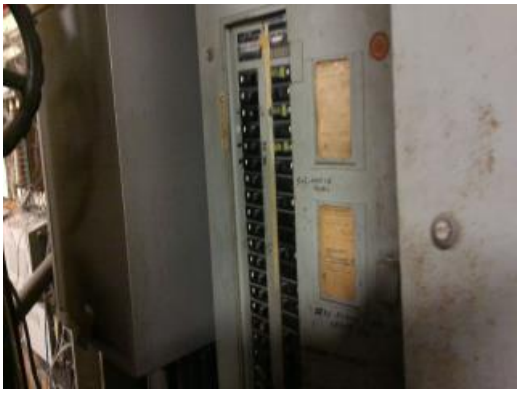

Typical Classroom


Hallway Finishes


Exterior Finishes


Mop Sink


Pumps


Aged Panelboard


Distribution Panel


Boilers


Aged Unit Ventilator