Facility Condition Assessment

Warwick - Warwick Veterans Memorial Junior HS | *June 2017*

2401 West Shore Road, Warwick, RI 02889

Introduction

Warwick Veterans Memorial Junior HS, located at 2401 West Shore Road in Warwick, Rhode Island, was built in 1955. It comprises 218,520 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.

Warwick Veterans Memorial Junior HS serves grades 6 - 8, has 87 instructional spaces, and has an enrollment of 450. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for Warwick Veterans Memorial Junior HS is 2,146 with a resulting utilization of 21%.

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 Warwick Veterans Memorial Junior HS the 5-year need is $31,921,063. 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 Warwick Veterans Memorial Junior HS

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 Warwick Veterans Memorial Junior HS 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
	Metal Panel Exterior Wall
	Pre-cast Concrete Panel Exterior Wall
	Painted Gypsum Soffit
	Steel Exterior Windows
	Aluminum Exterior Windows
	Storefront Entrance Doors
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors
02 - Building 02:	Brick Exterior Wall
	Painted Exterior Wall
	Aluminum Exterior Windows
	Steel Exterior Entrance Doors
03 - Building 03:	Metal Panel Exterior Wall
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors
04 - Building 04:	Painted Exterior Wall
	Painted Gypsum Soffit
	Wood Siding Exterior Wall
	Steel Exterior Entrance Doors
05 - Building 05:	Wood Siding Exterior Wall
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors
06 - Baseball Press Box:	Painted Exterior Wall
	Painted Gypsum Soffit
	Wood Siding Exterior Wall
	Steel Exterior Entrance Doors
	Wood Exterior Doors
07 - Snack Bar:	Painted Exterior Wall

07 - Snack Bar:	Painted Gypsum Soffit
	Wood Siding Exterior Wall
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors

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

01 - Main Building:	EPDM Roofing
	Single Ply Roofing
	Canopy Roofing
02 - Building 02:	EPDM Roofing
03 - Building 03:	Metal Low-Slope Roofing
04 - Building 04:	Composition Shingle Roofing
05 - Building 05:	Metal Low-Slope Roofing
06 - Baseball Press Box:	Composition Shingle Roofing
07 - Snack Bar:	Composition Shingle Roofing

Interior

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

01 - Main Building:	Wood Interior Doors
	Steel Interior Doors
	Aluminum/Glass Storefront Interior Doors
	Overhead Interior Coiling Doors
	Interior Door Hardware
	Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Adhered Acoustical Ceiling Tiles
	Painted Ceilings
	CMU Wall
	Brick/Stone Veneer
	Interior Wall Painting
	Concrete Flooring
	Quarry Tile Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring
	Carpet
02 - Building 02:	Wood Interior Doors
	Steel Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Interior Wall Painting

02 - Building 02:	Vinyl Composition Tile Flooring
03 - Building 03:	Exposed Metal Structure Ceiling
	Interior Wall Painting
	Concrete Flooring
04 - Building 04:	Door Hardware
	Interior Wall Painting
	Wood Flooring
05 - Building 05:	Exposed Metal Structure Ceiling
	Interior Wall Painting
	Concrete Flooring
06 - Baseball Press Box:	Door Hardware
	Interior Wall Painting
	Wood Flooring
07 - Snack Bar:	Door Hardware
	CMU Wall
	Concrete Flooring

Mechanical

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

01 - Main Building:	8,375 MBH Steel Tube Boiler
	Electric Heating Unit Vent
	Finned Wall Radiator
	12 MBH Steam Unit Heater
	Pneumatic Heating System Controls
	1 Ton Ductless Split System
	1 Ton Heat Pump
	Make-up Air Unit
	1 HP or Smaller Pump
	5 HP Pump
	2-Pipe Hot Water Hydronic Distribution System
	15,000 CFM Interior AHU
	Roof Exhaust Fan
	Fire Sprinkler System
02 - Building 02:	Finned Wall Radiator
	Window Units
	Wall Exhaust Fan
07 - Snack Bar:	1 HP or Smaller Pump

Plumbing

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

01 - Main Building:	2" Backflow Preventers

01 - Main Building:	Gas Piping System
	40 Gallon Electric Water Heater
02 - Building 02:	30 Gallon Electric Water Heater
01 - Main Building:	Domestic Water Piping System
02 - Building 02:	Domestic Water Piping System
01 - Main Building:	Classroom Lavatories
	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Restroom Lavatories
	Showers
	Toilets
	Urinals
02 - Building 02:	Non-Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
	Urinals
01 - Main Building:	Sump Pump
	Air Compressor (1 hp)

Electrical

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

01 - Main Building:	1200 kW Emergency Generator
	208/120v Switch
	1,200 Amp Switchgear
	2,000 Amp Switchgear
	500 KVA Transformer
	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	Building Mounted Lighting Fixtures
	Canopy Mounted Lighting Fixtures
	Light Fixtures
02 - Building 02:	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	Electrical Disconnect
	Light Fixtures
	Building Mounted Lighting Fixtures
03 - Building 03:	Panelboard - 120/208 100A
	Building Mounted Lighting Fixtures
	Light Fixtures
04 - Building 04:	Light Fixtures
05 - Building 05:	Panelboard - 120/208 400A
	Light Fixtures

06 - Baseball Press Box:	Panelboard - 120/208 100A
	Building Mounted Lighting Fixtures
	Light Fixtures
07 - Snack Bar:	Panelboard - 120/208 100A
	Building Mounted Lighting Fixtures
	Light Fixtures

Facility Deficiency Priority Levels

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

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

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

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

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

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

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	-	-	$880,310	$4,300,314	$322,203	$5,502,827	20.14 %
Roofing	-	$1,453,517	$14,369	-	-	$1,467,887	5.37 %
Structural	-	-	-	-	-	$0	0.00 %
Exterior	-	$1,318,878	-	$195,131	$2,641	$1,516,650	5.55 %
Interior	-	-	$2,201,932	$1,585,749	$48,777	$3,836,458	14.04 %
Mechanical	-	$3,228,598	-	$1,630,886	-	$4,859,484	17.78 %
Electrical	$5,649	$242,467	$60,977	-	$168,730	$477,823	1.75 %
Plumbing	-	$11,460	$2,108,492	$392,757	$48,533	$2,561,242	9.37 %
Fire and Life Safety	$45,633	-	-	-	-	$45,633	0.17 %
Technology	-	-	$4,049,530	-	-	$4,049,530	14.82 %
Conveyances	-	-	$297,093	-	-	$297,093	1.09 %
Specialties	-	-	$27,380	$2,637,974	$47,915	$2,713,270	9.93 %
Total	$51,282	$6,254,921	$9,640,083	$10,742,811	$638,800	$27,327,897	

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

The building systems with the most need include:

Site	-	$5,502,827
Mechanical	-	$4,859,484
Technology	-	$4,049,530

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

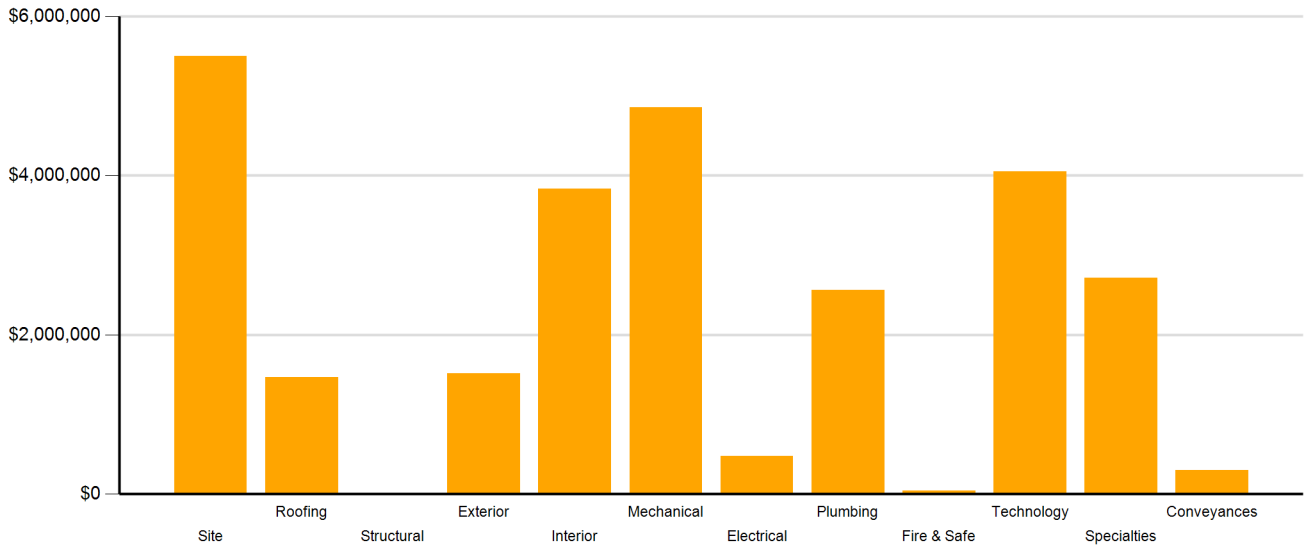

Figure 2: System Deficiencies

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	-	-	-	$267,631	-	$267,631
Barrier to Accessibility	-	-	$297,093	-	-	$297,093
Capital Renewal	-	$6,254,921	$5,142,870	$9,650,732	$37,500	$21,086,023
Code Compliance	-	-	-	-	-	$0
Educational Adequacy	$51,282	-	$124,351	$437,718	$601,300	$1,214,652
Functional Deficiency	-	-	-	-	-	$0
Hazardous Material	-	-	-	$386,730	-	$386,730
Technology	-	-	$3,952,558	-	-	$3,952,558
Traffic	-	-	$123,210	-	-	$123,210
Total	$51,282	$6,254,921	$9,640,083	$10,742,811	$638,800	$27,327,897

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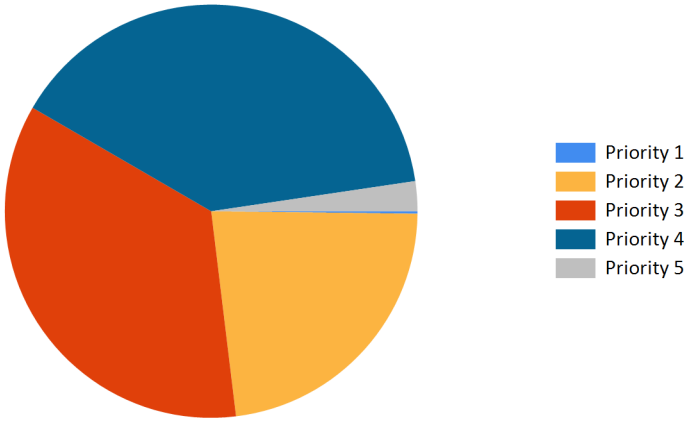


Figure 3: Current deficiencies by priority

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	$5,502,827	$0	$0	$0	$0	$306,594	$306,594	$5,809,422
Roofing	$1,467,887	$0	$0	$0	$0	$0	$0	$1,467,887
Structural	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$1,516,650	$0	$0	$0	$0	$0	$0	$1,516,650
Interior	$3,836,458	$0	$0	$15,858	$2,445,049	$0	$2,460,907	$6,297,365
Mechanical	$4,859,484	$0	$0	$91,259	$7,164	$521,825	$620,248	$5,479,732
Electrical	$477,823	$0	$0	$642	$19,813	$1,156,299	$1,176,754	$1,654,577
Plumbing	$2,561,242	$0	$0	$11,410	$7,033	$10,220	$28,663	$2,589,905
Fire and Life Safety	$45,633	$0	$0	$0	$0	$0	$0	$45,633
Technology	$4,049,530	$0	$0	$0	$0	$0	$0	$4,049,530
Conveyances	$297,093	$0	$0	$0	$0	$0	$0	$297,093
Specialties	$2,713,270	$0	$0	$0	$0	$0	$0	$2,713,270
Total	**$27,327,897**	**$0**	**$0**	**$119,169**	**$2,479,059**	**$1,994,938**	**$4,593,166**	**$31,921,063**

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

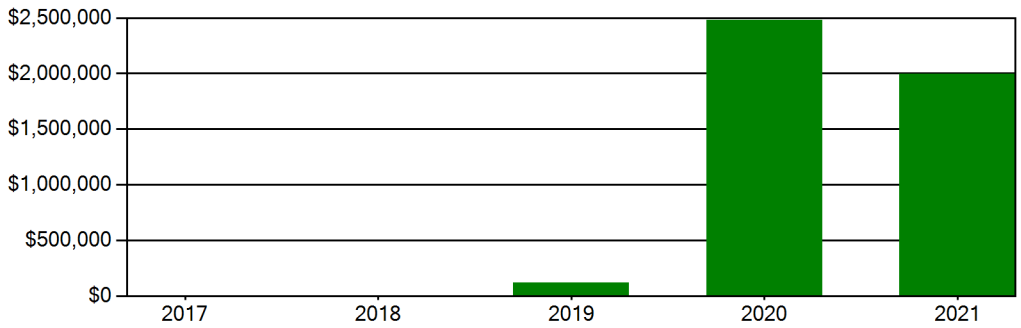
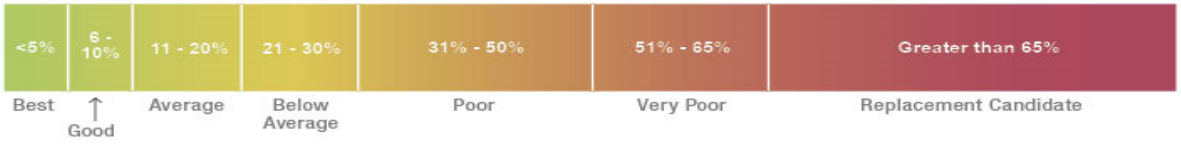


Figure 4: Life Cycle Capital Renewal Forecast

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 $78,667,200. For planning purposes, the total 5-year need at the Warwick Veterans Memorial Junior HS is $31,921,063 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Warwick Veterans Memorial Junior HS facility has a 5-year FCI of 40.58%.

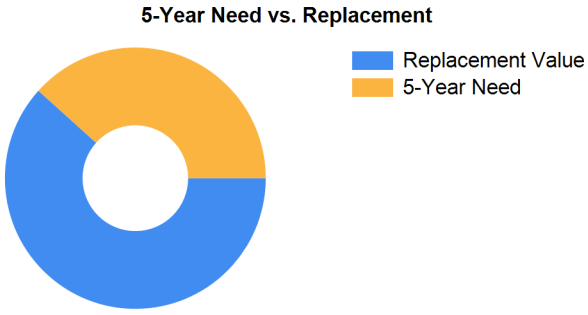


Figure 5: 5-Year FCI

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

Rhode Island Aspirational Capacity

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

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

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

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

Applying the Rhode Island Aspirational Capacity, a facility of this size could ideally support an enrollment of approximately 1,181 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 Warwick Veterans Memorial Junior HS cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be $1,116,637.

Summary of Findings

The Warwick Veterans Memorial Junior HS comprises 218,520 square feet and was constructed in 1955. Current deficiencies at this school total $27,327,897. Five year capital renewal costs total $4,593,166. The total identified need for the Warwick Veterans Memorial Junior HS (current deficiencies and 5-year capital renewal costs) is $31,921,063. The 5-year FCI is 40.58%.

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
Warwick Veterans Memorial Junior HS Totals	218,520	1955	$27,327,897	$4,593,166	$31,921,063	40.58%

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

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

Cost Estimating

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

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

LEA Feedback

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

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Walks Require Replacement	Capital Renewal	35,000	SF	3	$373,857	16773
Note: The pedestrian paving at the football field bleachers and circulation area is deteriorated.						
Concrete Walks Require Replacement	Capital Renewal	15,000	SF	3	$383,242	16774
New Sidewalk Is Required	Traffic	4,320	SF	3	$123,210	22007
Note: Add sidewalk along Fletcher St adjacent to tennis courts (720' long x 6' wide)						
Asphalt Paving Requires Replacement	Capital Renewal	70	CAR	4	$289,496	16769
Asphalt Paving Requires Replacement	Capital Renewal	540	CAR	4	$2,233,251	16770
Asphalt Paving Requires Replacement	Capital Renewal	10	CAR	4	$41,357	16771
Note: The basketball court pavement is severely deteriorated.						
Fencing Requires Replacement (4' Chain Link Fence)	Capital Renewal	2,400	LF	4	$193,942	16767
Note: The fencing is rusted and damaged.						
Fencing Requires Replacement (Ornamental Fence)	Capital Renewal	60	LF	4	$80,572	16768
Note: The ornamental fencing at the main entry is corroded.						
Site Marquee Requires Replacement	Capital Renewal	1	Ea.	4	$35,651	16775
Note: The marquee sign is in poor condition.						
Tennis Courts, Nets, And Equipment Require Replacement	Capital Renewal	6	Ea.	4	$1,426,046	16772
Note: Tennis courts are deteriorated.						
School has insufficient # of tennis courts.	Educational Adequacy	1	Ea.	5	$203,366	29049
Note: School has insufficient # of tennis courts.						
School has insufficient football/soccer fields.	Educational Adequacy	1	Ea.	5	$118,837	28201
Note: School has insufficient football/soccer fields.						
	Sub Total for System	**12**	**items**		**$5,502,827**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Pole Lighting Requires Replacement	Capital Renewal	1	Ea.	3	$9,669	16776
Note: One pole light located by the field snack bar does not work. Possible circuit issue.						
	Sub Total for System	**1**	**items**		**$9,669**	
	Sub Total for School and Site Level	**13**	**items**		**$5,512,496**	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Tectum Decking Requires Replacement	Capital Renewal	18,520	SF	2	$1,431,295	16804
Note: The exposed panel insulation ceilings are deteriorated, stained and damaged.						
Gutters Require Replacement	Capital Renewal	250	LF	3	$12,379	16801
Note: The gutter at the north wall of the shop classroom wing is deteriorated and damaged.						
	Sub Total for System	**2**	**items**		**$1,443,674**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Requires Replacement	Capital Renewal	160	SF	2	$28,204	16784
Location: Windows at gym entry vestibule						
The Metal Exterior Door Requires Replacement	Capital Renewal	28	Door	2	$187,168	16781
Note: The steel doors are corroded and damaged.						
The Overhead Door Requires Replacement	Capital Renewal	2	Door	2	$76,650	16783
Note: The overhead shop doors are deteriorated and damaged.						
The Overhead Door Requires Replacement	Capital Renewal	4	Door	2	$153,300	18976
The Steel Window Requires Replacement	Capital Renewal	3,526	SF	2	$785,662	16785
Note: The original steel windows are deteriorated.						
Location: Windows at shop clerestory, boiler room and adjacent to corridor exit doors						
The Exterior Soffit Requires Replacement	Capital Renewal	1,100	SF	4	$141,614	16779
Note: The plaster soffit at G-wing is severely damaged.						

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Soffit Requires Repainting	Capital Renewal	640	SF	5	$2,218	16780
	Sub Total for System	**7**	**items**		**$1,374,817**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	300	Door	3	$1,440,900	16787
The Acoustical Ceiling Tiles Require Replacement	Capital Renewal	10,000	SF	3	$94,079	16786
Note: The acoustical ceilings are in poor condition.						
The Carpet Flooring Requires Replacement	Capital Renewal	2,000	SF	3	$45,325	16788
Note: The carpet in the lecture hall is in poor condition.						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	30,000	SF	3	$358,492	16790
Note: The VCT flooring is in poor condition.						
The Wood Flooring Requires Replacement	Capital Renewal	6,000	SF	3	$207,371	16791
Note: The wood flooring is worn and damaged.						
Adhered Acoustical Ceiling Tile Requires Replacement	Capital Renewal	35,000	SF	4	$395,350	16821
Note: The adhered tile ceilings are deteriorated and falling off in some areas.						
Ceiling Grid Requires Replacement	Capital Renewal	10,000	SF	4	$123,547	16819
Interior Storefront Doors Require Replacement	Capital Renewal	12	Door	4	$59,419	16818
Note: The vestibule doors are worn.						
Interior Toilet Partition Requires Repair	Capital Renewal	31	Ea.	4	$16,885	16799
Note: The toilet partition doors are worn and damaged.						
Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present	Hazardous Material	2,000	SF	4	$59,419	Rollup
Moveable Partitions Require Replacement	Capital Renewal	900	SF Wall	4	$108,290	16777
Paint (probable pre-1978 in base (layers(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each)	Hazardous Material	645	Ea.	4	$191,625	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	2,030	LF	4	$48,248	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	6,483	SF	4	$64,202	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	2,020	SF	4	$20,004	Rollup
Paint (probable pre-1978 in base layer(s)) -large areas(> 10 sq. ft.)of peeling/damage & area in active use-adults only (measurement unit - linear feet)	Hazardous Material	136	LF	4	$3,232	Rollup
Room Is Excessively Reverberant	Acoustics	11,500	SF	4	$267,631	27839
Note: Gym						
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	5,664	SF	4	$215,821	Rollup
Room lacks appropriate sound control.	Educational Adequacy	400	SF	5	$13,918	Rollup
The Gypsum Board Ceilings Require Repainting	Capital Renewal	8,000	SF	5	$34,859	Rollup
	Sub Total for System	**20**	**items**		**$3,768,617**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Unit Vent	Capital Renewal	16	Ea.	2	$235,931	16820
Note: In poor condition, corroding, do not heat efficiently, and past life expectancy.						
The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	300	Ea.	2	$523,478	16812
Note: About 80% of the radiators need to be replaced, in bad condition, fins not in good shape, do not heat properly, and past life expectancy.						
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	210,520	SF	2	$1,690,342	16813
Note: Pipes are the main issue with the heating system for the school. Pipes are old and leak. Need to be completely replaced.						
The Steel Tube Boiler Requires Replacement	Capital Renewal	2	Ea.	2	$768,377	16822
Note: Boilers are past life expectancy and need to be replaced. In poor condition, rusting and corroding. One boiler doesn't work anymore.						
Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	210,520	SF	4	$1,481,250	16815
Note: Control system needs to be upgraded to DDC. Pnuematic system results in uneven heating throughout the school.						
Lab lacks an appropriate fume hood.	Educational Adequacy	5	Ea.	4	$109,929	Rollup
Small HVAC Circulating Pump Requires Replacement	Capital Renewal	4	Ea.	4	$39,707	16806

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: Pumps are old and corroding. Past life expectancy and in bad condition.						
	Sub Total for System	**7**	**items**		**$4,849,015**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room last power shut-off valves for utilities	Educational Adequacy	4	Ea.	1	$5,649	Rollup
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	$71,936	16814
Note: Replace original switchgear in boiler room. In poor condition and past life expectancy.						
The Panelboard Requires Replacement	Capital Renewal	23	Ea.	2	$116,163	16809
The Panelboard Requires Replacement	Capital Renewal	9	Ea.	2	$54,368	16810
Note: Missing breakers and corroding.						
The Mounted Building Lighting Requires Replacement	Capital Renewal	30	Ea.	3	$46,644	16792
Note: Lights are old and do not illuminate clearly.						
Room Has Insufficient Electrical Outlets	Educational Adequacy	340	Ea.	5	$168,730	Rollup
	Sub Total for System	**6**	**items**		**$463,490**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Requires Replacement	Capital Renewal	1	Ea.	2	$4,084	16811
Note: Pipes are old and corroding, past life expectancy also. Need to be replaced.						
The Electric Water Heater Requires Replacement	Capital Renewal	2	Ea.	2	$7,376	16808
Note: Water heaters are old and past life expectancy. In bad condition. Need to add additional water heater dedicated to locker rooms.						
Sump Pump Requires Replacement	Capital Renewal	1	Ea.	3	$1,509	16807
Note: Sump pump is in poor condition and needs to be replaced. Past life expectancy and rusting.						
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	210,520	SF	3	$1,764,395	16805
Note: Piping is in poor condition and past life expectancy.						
The Showers Plumbing Fixtures Require Replacement	Capital Renewal	38	Ea.	3	$301,054	16796
Note: Almost all showers are past life expectancy and in poor condition.						
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	30	Ea.	3	$41,534	16803
Note: Urinals are corroding and past life expectancy.						
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	10	Ea.	4	$106,458	16797
Note: Low flow, past life expectancy and rusting.						
The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	32	Ea.	4	$90,633	16778
Note: Most sinks are in bad condition and past life expectancy. Low flow and corroding.						
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	5	Ea.	4	$13,419	16800
Note: Sinks are corroding and rusting.						
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	55	Ea.	4	$182,247	16794
Note: Most need to be replaced because they are in poor condition. Some restrooms have gravity sinks.						
Room lacks a drinking fountain.	Educational Adequacy	7	Ea.	5	$7,720	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	27	Ea.	5	$40,813	Rollup
	Sub Total for System	**12**	**items**		**$2,561,242**	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks shut-off valves for utilities. (International Fuel Gas Code, Section 409.6)	Educational Adequacy	4	Ea.	1	$45,633	Rollup
	Sub Total for System	**1**	**items**		**$45,633**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	17	Ea.	3	$96,971	Rollup
Technology: Auditorium AV/Multimedia system is in need of minor improvements.	Technology	1	Room	3	$99,031	23009

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Campus network switching electronics are antiquated and/or do not meet standards.	Technology	830	Ea.	3	$410,978	22998
Technology: Classroom AV/Multimedia systems are in need of improvements.	Technology	76	Ea.	3	$752,635	23000
Technology: Classroom AV/Multimedia systems are in need of improvements.	Technology	76	Ea.	3	$752,635	23008
Technology: Instructional spaces do not have local sound reinforcement.	Technology	76	Ea.	3	$376,318	23005
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	$5,546	22980
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	$5,546	22983
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	$5,546	22988
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	$5,546	22992
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3	$5,546	22996
Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	$47,139	22991
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$39,216	22986
Technology: Intermediate Telecommunications Room needs minor improvements.	Technology	1	Ea.	3	$17,429	22987
Technology: Intermediate Telecommunications Room needs minor improvements.	Technology	1	Ea.	3	$17,429	22995
Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3	$4,952	22981
Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3	$4,952	22984
Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3	$4,952	22989
Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3	$4,952	22993
Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3	$4,952	22997
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	$6,932	22978
Technology: Main Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	$52,288	22979
Technology: Main Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	$52,288	22982
Technology: Main Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	$44,366	22977
Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	814	Ea.	3	$362,750	22999
Technology: Network system inadequate and/or near end of useful life	Technology	18	Ea.	3	$142,605	23003
Technology: Network system inadequate and/or near end of useful life	Technology	38	Ea.	3	$188,159	23004
Technology: PA/Bell/Clock system is inadequate and/or near end of useful life.	Technology	210,520	SF	3	$375,264	23002
Technology: Special Space AV/Multimedia systems are in need of minor improvements.	Technology	1	Room	3	$19,806	23001
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$4,952	22985

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$4,952	22990
Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$4,952	22994
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	76	Ea.	3	$120,422	23006
Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	$7,526	23007
	Sub Total for System	**34**	**items**		**$4,049,530**	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab Requires Replacement	Barrier to Accessibility	1	Ea.	3	$297,093	16793
Note: The elevator is non-operational at times, not ADA compliant and generally in poor condition.						
	Sub Total for System	**1**	**items**		**$297,093**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient writing area.	Educational Adequacy	6	Ea.	3	$27,380	Rollup
Replace Cabinetry In Classes/Labs	Capital Renewal	67	Room	4	$780,815	16817
Note: The cabinets are worn and damaged.						
Separate Student Kitchen Stations Are Required	Educational Adequacy	1	Ea.	4	$3,727	Rollup
The Metal Student Lockers Require Replacement	Capital Renewal	600	Ea.	4	$307,491	16816
Note: The lockers are damaged and worn.						
The Retractable Bleachers Require Replacement	Capital Renewal	1,200	Seat	4	$1,426,046	16802
Note: The bleachers are worn and difficult to operate.						
Walk In Cooler/Freezer Is Required	Educational Adequacy	1	Ea.	4	$90,316	Rollup
Work Tables Are Required	Educational Adequacy	5	Ea.	4	$17,926	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	4	Ea.	5	$34,225	Rollup
The room lacks a washer and/or dryer.	Educational Adequacy	1	Ea.	5	$13,690	Rollup
	Sub Total for System	**9**	**items**		**$2,701,616**	
	Sub Total for Building 01 - Main Building	**99**	**items**		**$21,554,725**	

Building: 02 - Building-02

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Downspouts Require Installation or Replacement	Capital Renewal	30	LF	3	$1,991	16826
Note: The downspouts on the rear side of the building are damaged.						
	Sub Total for System	**1**	**items**		**$1,991**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Requires Painting (Bldg SF)	Capital Renewal	3,136	SF	4	$43,479	16825
	Sub Total for System	**1**	**items**		**$43,479**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	6	Door	3	$28,818	16828
Note: The doors are in poor condition.						
The Acoustical Ceiling Tiles Require Replacement	Capital Renewal	780	SF	3	$7,338	16827
Note: The acoustic ceilings are in poor condition.						
The Interior Door Hardware Requires Replacement	Capital Renewal	6	Door	3	$19,608	16830
Note: The door hardware is in poor condition.						

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Grid Requires Replacement	Capital Renewal	780	SF	4	$9,637	16832
Note: The acoustic ceilings are in poor condition.						
	Sub Total for System	**4**	**items**		**$65,401**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	6	Ea.	2	$10,470	16831
Note: Past life expectancy and in poor condition.						
	Sub Total for System	**1**	**items**		**$10,470**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Requires Replacement	Capital Renewal	3	Ea.	3	$4,664	16829
Note: Past life expectancy, lights do not illuminate clearly.						
	Sub Total for System	**1**	**items**		**$4,664**	
	Sub Total for Building 02 - Building-02	**8**	**items**		**$126,004**	

Building: 04 - Building-04

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	108	SF	2	$3,209	16833
Note: The roofing is in poor condition.						
	Sub Total for System	**1**	**items**		**$3,209**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	108	SF	2	$3,372	16836
Note: The wood siding is rotted.						
The Exterior Requires Painting (Bldg SF)	Capital Renewal	108	SF	4	$1,497	16835
The Exterior Soffit Requires Repainting	Capital Renewal	36	SF	5	$125	16834
	Sub Total for System	**3**	**items**		**$4,994**	
	Sub Total for Building 04 - Building-04	**4**	**items**		**$8,203**	

Building: 06 - Baseball Press Box

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	368	SF	2	$10,933	16837
	Sub Total for System	**1**	**items**		**$10,933**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	368	SF	2	$11,491	16841
Note: The wood siding is rotted.						
The Wood Exterior Door Requires Replacement	Capital Renewal	2	Door	2	$17,340	16840
Note: The wood doors are deteriorated.						
The Exterior Requires Painting (Bldg SF)	Capital Renewal	368	SF	4	$5,102	16839
The Exterior Soffit Requires Repainting	Capital Renewal	62	SF	5	$215	16838
	Sub Total for System	**4**	**items**		**$34,148**	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Stair Treads Require Replacement	Capital Renewal	56	LF	4	$2,440	16842
	Sub Total for System	**1**	**items**		**$2,440**	
	Sub Total for Building 06 - Baseball Press Box	**6**	**items**		**$47,521**	

Building: 07 - Snack Bar

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	272	SF	2	$8,081	16843

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: The shingle roof is in poor condition.						
	Sub Total for System	**1**	**items**		**$8,081**	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	128	SF	2	$3,997	16847
Note: The wood siding is deteriorated.						
The Metal Exterior Door Requires Replacement	Capital Renewal	2	Door	2	$13,369	16846
Note: The steel doors are in poor condition.						
The Overhead Door Requires Replacement	Capital Renewal	1	Door	2	$38,325	18977
Note: 8 ft wide x 4 ft high rolling steel shutter.						
The Exterior Requires Painting (Bldg SF)	Capital Renewal	248	SF	4	$3,438	16845
The Exterior Soffit Requires Repainting	Capital Renewal	24	SF	5	$83	16844
	Sub Total for System	**5**	**items**		**$59,212**	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	1	Room	4	$11,654	16848
Note: The base cabinets are in poor condition.						
	Sub Total for System	**1**	**items**		**$11,654**	
	Sub Total for Building 07 - Snack Bar	**7**	**items**		**$78,947**	
	Total for Campus	**137**	**items**		**$27,327,897**	

Buildings with no reported deficiencies

03 - Building-03

05 - Building-05

Warwick Veterans Memorial Junior HS - 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		15,000	SF	$306,594	5
		Sub Total for System	**1**	**items**	**$306,594**	
		Sub Total for Building -	**1**	**items**	**$306,594**	

Building: 01 - Main Building

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)		117,920	SF	$779,138	4
Resilient Flooring	Vinyl Composition Tile Flooring		139,000	SF	$1,594,572	4
		Sub Total for System	**2**	**items**	**$2,373,710**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Air Distribution	Make-up Air Unit		4	Ea.	$63,598	3
Decentralized Heating Equipment	Unit Heater Steam/HW (12 MBH)		3	Ea.	$7,164	4
Exhaust Air	Roof Exhaust Fan		40	Ea.	$208,165	5
HVAC Air Distribution	AHU 15,000 CFM Interior		2	Ea.	$302,949	5
		Sub Total for System	**4**	**items**	**$581,876**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)		193,983	SF	$1,152,619	5
		Sub Total for System	**1**	**items**	**$1,152,619**	
		Sub Total for Building 01 - Main Building	**7**	**items**	**$4,108,206**	

Building: 02 - Building-02

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)		3,136	SF	$20,721	4
Resilient Flooring	Vinyl Composition Tile Flooring		3,136	SF	$35,975	4
		Sub Total for System	**2**	**items**	**$56,696**	

Mechanical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Window Units		6	Ea.	$20,033	3
Exhaust Air	Wall Exhaust Fan		4	Ea.	$10,711	5
		Sub Total for System	**2**	**items**	**$30,744**	

Electrical

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wiring Devices	Electrical Disconnect		5	Ea.	$9,165	4
	Note: One at 400A and four at 100A					
Power Distribution	Panelboard - 120/208 100A		1	Ea.	$4,849	4
Power Distribution	Panelboard - 120/208 225A		1	Ea.	$5,799	4
		Sub Total for System	**3**	**items**	**$19,813**	

Plumbing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatories		3	Ea.	$9,543	3
Domestic Water Equipment	Water Heater - Electric - 30 gallon		1	Ea.	$1,867	3
	Note: 15 gallons					
Plumbing Fixtures	Toilets		2	Ea.	$5,704	4
Plumbing Fixtures	Urinals		1	Ea.	$1,329	4
Plumbing Fixtures	Non-Refrigerated Drinking Fountain		1	Ea.	$10,220	5
		Sub Total for System	**5**	**items**	**$28,664**	
		Sub Total for Building 02 - Building-02	**12**	**items**	**$135,916**	

Building: 03 - Building-03

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,400	SF	$15,858	3
	Sub Total for System	**1**	**items**	**$15,858**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	$1,493	5
	Sub Total for System	**1**	**items**	**$1,493**	
	Sub Total for Building 03 - Building-03	**2**	**items**	**$17,350**	

Building: 04 - Building-04

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	108	SF	$714	4
	Sub Total for System	**1**	**items**	**$714**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	108	SF	$642	3
	Sub Total for System	**1**	**items**	**$642**	
	Sub Total for Building 04 - Building-04	**2**	**items**	**$1,355**	

Building: 05 - Building-05

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,740	SF	$11,497	4
	Sub Total for System	**1**	**items**	**$11,497**	
	Sub Total for Building 05 - Building-05	**1**	**items**	**$11,497**	

Building: 06 - Baseball Press Box

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	368	SF	$2,432	4
	Sub Total for System	**1**	**items**	**$2,432**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	368	SF	$2,187	5
	Sub Total for System	**1**	**items**	**$2,187**	
	Sub Total for Building 06 - Baseball Press Box	**2**	**items**	**$4,618**	

Building: 07 - Snack Bar

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1	Ea.	$7,628	3
	Sub Total for System	**1**	**items**	**$7,628**	
	Sub Total for Building 07 - Snack Bar	**1**	**items**	**$7,628**	
	Total for: Warwick Veterans Memorial Junior HS	**28**	**items**	**$4,593,164**	

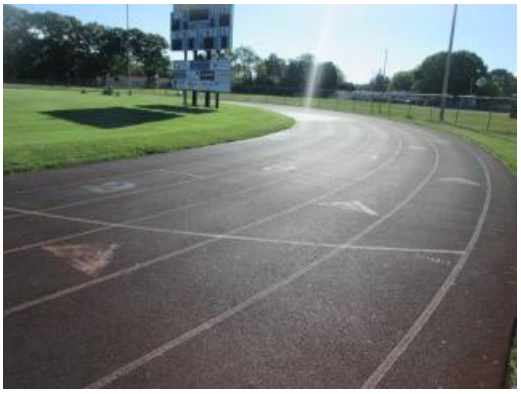
Supporting Photos

Site Aerial

100A Panelboard

Parking Pavement

Oversized Steel Utility Door



Competition Track

Pole Light Aged And Weathered

Marquee Sign

Bleacher Pavement

Main Entry Ornamental Fence

Rusted Fencing


Damaged Fencing


Asphalt Pedestrian Pavement


Folding Partition Wall


Tennis Court Paving


G-Wing Soffit


Deteriorated Basketball Court


Shop Classroom Overhead Door


Sink


Shop Classroom Wood Floor


G-Wing Soffit


Restroom Lavatory


Interior Wood Door


Non-Refrigerated Water Fountain


Mounted Building Light


Urinals


Showers


Exposed Insulated Panel Ceiling


Service Sink


5HP Pump


Exposed Insulated Panel Ceiling


Water Heater


Piping

200A Panelboard


Sump Pump


Fin Tube Radiator


Backflow Preventer


Switchgear


Piping


Hallway Lockers


Metal Gym Lockers


Boarded Up Unit Ventilator Out Of Service


Classroom Cabinets


Adhered Ceiling Tiles


Old Unit Ventilator


Boilers


Boiler Out Of Service


Gym Exterior


Main Office Sliding Glazed Doors


Locker Room Exterior


Band Room


Main Gymnasium

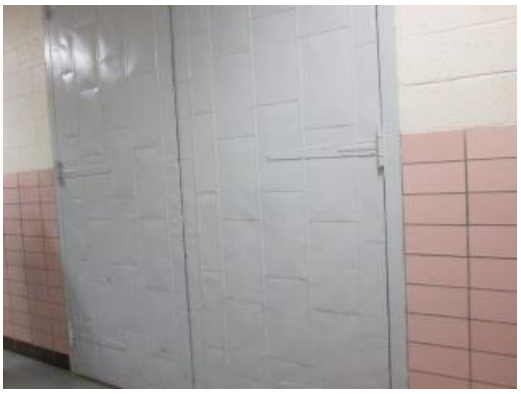

Stage Floor


Rear Yard


Courtyard


Cafeteria


Front Exterior


Interior Oversized Steel Doors


Boys Locker Room


Shop Classroom


Main Entry Corridor


Girls Locker Room


Shop Classroom Exterior


Auxilliary Gymnasium

Typical Corridor


Boiler Room


Main Entry Canopy


Typical Classroom


Loading Dock


Science Classroom


Bay Window At Science Prep Room


Library


Gym Entry


Baseboard Heater


Building Lights


Damaged Downspout

Front Exterior


Rear Exterior


Typical Interior


Exterior


Deteriorated Acoustical Ceiling


Exterior


Interior


Exterior


Interior


Exterior Stair Treads


Front Exterior


Rear Exterior


Upper Level Interior


Field Side Exterior


Rolling Shutter


Back Side Exterior


Interior