

Facility Condition Assessment

Dr. Harry L. Halliwell Memorial School

October 2016

Address: 358 Victory Highway, Slatersville, RI 02876

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Executive Summary

Dr. Harry L. Halliwell Memorial School, located at 358 Victory Highway in Slatersville, Rhode Island, was built in 1957. It comprises 41,175 gross square feet. Data in this report was collected in the spring/summer of 2016.

Dr. Harry L. Halliwell Memorial School has an enrollment of 331, serves grades 3 - 5, and has 18 classrooms. The LEA reported capacity for Dr. Harry L. Halliwell Memorial School is 330 with a resulting utilization of 100.00%. For master planning efforts, a RIDE Model Program Standard was established based on the RIDE School Construction Regulations. Applying RIDE's Model Program Standard, a facility of this size could ideally support an enrollment of approximately 229 students.

The total current deficiencies for this campus, in 2016 construction cost dollars, are estimated at \$9,927,886. For master planning purposes a five-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For Dr. Harry L. Halliwell Memorial School the five-year need is \$11,086,555. The findings contained within this report resulted from an assessment of building systems. Assessments were performed by building professionals experienced in disciplines including: architecture, mechanical, plumbing, electrical, acoustics, hazardous material, and technology infrastructure.



Figure 1: Aerial view of Dr. Harry L. Halliwell Memorial School

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Facility Condition Assessment



Dr. Harry L. Halliwell Memorial School Condition Assessment

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 the ages of a building's systems to forecast system replacement as it reaches the end of its 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.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each school to better identify significant deficiencies.

Discipline Specialists

All assessment teams produced current deficiencies that are 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 was incorporated 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.

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

Hazardous Materials: Schools constructed prior to 1990 were assessed by specialist 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: 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. Also, onsite personnel conducted an initial evaluation from data collected during the facility condition assessment. Based on the 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 acoustic, 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 systems noise and vibration control.

Educational Space Analysis: The evaluation of 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 create a listing of alterations that should be made to make the space a better environment for teaching and learning.



System Summaries

The following tables summarize major building systems at Dr. Harry L. Halliwell Memorial School campus, identified by discipline and building.

<u>Site</u>

The site level systems for this campus includes:

Site	Asphalt Parking Lot Pavement
	Asphalt Roadway Pavement
	Asphalt Pedestrian Pavement

Building Envelope

The exterior systems for the buildings at this campus includes:

01 - Building 01:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
02 - Building 02:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
03 - Building 03:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
04 - Building 04:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
05 - Building 05:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
06 - Administration Building:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
07 - Building 07:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
08 - Building 08:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
09 - Building 09:	E.I.F.S. Exterior Wall
	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors
10 - Building 10:	Wood Siding Exterior Wall
	Wood Exterior Windows

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10 - Building 10:	Aluminum Exterior Windows
	Storefront / Curtain Wall
	Steel Exterior Entrance Doors
11 - Building 11:	Wood Siding Exterior Wall
	Wood Exterior Windows
	Steel Exterior Entrance Doors

The roofing for the buildings at this campus consists of:

	·
01 - Building 01:	Composition Shingle Roofing
02 - Building 02:	Composition Shingle Roofing
03 - Building 03:	Composition Shingle Roofing
04 - Building 04:	Composition Shingle Roofing
05 - Building 05:	Composition Shingle Roofing
06 - Administration Building:	Composition Shingle Roofing
07 - Building 07:	Composition Shingle Roofing
08 - Building 08:	Composition Shingle Roofing
09 - Building 09:	Composition Shingle Roofing
10 - Building 10:	Composition Shingle Roofing
11 - Building 11:	Composition Shingle Roofing

<u>Interior</u>

The interior systems for the buildings at this campus includes:

01 - Building 01:	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Ceramic Tile Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
02 - Building 02:	Wood Interior Doors
	Steel Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Ceramic Tile Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring





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03 - Building 03:	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Ceramic Tile Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
04 - Building 04:	Wood Interior Doors
	Steel Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Ceramic Tile Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
05 - Building 05:	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Ceramic Tile Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
06 - Administration Building:	Wood Interior Doors
	Steel Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Adhered Acoustical Ceiling Tiles
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
07 - Building 07:	Steel Interior Doors
	Wood Interior Doors





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07 - Building 07:	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
08 - Building 08:	Wood Interior Doors
	Steel Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Interior Wall Painting
	Concrete Flooring
	Vinyl Composition Tile Flooring
	Terrazzo Flooring
09 - Building 09:	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Exposed Metal Structure Ceiling
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Ceramic Tile Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
10 - Building 10:	Wood Interior Doors
	Interior Door Hardware
	Wood Ceilings
	Wood Wall Paneling
	Interior Wall Painting
	Concrete Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring
11 - Building 11:	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Interior Wall Painting
	Concrete Flooring
	Concrete Flooring



11 - Building 11:	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring

Mechanical

The mechanical systems for the buildings at this campus includes:

01 - Building 01:	150 MBH Gas Furnace
	Ductwork
02 - Building 02:	150 MBH Gas Furnace
	Ductwork
03 - Building 03:	150 MBH Gas Furnace
	Ductwork
04 - Building 04:	150 MBH Gas Furnace
	Ductwork
05 - Building 05:	150 MBH Gas Furnace
	Ductwork
06 - Administration Building:	150 MBH Gas Furnace
	Window Units
	Ductwork
07 - Building 07:	150 MBH Gas Furnace
	Ductwork
08 - Building 08:	150 MBH Gas Furnace
	Window Units
	Ductwork
09 - Building 09:	150 MBH Gas Furnace
	Ductwork
10 - Building 10:	400 MBH Gas Furnace
	Ductwork
11 - Building 11:	150 MBH Gas Furnace
•	Ductwork

Plumbing

The plumbing systems for the buildings at this campus includes:

06 - Administration Building:	Gas Piping System
	40 Gallon Gas Water Heater
01 - Building 01:	Gas Piping System
	40 Gallon Gas Water Heater
10 - Building 10:	2" Backflow Preventers
	Gas Piping System
	40 Gallon Gas Water Heater
11 - Building 11:	Gas Piping System
	40 Gallon Gas Water Heater





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02 - Building 02:	Gas Piping System
	40 Gallon Gas Water Heater
03 - Building 03:	Gas Piping System
	40 Gallon Gas Water Heater
04 - Building 04:	Gas Piping System
	40 Gallon Gas Water Heater
05 - Building 05:	Gas Piping System
	40 Gallon Gas Water Heater
07 - Building 07:	Gas Piping System
	40 Gallon Gas Water Heater
08 - Building 08:	Gas Piping System
	40 Gallon Gas Water Heater
09 - Building 09:	Gas Piping System
	40 Gallon Gas Water Heater
06 - Administration Building:	Domestic Water Piping System
01 - Building 01:	Domestic Water Piping System
10 - Building 10:	Domestic Water Piping System
11 - Building 11:	Domestic Water Piping System
02 - Building 02:	Domestic Water Piping System
03 - Building 03:	Domestic Water Piping System
04 - Building 04:	Domestic Water Piping System
05 - Building 05:	Domestic Water Piping System
07 - Building 07:	Domestic Water Piping System
08 - Building 08:	Domestic Water Piping System
09 - Building 09:	Domestic Water Piping System
06 - Administration Building:	Lavatories
	Mop/Service Sinks
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
01 - Building 01:	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
10 - Building 10:	Lavatories
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Showers
	Toilets
	Urinals
11 - Building 11:	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
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HOPE	
11 - Building 11:	Restroom Lavatories
	Toilets
02 - Building 02:	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
03 - Building 03:	Mop/Service Sinks
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
04 - Building 04:	Mop/Service Sinks
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
05 - Building 05:	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
07 - Building 07:	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
08 - Building 08:	Mop/Service Sinks
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets
09 - Building 09:	Mop/Service Sinks
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Toilets

Electrical

The electrical systems for the buildings at this campus includes:

•	· ·
01 - Building 01:	Panelboard - 120/208 100A
	Light Fixtures
02 - Building 02:	Panelboard - 120/208 100A
	Light Fixtures
03 - Building 03:	Panelboard - 120/208 100A
	Light Fixtures
04 - Building 04:	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	Light Fixtures

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Panelboard - 120/208 100A
Light Fixtures
Panelboard - 120/208 100A
Panelboard - 120/208 225A
Light Fixtures
Panelboard - 120/208 100A
Building Mounted Lighting Fixtures
Light Fixtures
Panelboard - 120/208 100A
Building Mounted Lighting Fixtures
Light Fixtures
Panelboard - 120/208 100A
Panelboard - 120/208 225A
Building Mounted Lighting Fixtures
Light Fixtures
600 Amp Switchgear
Panelboard - 120/208 100A
Panelboard - 120/208 225A
600 Amp Distribution Panel
Light Fixtures
Building Mounted Lighting Fixtures
Panelboard - 120/208 100A
Light Fixtures

Facility Condition Assessment



Dr. Harry L. Halliwell Memorial School Condition Assessment

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, re-carpeting, improved signage, or other improvements to the facility environment.

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

Table 1: System by Priority

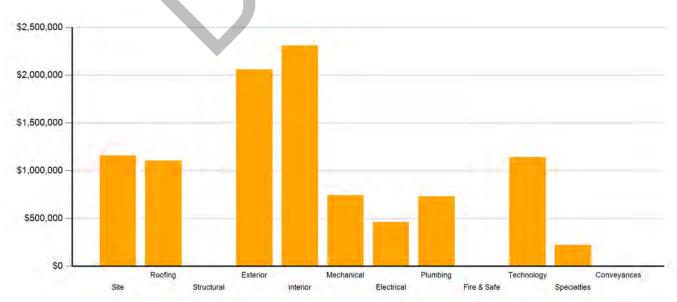
			Priority				
System	1	2	3	4	5	Total	% of Total
Site	-	-	\$1,042,955	\$59,194	\$54,381	\$1,156,530	11.65 %
Roofing	\$1,103,046	-	-	-	-	\$1,103,046	11.11 %
Structural	-	-	-	-	-	\$0	0.00 %
Exterior	-	\$635,554	\$81,356	\$1,342,208	-	\$2,059,119	20.74 %
Interior	-	\$9,507	\$1,358,285	\$708,267	\$232,472	\$2,308,532	23.25 %
Mechanical	-	\$136,824	\$605,320	-	-	\$742,145	7.48 %
Electrical	-	\$399,639	\$17,911	-	\$44,203	\$461,753	4.65 %
Plumbing	-	\$7,081	\$668,967	\$56,532	-	\$732,580	7.38 %
Fire and Life Safety	-	-	-	-	-	\$0	0.00 %
Technology	-	-	\$1,140,425		-	\$1,140,425	11.49 %
Conveyances	-	-	-	_	-	\$0	0.00 %
Specialties	-	=	-	\$223,756	-	\$223,756	2.25 %
Total	\$1,103,046	\$1,188,605	\$4,915,220	\$2,389,957	\$331,057	\$9,927,886	

The building systems at the campus with the most need include:

Interior	-	\$3,185,745
Exterior	-	\$2,059,119
Site	-	\$1,156,530

The table below represents the building systems and their percentages for overall campus need.

Figure 2: System Deficiencies



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Facility Condition Assessment



Dr. Harry L. Halliwell Memorial School Condition Assessment

Current Deficiencies by Category

The deficiencies have been further grouped according to the observed deficiency category and priority.

- 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 and Rhode Island Governors Commission on Disability. Additional items 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 deficiency correcting planned work postponed beyond its regular life expectancy.
- Code compliance deficiencies relate 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 and are reflected in the master plan.
- Educational adequacy includes deficiencies identify how facilities align with the Basic Education Program and the RIDE School Construction Regulations.
- Functional deficiencies are deficiencies for a component or system that has failed before the end of its expected life or is 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 dedicate air conditioning for telecommunication rooms.
- **Traffic** site deficiencies relate to vehicle or pedestrian traffic, such as bus loops, crosswalks, and pavement markings.

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

Table 2: Deficiency Category by Priority

			Priority			
Category	1	2	3	4	5	Total
Acoustics	-	-	-	\$31,316	-	\$31,316
Barrier to Accessibility	-	-	-	-	-	\$0
Capital Renewal	\$1,103,046	\$1,179,098	\$2,164,733	\$1,772,543	\$228,535	\$6,447,955
Code Compliance	-	-	-	-	-	\$0
Educational Adequacy	-	-	\$60,624	\$569,937	\$102,522	\$733,082
Functional Deficiency	-	-	-	-	-	\$0
Hazardous Material	-	\$9,507	\$1,345,659	\$16,162	-	\$1,371,328
Technology	-	-	\$1,079,802	-	-	\$1,079,802
Traffic	-	-	\$264,403	-	-	\$264,403
Total	\$1,103,046	\$1,188,605	\$4,915,220	\$2,389,957	\$331,057	\$9,927,886

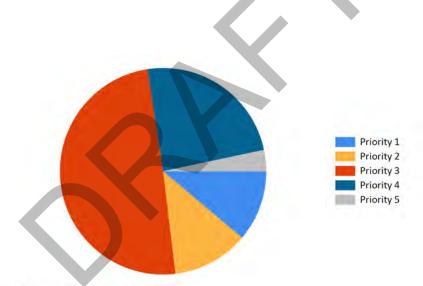


Figure 3: Current deficiencies by priority



Life Cycle Capital Renewal Forecast

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

However, 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 10-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 the end of it's life before a planned construction project occurs.

The following chart shows all current deficiencies and the subsequent 10-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	e Capital R	enewal Pro	ojections					
System	Current Deficiencies	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	Year 6 2022	Year 7 2023	Year 8 2024	Year 9 2025	Year 10 2026	Total	\$/GSF
Site	\$1,156,530	\$0	\$0	\$918,281	\$0	\$93,429	\$0	\$0	\$0	\$0	\$0	\$1,011,710	\$24.57
Roofing	\$1,103,046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Structural	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Exterior	\$2,059,119	\$0	\$0	\$0	\$0	\$0	\$0	\$16,504	\$0	\$0	\$0	\$16,504	\$0.40
Interior	\$2,308,532	\$0	\$0	\$0	\$0	\$50,991	\$0	\$746,231	\$0	\$0	\$762,730	\$1,559,952	\$37.89
Mechanical	\$742,145	\$0	\$0	\$0	\$6,936	\$0	\$0	\$0	\$0	\$0	\$0	\$6,936	\$0.17
Electrical	\$461,753	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Plumbing	\$732,580	\$0	\$0	\$0	\$0	\$0	\$9,543	\$0	\$0	\$0	\$34,760	\$44,303	\$1.08
Fire and Life Safety	\$0	\$0	\$0	\$89,032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,032	\$2.16
Technology	\$1,140,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Specialties	\$223,756	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Total	\$9,927,886	\$0	\$0	\$1,007,313	\$6,936	\$144,420	\$9,543	\$762,735	\$0	\$0	\$797,490	\$2,728,437	\$66.26

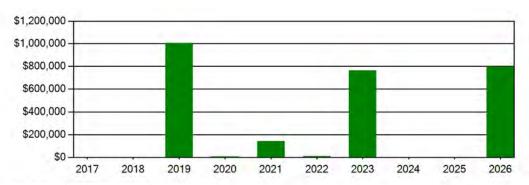


Figure 4: Life Cycle Capital Renewal Forecast

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 National Association of College and University Business Officers has suggested for college planning that an FCI of less than 5 percent is good, an FCI between 5 and 10 percent is fair, and an FCI greater than 10 percent is poor. In K-12 public school planning, the gulf between 10 percent and 100 percent is just not stratified enough. Jacobs has used the following ranges to provide a little more gradation. FCI's less than 10 percent are considered good, 10 to 60 percent is fair, and anything greater than 60 percent is poor. Financial modeling has shown that over a 30-year period, schools that fall in the 65 percent or greater range are more cost-effective to replace than to repair. This is due to efficiency gains with more modern facilities 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/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 decision.

The FCI is calculated by dividing the total repair cost, including site-related repairs, by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. As a general rule, an FCI below 10% is considered good. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost of replacing that facility.

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 \$14,411,250. The total current cost for all deficiencies is \$9,927,886.

The Dr. Harry L. Halliwell Memorial School facility has an overall FCI of 68.89%.



Figure 5: Renovation vs Replacement

Five Year FCI

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. For planning purposes, the total five-year need at Dr. Harry L. Halliwell Memorial School is \$11,086,555 (Life Cycle Yrs 1-5 plus the Current Deficiencies)

A five year FCI was calculated by dividing the five year need by the total replacement cost. The Dr. Harry L. Halliwell Memorial School facility has a five year FCI of 76.93% (Life Cycle Yrs 1-5 plus Current Deficiencies divided by the Total Replacement Cost).

Summary of Findings

The table below summarizes the condition findings at Dr. Harry L. Halliwell Memorial School.

Table 4: Facility Condition by Building

						Total 5 Yr Need	
Number	Building Name	Gross Sq Ft	Built Date	Current Deficiencies	FCI	(Yr 1-5 + Current Defs)	5-Year FCI
	Exterior Site			\$1,442,729		\$2,454,439	
01	Building 01	2,500	1957	\$469,778	53.69%	\$481,404	55.02%
02	Building 02	2,500	1957	\$444,771	50.83%	\$449,461	51.37%
03	Building 03	2,500	1957	\$441,929	50.51%	\$446,619	51.04%
04	Building 04	2,500	1957	\$447,728	51.17%	\$452,418	51.70%
05	Building 05	5,000	1957	\$863,737	49.36%	\$873,116	49.89%
06	Administration Building	2,500	1957	\$1,877,393	214.56%	\$1,882,083	215.10%
07	Building 07	2,500	1957	\$459,924	52.56%	\$464,614	53.10%
08	Building 08	2,500	1957	\$454,015	51.89%	\$458,705	52.42%
09	Building 09	5,000	1957	\$719,453	41.11%	\$728,832	41.65%
10	Building 10	11,175	1957	\$1,876,181	47.97%	\$1,959,926	50.11%
11	Building 11	2,500	1957	\$430,249	49.17%	\$434,939	49.71%
Totals	•	41,175		\$9,927,886	68.89%	\$11,086,555	76.93%

The following pages provide a listing of all current deficiencies and 10 year life cycle need for the site and building and the associated costs, followed by photos taken during the assessment.





Site Level Deficiencies

Site

Site							
Deficiency		Category		UoM	Priority	Repair Cost	ID
	acement (4' Chain Link Fence)	Capital Renewal	360	LF	3	\$23,116	1112
Note:	Fence is falling down.	Ossitel Basessel			0	#755 400	00.47
	led And Requires Replacement	Capital Renewal		Ea.	3	\$755,436	2847
Traffic Signage Is Requ		Traffic	,	Ea.	3	\$264,403	4452
Note:	Upgrade school zone signs	Educational Adams				\$00.0 7 4	0050
Backstops Require Re		Educational Adequacy	1	Ea.	4	\$28,674	28524
Note:	Backstops Require Replacement	Canital Banawal	4	Г-	4	\$20 F20	4440
	als Require Replacement	Capital Renewal		Ea.	4	\$30,520	1110
Exterior Basketball Go		Educational Adequacy	'	Ea.	5	\$5,878	2876
Note: The school lacks a pay	Exterior Basketball Goals are Required	Educational Adequacy	1	Ea.	5	\$48,503	2802
Note:	The school lacks a paved play area.	Educational Adequacy		La.	3	φ40,303	2002
Note.	The school lacks a paved play area.	Sub Total for System	. 7	items		\$1,156,530	
Fostanian		oub rotarior system	•	items		ψ1,130,330	
Exterior							
Deficiency		Category	_	UoM	Priority	Repair Cost	ID
Handrail Requires Rep	ainting	Capital Renewal	500	LF	4	\$5,194	1312
Note:	Railings throughout the campus are worn and in need of repaint	ting.					
Media Center does not		Educational Adequacy	420	SF	4	\$281,005	5324
Note:	Library/Media Center does not meet required RI standard for sp						
		Sub Total for System	_	items		\$286,199	
	Su	b Total for School and Site Level	9	items		\$1,442,729	
Roofing	1 - Building 01						
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires						\$71,302	
Silligie Rooi Requires	Replacement	Capital Renewal	2,500	SF	1	\$71,302	1120
Note:	Replacement Roof has not been replaced or fully repaired in recent memory a		2,500	SF	1	\$71,302	1120
-				SF items	1	\$71,302 \$71,302	1120
-		and is likely original to building.			1		1120
Note:		and is likely original to building. Sub Total for System	1		1 Priority		1120
Note: Exterior Deficiency		and is likely original to building.	1 Qty	items		\$71,302	ID
Note: Exterior Deficiency	Roof has not been replaced or fully repaired in recent memory a	and is likely original to building. Sub Total for System Category	1 Qty	items UoM	Priority	\$71,302 Repair Cost	ID
Note: Exterior Deficiency The Metal Exterior Doc	Roof has not been replaced or fully repaired in recent memory a property of Requires Replacement Exterior door at entrance is worn, chipped, and faded.	and is likely original to building. Sub Total for System Category	1 Qty	items UoM	Priority	\$71,302 Repair Cost	ID 1144
Note: Exterior Deficiency The Metal Exterior Doc Note:	Roof has not been replaced or fully repaired in recent memory a property of Requires Replacement Exterior door at entrance is worn, chipped, and faded.	Sub Total for System Category Capital Renewal	1 Qty	UoM Door	Priority 2	\$71,302 Repair Cost \$6,417	ID 1144
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note:	Roof has not been replaced or fully repaired in recent memory a process of the second	Sub Total for System Category Capital Renewal	1 Qty 1 60	UoM Door	Priority 2	\$71,302 Repair Cost \$6,417	ID 1144
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re	Roof has not been replaced or fully repaired in recent memory a process of the second	Category Capital Renewal	1 Qty 1 60	UoM Door	Priority 2	\$71,302 Repair Cost \$6,417 \$11,456	ID 1144 1115
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note:	Roof has not been replaced or fully repaired in recent memory a process of Requires Replacement Exterior door at entrance is worn, chipped, and faded. Quires Replacement Single-pane windows from 1957. Quires Replacement Windows are single-pane and likely original to the building.	Category Capital Renewal	1 Qty 1 60 96	UoM Door	Priority 2	\$71,302 Repair Cost \$6,417 \$11,456	ID 1144 1115 1121
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re	Roof has not been replaced or fully repaired in recent memory a process of Requires Replacement Exterior door at entrance is worn, chipped, and faded. Quires Replacement Single-pane windows from 1957. Quires Replacement Windows are single-pane and likely original to the building. Quires Replacement	Category Capital Renewal Capital Renewal	1 Qty 1 60 96	UoM Door SF SF	Priority 2 2 2	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329	1144 1115 1121
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Wood Window Re Note:	Roof has not been replaced or fully repaired in recent memory a process of Requires Replacement Exterior door at entrance is worn, chipped, and faded. Quires Replacement Single-pane windows from 1957. Quires Replacement Windows are single-pane and likely original to the building. Quires Replacement Windows are single-pane and likely original to the building.	Category Capital Renewal Capital Renewal Capital Renewal	1 Qty 1 60 96	UoM Door SF SF SF	Priority 2 2 2	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637	1D 1144 1115 1121 1122
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Wood Window Re Note:	Roof has not been replaced or fully repaired in recent memory a process of the control of the co	Category Capital Renewal Capital Renewal	1 Qty 1 60 96 40	UoM Door SF SF SF	Priority 2 2 2 2	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329	1D 1144 1115 1121 1122
Note: Exterior Deficiency The Metal Exterior Doc. Note: The Wood Window Re. Note:	Roof has not been replaced or fully repaired in recent memory a process of Requires Replacement Exterior door at entrance is worn, chipped, and faded. Quires Replacement Single-pane windows from 1957. Quires Replacement Windows are single-pane and likely original to the building. Quires Replacement Windows are single-pane and likely original to the building.	Category Capital Renewal Capital Renewal Capital Renewal	1 Qty 1 60 96 40 2,500	UoM Door SF SF SF	Priority 2 2 2 2	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637	ID 1144 1115
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Rec Note:	Roof has not been replaced or fully repaired in recent memory a process of the control of the co	Category Capital Renewal Capital Renewal Capital Renewal Capital Renewal Capital Renewal	1 Qty 1 60 96 40 2,500	UoM Door SF SF SF	Priority 2 2 2 2	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939	1D 1144 1115 1121 1122
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Rec Note:	Roof has not been replaced or fully repaired in recent memory a process of the control of the co	Category Capital Renewal	1 Otty 1 60 96 40 2,500	items UoM Door SF SF SF Items	Priority 2 2 2 2 3	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939 \$118,779	ID 11444 1115 1121 1122 1114
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Rec Note: Interior	Roof has not been replaced or fully repaired in recent memory a process of the control of the co	Category Capital Renewal	1 Otty 1 60 96 40 2,500 5	items UoM Door SF SF SF items UoM	Priority 2 2 2 2 3	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939 \$118,779 Repair Cost	ID 11444 1115 1121 11124 11144 ID
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Rec Note: Interior	Roof has not been replaced or fully repaired in recent memory a process of the control of the co	Category Capital Renewal	1 Otty 1 60 96 40 2,500	items UoM Door SF SF SF items UoM	Priority 2 2 2 2 3	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939 \$118,779	ID 11444 1115 1121 11124 11144 ID
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Rec Note: The Exterior Wood Rec Note:	Roof has not been replaced or fully repaired in recent memory a process of the control of the co	Category Capital Renewal	1 Otty 1 60 96 40 2,500 5	items UoM Door SF SF SF items UoM	Priority 2 2 2 2 3	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939 \$118,779 Repair Cost	ID 11444 1115 1121 11144 ID
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Rec Note: The Exterior Wood Rec Note: Interior Deficiency 9x9 Asbestos Tile Pres Deterioration Note:	Roof has not been replaced or fully repaired in recent memory a process of the control of the co	Category Capital Renewal	1 Otty 1 60 96 40 2,500 5	items UoM Door SF SF SF items UoM SF	Priority 2 2 2 2 3	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939 \$118,779 Repair Cost \$64,172	ID 1144 1115 1121 1122 11114 ID 1118
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Rec Note: The Exterior Wood Rec Note: Interior Deficiency 9x9 Asbestos Tile Pres Deterioration Note:	Roof has not been replaced or fully repaired in recent memory a process of the control of the co	Category Capital Renewal Absorb Total for System Category Hazardous Material	1 Qty 1 60 96 40 2,500 5 Qty 2,250	items UoM Door SF SF SF items UoM SF	Priority 2 2 2 2 3 Priority 3	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939 \$118,779 Repair Cost	ID 1144 1115 1121 1122 1114 ID 1118
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Re Note: Interior Deficiency 9x9 Asbestos Tile Pres Deterioration Note: Acoustic ceiling tile - la Note:	Roof has not been replaced or fully repaired in recent memory a process of the control of the co	Category Capital Renewal About Total for System Category Hazardous Material Capital Renewal	1 Qty 1 60 96 40 2,500 5 Qty 2,250	items UoM Door SF SF SF items UoM SF	Priority 2 2 2 2 3 Priority 3	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939 \$118,779 Repair Cost \$64,172	ID 1144 1115 1121 1122 11114 ID 1118 1123
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Re Note: The Exterior Wood Re Note: Acoustic ceiling tile - la	Roof has not been replaced or fully repaired in recent memory a process of the control of the co	Category Capital Renewal Abultation System Category Hazardous Material Diacement. Capital Renewal	1 Qty 1 60 96 40 2,500 5 Qty 2,250	items UoM Door SF SF SF items UoM SF	Priority 2 2 2 2 3 Priority 3	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939 \$118,779 Repair Cost \$64,172	ID 1144 1115 1121 1122 11114 ID 1118 1123
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Rec Note: Interior Deficiency 9x9 Asbestos Tile Pres Deterioration Note: Acoustic ceiling tile - la Note: Ceiling Grid Requires Reconstruction Note:	Roof has not been replaced or fully repaired in recent memory a part of the property of the pr	Category Capital Renewal Abultation Renewal Capital Renewal Capital Renewal Abultation Renewal Abultation Renewal Capital Renewal Capital Renewal Category Hazardous Material Capital Renewal Capital Renewal Capital Renewal	1 Qty 1 60 96 40 2,500 5 Qty 2,250	items UoM Door SF SF SF items UoM SF SF	Priority 2 2 2 2 3 Priority 3	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939 \$118,779 Repair Cost \$64,172	ID 1144 1115 1121 1122 11114 ID 11123 1116
Note: Exterior Deficiency The Metal Exterior Doo Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Re Note: Interior Deficiency 9x9 Asbestos Tile Pres Deterioration Note: Acoustic ceiling tile - la Note: Ceiling Grid Requires Rote: Interior Walls Require Interior Walls Require	Roof has not been replaced or fully repaired in recent memory a process of the control of the co	Category Capital Renewal Abultation System Category Hazardous Material Diacement. Capital Renewal	1 Otty 1 60 96 40 2,500 5 Otty 2,250 2,500 2,500	items UoM Door SF SF SF items UoM SF SF	Priority 2 2 2 2 3 Priority 3 4	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939 \$118,779 Repair Cost \$64,172 \$1,188 \$29,651	ID 1144 1115 1121 1122 11114 ID 11123 1116
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Rec Note: Interior Deficiency 9x9 Asbestos Tile Pres Deterioration Note: Acoustic ceiling tile - la Note: Ceiling Grid Requires Reconstruction Note:	Roof has not been replaced or fully repaired in recent memory a part of the property of the pr	Category Capital Renewal Category Hazardous Material Dlacement. Capital Renewal nt. Capital Renewal	1 Otty 1 60 96 40 2,500 5 Otty 2,250 2,500 2,500 2,375	items UoM Door SF SF SF items UoM SF SF SF	Priority 2 2 2 2 3 Priority 3 4	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939 \$118,779 Repair Cost \$64,172 \$1,188 \$29,651 \$15,692	ID 1144 1115 1121 1122 11114 ID 11123 1116
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Rec Note: The Exterior Wood Rec Note: Interior Deficiency 9x9 Asbestos Tile Pres Deterioration Note: Acoustic ceiling tile - la Note: Interior Walls Require Interior Walls	Roof has not been replaced or fully repaired in recent memory a process of the control of the co	Category Capital Renewal Abultation Renewal Capital Renewal Capital Renewal Abultation Renewal Abultation Renewal Capital Renewal Capital Renewal Category Hazardous Material Capital Renewal Capital Renewal Capital Renewal	1 Otty 1 60 96 40 2,500 5 Otty 2,250 2,500 2,500 2,375	items UoM Door SF SF SF items UoM SF SF	Priority 2 2 2 2 3 Priority 3 4	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939 \$118,779 Repair Cost \$64,172 \$1,188 \$29,651	ID 11444 1115 1121 1122 1114
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Rec Note: Interior Deficiency 9x9 Asbestos Tile Pres Deterioration Note: Acoustic ceiling tile - la Note: Ceiling Grid Requires Interior Walls Require Interior Walls Require Interior Walls Require Interior Walls Require Interior Male Note:	Roof has not been replaced or fully repaired in recent memory a process of the control of the co	Category Capital Renewal Category Hazardous Material Dlacement. Capital Renewal nt. Capital Renewal	1 Qty 1 60 96 40 2,500 5 Qty 2,250 2,500 2,500 4 4	items UoM Door SF SF SF items UoM SF SF items	Priority 2 2 2 2 3 Priority 3 4 5	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939 \$118,779 Repair Cost \$64,172 \$1,188 \$29,651 \$15,692 \$110,704	ID 1144 1115 1121 1122 11114 ID 1118 1116 1117
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Rec Note: The Exterior Wood Rec Note: Interior Deficiency 9x9 Asbestos Tile Pres Deterioration Note: Acoustic ceiling tile - la Note: Interior Walls Require Interior Walls	Roof has not been replaced or fully repaired in recent memory a process of the control of the co	Category Capital Renewal Category Hazardous Material Dlacement. Capital Renewal nt. Capital Renewal	1 Qty 1 60 96 40 2,500 5 Qty 2,250 2,500 2,375 4 Qty	items UoM Door SF SF SF items UoM SF SF UoM UoM UoM UoM	Priority 2 2 2 2 3 Priority 3 4	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939 \$118,779 Repair Cost \$64,172 \$1,188 \$29,651 \$15,692	ID 1144 1115 1121 1122 1114 ID 1118 1123 1116
Note: Exterior Deficiency The Metal Exterior Doc Note: The Wood Window Re Note: The Wood Window Re Note: The Wood Window Re Note: The Exterior Wood Rec Note: Interior Deficiency 9x9 Asbestos Tile Pres Deterioration Note: Acoustic ceiling tile - la Note: Ceiling Grid Requires Interior Walls Require Interior Walls Require Interior Walls Require Interior Walls Require Interior Male Note:	Roof has not been replaced or fully repaired in recent memory and recent memory and requires Replacement Exterior door at entrance is worn, chipped, and faded. quires Replacement Single-pane windows from 1957. quires Replacement Windows are single-pane and likely original to the building. quires Replacement Windows are single-pane and likely original to the building. quires Replacement (Bldg SF) Wood veneer is cracked, faded, and in need of replacement. VCT is likely original to building and is stained and faded. rge area (>10%) of broken or falling broken tiles Acoustic tiles are likely original to the building and in need of replacement Grid system is original to the building and in need of replacement Replacement Replacing (Bldg SF) Interior walls are chipped and faded and should be repainted.	Category Capital Renewal Abultation Renewal Capital Renewal Capital Renewal Capital Renewal Abultation Renewal Category Hazardous Material Hazardous Material Capital Renewal Capital Renewal Capital Renewal Capital Renewal Diacement. Capital Renewal Mt. Capital Renewal Sub Total for System	1 Qty 1 60 96 40 2,500 5 Qty 2,250 2,500 2,500 4 4	items UoM Door SF SF SF items UoM SF SF UoM UoM UoM UoM	Priority 2 2 2 2 3 Priority 3 4 5	\$71,302 Repair Cost \$6,417 \$11,456 \$18,329 \$7,637 \$74,939 \$118,779 Repair Cost \$64,172 \$1,188 \$29,651 \$15,692 \$110,704	ID 1144 1115 1121 1122 11114 ID 1118 1116 1117

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Electrical						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	2,500	SF	2	\$14,855	1197
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$4,849	1073
Note: 40 amp						
Room Has Insufficient Electrical Outlets	Educational Adequacy		Ea.	5	\$4,018	Rollu
	Sub Total for System	3	items		\$23,722	
Plumbing						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	3	\$10,220	1205
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	2895
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,500	SF	3	\$20,115	1194
Note: Corrosion at the soil line.						
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	3	\$5,704	1074
Note: Toilets are corroded, stained, and leaking.						
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	1	Ea.	4	\$2,576	1076
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	4	\$6,362	1075
Note: Restroom lavatories are corroded and leaking.						
	Sub Total for System	6	items		\$48,137	
Technology						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	2	Ea.	3	\$6,062	Rollup
Technology: Campus wireless infrastructure meets standards but does not cover all areas of	Technology	24	Ea.	3	\$31,943	24960
campus.						
Note: Wireless does not support 802.11AC	0.1.7.1.14.2.2.1				* 20.000	
	Sub Total for System	2	items		\$38,006	
Specialties						
	Cotomoni	Qty	UoM	Priority	Repair Cost	ID
Deficiency	Category					
	Capital Renewal		Room	4	\$22,376	1119
Deficiency			Room	4	\$22,376	1119
Deficiency Replace Cabinetry In Classes/Labs		2	Room	4	\$22,376 \$22,376	1119
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing.	Capital Renewal	2		4	. ,	1119
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f	Capital Renewal Sub Total for System	2	items	4	\$22,376	1119
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02	Capital Renewal Sub Total for System	2	items	4	\$22,376	1119
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f	Capital Renewal Sub Total for System	2	items	4	\$22,376	1119
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02	Capital Renewal Sub Total for System	1 23	items	4 Priority	\$22,376	1119 ID
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing	Capital Renewal Sub Total for System for Building 01 - Building 01	1 23	items items		\$22,376 \$469,778	ID
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal	2 1 23 Qty	items items	Priority	\$22,376 \$469,778 Repair Cost	
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal	2 1 23 Qty 2,500	items items	Priority	\$22,376 \$469,778 Repair Cost	ID
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building.	2 1 23 Qty 2,500	items items	Priority	\$22,376 \$469,778 Repair Cost \$71,302	ID
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System	2 1 23 Qty 2,500	items items UoM SF items	Priority 1	\$22,376 \$469,778 Repair Cost \$71,302	ID 1136
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category	2 1 23 Qty 2,500 1 Qty	UoM SF items	Priority 1 Priority	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost	ID 1136
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System	2 1 23 Qty 2,500 1 Qty	items items UoM SF items	Priority 1	\$22,376 \$469,778 Repair Cost \$71,302	ID 1136
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957.	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal	2 1 23 Qty 2,500 1 Qty 60	UoM SF items	Priority 1 Priority 2	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456	ID 1136 ID 1129
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category	2 1 23 Qty 2,500 1 Qty 60	UoM SF items	Priority 1 Priority	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost	ID 1136
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building.	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal Category Capital Renewal	2 1 23 Qty 2,500 1 Qty 60	UoM SF items UoM SF SF SF	Priority 1 Priority 2	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456 \$18,329	ID 1136
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Wood Window Requires Replacement	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal	2 1 23 Qty 2,500 1 Qty 60	UoM SF items	Priority 1 Priority 2	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456	ID 1136
Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building.	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal Capital Renewal Capital Renewal	2 1 23	UoM SF items UoM SF SF SF	Priority 1 Priority 2 2	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456 \$18,329 \$7,637	ID 1136 ID 1129 1137 1138
Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Metal Exterior Door Requires Replacement	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal Category Capital Renewal	2 1 23	UoM SF items UoM SF SF SF	Priority 1 Priority 2	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456 \$18,329	ID 1136 ID 1129 1137 1138
Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Metal Exterior Door Requires Replacement Note: Exterior door at entrance is worn, chipped, and faded.	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal Capital Renewal Capital Renewal Capital Renewal	2 1 23	UoM SF items UoM SF SF SF Door	Priority 1 Priority 2 2 3	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456 \$18,329 \$7,637	ID 1136 ID 1129 1137 1138
Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Metal Exterior Door Requires Replacement Note: Exterior door at entrance is worn, chipped, and faded. The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal Capital Renewal Capital Renewal	2 1 23	UoM SF items UoM SF SF SF Door	Priority 1 Priority 2 2	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456 \$18,329 \$7,637	ID 1136 ID 1129 1137 1138
Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Metal Exterior Door Requires Replacement Note: Exterior door at entrance is worn, chipped, and faded.	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal Capital Renewal Capital Renewal Capital Renewal Capital Renewal Capital Renewal	2 1 23 2 2,500 1 2,500 1 2,500	UoM SF items UoM SF SF SF SF SF SF SF	Priority 1 Priority 2 2 3	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456 \$18,329 \$7,637 \$6,417	ID 1136 ID 1129 1137 1138
Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Metal Exterior Door Requires Replacement Note: Exterior door at entrance is worn, chipped, and faded. The Exterior Wood Requires Replacement (Bldg SF) Note: Wood veneer is cracked, faded, and in need of replacement.	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal Capital Renewal Capital Renewal Capital Renewal	2 1 23 2 2,500 1 2,500 1 2,500	UoM SF items UoM SF SF SF Door	Priority 1 Priority 2 2 3	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456 \$18,329 \$7,637	ID 1136 ID 1129 1137
Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Metal Exterior Door Requires Replacement Note: Exterior door at entrance is worn, chipped, and faded. The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal Capital Renewal Capital Renewal Capital Renewal Capital Renewal Capital Renewal	2 1 23 2 2,500 1 2,500 1 2,500	UoM SF items UoM SF SF SF SF SF SF SF	Priority 1 Priority 2 2 3	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456 \$18,329 \$7,637 \$6,417	ID 1136 ID 1129 1137 1138 1130
Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Metal Exterior Door Requires Replacement Note: Exterior door at entrance is worn, chipped, and faded. The Exterior Wood Requires Replacement (Bldg SF) Note: Wood veneer is cracked, faded, and in need of replacement.	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal Capital Renewal Capital Renewal Capital Renewal Capital Renewal Capital Renewal	2 1 23 Qty 2,500 1 Qty 60 96 40 1 2,500 5	UoM SF items UoM SF SF SF SF SF SF SF	Priority 1 Priority 2 2 3	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456 \$18,329 \$7,637 \$6,417	ID 1136 ID 1129 1137 1138
Deficiency Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Metal Exterior Door Requires Replacement Note: Exterior door at entrance is worn, chipped, and faded. The Exterior Wood Requires Replacement (Bidg SF) Note: Wood veneer is cracked, faded, and in need of replacement.	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal Capital Renewal Capital Renewal Capital Renewal Capital Renewal Sub Total for System	2 1 23 Qty 2,500 1 Qty 60 96 40 1 2,500 5	UoM SF items UoM SF SF SF SF UoM UoM	Priority 1 Priority 2 2 3 4	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456 \$18,329 \$7,637 \$6,417 \$74,939 \$118,779	ID 1136 ID 1129 1137 1138 1130 1128
Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total f Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Metal Exterior Door Requires Replacement Note: Exterior door at entrance is worn, chipped, and faded. The Exterior Wood Requires Replacement (Bidg SF) Note: Wood veneer is cracked, faded, and in need of replacement. Interior Deficiency	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal	2 1 23 Qty 2,500 1 Qty 60 96 40 1 2,500 5	UoM SF items UoM SF SF SF SF UoM UoM	Priority 1 Priority 2 2 3 4 Priority	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456 \$18,329 \$7,637 \$6,417 \$74,939 \$118,779 Repair Cost	ID 1136 ID 1129 1137 1138 1130 1128
Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total of Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Metal Exterior Door Requires Replacement Note: Exterior door at entrance is worn, chipped, and faded. The Exterior Wood Requires Replacement (Bldg SF) Note: Wood veneer is cracked, faded, and in need of replacement. Interior Deficiency Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal	2 1 23 Qty 2,500 1 Qty 60 96 40 1 2,500 5	items items UoM SF items UoM SF SF SF Uoor SF items UoM SF	Priority 1 Priority 2 2 3 4 Priority	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456 \$18,329 \$7,637 \$6,417 \$74,939 \$118,779 Repair Cost	ID 1136 ID 1129 1137 1138 1130 ID 1128
Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total of Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Metal Exterior Door Requires Replacement Note: Exterior door at entrance is worn, chipped, and faded. The Exterior Wood Requires Replacement (Bldg SF) Note: Wood veneer is cracked, faded, and in need of replacement. Interior Deficiency Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles Note: Acoustic tiles are likely original to the building and in need of replacements.	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal Capital Renewal	2 1 23 Qty 2,500 1 Qty 60 96 40 1 2,500 5 Qty 2,500	items items UoM SF items UoM SF SF SF Uoor SF items UoM SF	Priority 1 Priority 2 2 3 4 Priority 3	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456 \$18,329 \$7,637 \$6,417 \$74,939 \$118,779 Repair Cost \$1,188	ID 1136 ID 1129 1137 1138 1130 1128
Replace Cabinetry In Classes/Labs Note: Cabinetry is worn with surfaces peeling, chipped, or missing. Sub Total of Building: 02 - Building 02 Roofing Deficiency Shingle Roof Requires Replacement Note: Roof has not been replaced or fully repaired in recent memory and is Exterior Deficiency The Wood Window Requires Replacement Note: Single-pane windows from 1957. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Wood Window Requires Replacement Note: Windows are single-pane and likely original to the building. The Metal Exterior Door Requires Replacement Note: Exterior door at entrance is worn, chipped, and faded. The Exterior Wood Requires Replacement (Bldg SF) Note: Wood veneer is cracked, faded, and in need of replacement. Interior Deficiency Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles Note: Acoustic tiles are likely original to the building and in need of replacements.	Capital Renewal Sub Total for System for Building 01 - Building 01 Category Capital Renewal likely original to building. Sub Total for System Category Capital Renewal Capital Renewal	2 1 23 Qty 2,500 1 Qty 60 96 40 1 2,500 5 Qty 2,500	items items UoM SF items UoM SF SF SF Uoor SF items UoM SF SF	Priority 1 Priority 2 2 3 4 Priority 3	\$22,376 \$469,778 Repair Cost \$71,302 \$71,302 Repair Cost \$11,456 \$18,329 \$7,637 \$6,417 \$74,939 \$118,779 Repair Cost \$1,188	ID 1136 ID 1129 1137 1138 1130 ID 1128



Deficiency							
Deliciency		Category	Qty	UoM	Priority	Repair Cost	ID
Interior Walls Require Rep	painting (Bldg SF)	Capital Renewal	2,375	SF	5	\$15,692	1131
Note:	Interior walls are chipped and faded and should be repa	inted.					
		Sub Total for System	4	items		\$110,704	
Mechanical							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Furnace HVAC (Component Requires Replacement	Capital Renewal		Ea.	2	\$6,936	1078
Ductwork Requires Replace	cement (SF Basis)	Capital Renewal	2,500	SF	3	\$36,753	2851
		Sub Total for System	2	items		\$43,689	
Electrical							
		Cotogony	04.	UoM	Deionitus	Danais Coat	ın
Deficiency The Lighting Fixtures Req	uira Panlasament	Category Capital Renewal	2,500		Priority 2	Repair Cost \$14,855	1D 1220
The Eighting Fixtures Req The Panelboard Requires		Capital Renewal	•	Ea.	2	\$4,849	1077
Room Has Insufficient Ele	·	Educational Adequacy		Ea.	5	\$4,018	Rollu
COOM Has madificient Lie	cincal Guilets	Sub Total for System		items	3	\$23,722	rtoliu
DI		oub rotal for dystem	J	items		Ψ 2 3,722	
Plumbing							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
-	Fountain Requires Replacement	Capital Renewal	1	Ea.	3	\$10,220	1226
Note:	Drinking fountain is leaking.						
	rvice Sink Requires Replacement	Capital Renewal	1	Ea.	3	\$2,576	1228
Note:	Mop sink is corroded and leaking.						
The Gas Water Heater Re		Capital Renewal	1	Ea.	3	\$3,160	1079
Note:	Water heater is rusted and corroded.						
_	Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,500	SF	3	\$20,115	1219
Note:	Corrosion at the soil line.						
	ures Require Replacement	Capital Renewal		Ea.	3	\$5,704	1224
	Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	4	\$6,362	1225
Note:	Restroom lavatories are stained and leaking.						
		Sub Total for System	6	items		\$48,137	
Technology							
D-C-t			_	UoM	Priority	Repair Cost	ID
Deficiency		Category	Qty	00111	1 Honly	Repair Cost	טו
	hite Board	Educational Adequacy		Ea.	3	\$6,062	Rollup
Room lacks Interactive Wi	hite Board		2				
	hite Board	Educational Adequacy	2	Ea.		\$6,062	
Room lacks Interactive WI	hite Board	Educational Adequacy	2	Ea.		\$6,062	
Room lacks Interactive WI		Educational Adequacy Sub Total for System	2 1 Qty	Ea. items	3	\$6,062 \$6,062	Rollup
Room lacks Interactive Will Specialties Deficiency		Educational Adequacy Sub Total for System Category Capital Renewal	2 1 Qty	Ea. items	3 Priority	\$6,062 \$6,062 Repair Cost	Rollup
Room lacks Interactive Wilson Specialties Deficiency Replace Cabinetry In Clas	sses/Labs	Educational Adequacy Sub Total for System Category Capital Renewal	2 1 Qty 2	Ea. items	3 Priority	\$6,062 \$6,062 Repair Cost	Rollup
Room lacks Interactive Wilson Benedical Special Specia	sses/Labs	Educational Adequacy Sub Total for System Category Capital Renewal sing.	2 1 Qty 2	Ea. items UoM Room	3 Priority	\$6,062 \$6,062 Repair Cost \$22,376	Rollup
Room lacks Interactive WI Specialties Deficiency Replace Cabinetry In Clas Note:	sses/Labs Cabinetry is worn with surfaces peeling, chipped, or mis	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System	2 1 Qty 2	Ea. items UoM Room items	3 Priority	\$6,062 \$6,062 Repair Cost \$22,376	Rollup
Room lacks Interactive Will Specialties Deficiency Replace Cabinetry In Clas Note: Building: 03	sses/Labs	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System	2 1 Qty 2	Ea. items UoM Room items	3 Priority	\$6,062 \$6,062 Repair Cost \$22,376	Rollu
Room lacks Interactive Wilson Room lacks Interactive Wilson Replace Cabinetry In Classon Note: Building: 03	sses/Labs Cabinetry is worn with surfaces peeling, chipped, or mis	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System	2 1 Qty 2	Ea. items UoM Room items	3 Priority	\$6,062 \$6,062 Repair Cost \$22,376	Rollup
Room lacks Interactive WI Specialties Deficiency Replace Cabinetry In Clas Note: Building: 03 Roofing	sses/Labs Cabinetry is worn with surfaces peeling, chipped, or mis	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System	2 1 1 Qty 2 1 1 23	Ea. items UoM Room items	3 Priority	\$6,062 \$6,062 Repair Cost \$22,376	Rollup
Room lacks Interactive WI Specialties Deficiency Replace Cabinetry In Clas Note: Building: 03 Roofing Deficiency	eses/Labs Cabinetry is worn with surfaces peeling, chipped, or mis - Building 03	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System Sub Total for Building 02 - Building 02	2 1 1 Qty 2 1 1 23	Ea. items UoM Room items items	Priority 4	\$6,062 \$6,062 Repair Cost \$22,376 \$22,376 \$444,771	ID 1135
Room lacks Interactive WI Specialties Deficiency Replace Cabinetry In Clas Note: Building: 03 Roofing Deficiency	eses/Labs Cabinetry is worn with surfaces peeling, chipped, or mis - Building 03	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System Sub Total for Building 02 - Building 02 Category Capital Renewal	2 1 1 23 Cty	Ea. items UoM Room items items	Priority 4 Priority	\$6,062 \$6,062 Repair Cost \$22,376 \$22,376 \$444,771	ID 1135
Room lacks Interactive WI Specialties Deficiency Replace Cabinetry In Clas Note: Building: 03 Roofing Deficiency Shingle Roof Requires Re	sses/Labs Cabinetry is worn with surfaces peeling, chipped, or mis - Building 03	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System Sub Total for Building 02 - Building 02 Category Capital Renewal	2 1 2 2 1 23 2 2,500	Ea. items UoM Room items items	Priority 4 Priority	\$6,062 \$6,062 Repair Cost \$22,376 \$22,376 \$444,771	ID 1135
Room lacks Interactive WI Specialties Deficiency Replace Cabinetry In Clas Note: Building: 03 Roofing Deficiency Shingle Roof Requires Re Note:	sses/Labs Cabinetry is worn with surfaces peeling, chipped, or mis - Building 03	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System Sub Total for Building 02 - Building 02 Category Capital Renewal emory and is likely original to building.	2 1 2 2 1 23 2 2,500	Ea. items UoM Room items items	Priority 4 Priority	\$6,062 \$6,062 Repair Cost \$22,376 \$22,376 \$444,771 Repair Cost \$71,302	ID 1135
Room lacks Interactive Wilson Room lacks Interactive Wilson Replace Cabinetry In Classon Note: Building: 03 Roofing Deficiency Shingle Roof Requires Renote: Exterior	sses/Labs Cabinetry is worn with surfaces peeling, chipped, or mis - Building 03	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System Sub Total for Building 02 - Building 02 Category Capital Renewal emory and is likely original to building. Sub Total for System	2 1 1 23 24 2,500 1	Ea. items UoM Room items items UoM SF	Priority 4 Priority 1	\$6,062 \$6,062 Repair Cost \$22,376 \$22,376 \$444,771 Repair Cost \$71,302	ID 1135
Room lacks Interactive Wilson lacks Interactive Wilson lacks Interactive Wilson lacks Deficiency Replace Cabinetry In Class Note: Building: 03 Roofing Deficiency Shingle Roof Requires Resolutes R	sses/Labs Cabinetry is worn with surfaces peeling, chipped, or mis - Building 03 placement Roof has not been replaced or fully repaired in recent m	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System Sub Total for Building 02 - Building 02 Category Capital Renewal emory and is likely original to building. Sub Total for System Category Category	2 1 1 23 2 2 2 1 23 2 2 2 5 5 0 0 1 1 Cty	Ea. items UoM Room items items UoM SF items	Priority 4 Priority 1	\$6,062 \$6,062 Repair Cost \$22,376 \$22,376 \$444,771 Repair Cost \$71,302 \$71,302	ID 1138
Room lacks Interactive Wilson lacks Interactiv	ses/Labs Cabinetry is worn with surfaces peeling, chipped, or mis - Building 03 placement Roof has not been replaced or fully repaired in recent m	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System Sub Total for Building 02 - Building 02 Category Capital Renewal emory and is likely original to building. Sub Total for System	2 1 1 23 2 2 2 1 23 2 2 2 5 5 0 0 1 1 Cty	Ea. items UoM Room items items UoM SF	Priority 4 Priority 1	\$6,062 \$6,062 Repair Cost \$22,376 \$22,376 \$444,771 Repair Cost \$71,302	ID 1138
Room lacks Interactive Wilse Room lacks Interactive Wilse Room lacks Interactive Wilse Rooficiency Replace Cabinetry In Class Note: Building: 03 Roofing Deficiency Shingle Roof Requires Renote: Exterior Deficiency The Metal Exterior Door Rooficiency Note:	ses/Labs Cabinetry is worn with surfaces peeling, chipped, or mis - Building 03 placement Roof has not been replaced or fully repaired in recent m tequires Replacement Exterior door at entrance is worn, chipped, and faded.	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System Sub Total for Building 02 - Building 02 Category Capital Renewal emory and is likely original to building. Sub Total for System Category Category	2 1 1 23 2 2,500 1 Cty	Ea. items UoM Room items items UoM SF items	Priority 4 Priority 1	\$6,062 \$6,062 Repair Cost \$22,376 \$22,376 \$444,771 Repair Cost \$71,302 \$71,302	ID 1136
Room lacks Interactive Will Specialties Deficiency Replace Cabinetry In Clas Note: Building: 03 Roofing Deficiency Shingle Roof Requires Re Note: Exterior Deficiency The Metal Exterior Door R Note:	ses/Labs Cabinetry is worn with surfaces peeling, chipped, or mis - Building 03 placement Roof has not been replaced or fully repaired in recent m tequires Replacement Exterior door at entrance is worn, chipped, and faded.	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System Sub Total for Building 02 - Building 02 Category Capital Renewal emory and is likely original to building. Sub Total for System Category Capital Renewal	2 1 1 23 2 2,500 1 Cty	Ea. items UoM Room items items UoM SF items UoM Door	Priority 4 Priority 1 Priority 2	\$6,062 \$6,062 Repair Cost \$22,376 \$22,376 \$444,771 Repair Cost \$71,302 \$71,302 Repair Cost	ID 1136
Room lacks Interactive Will Specialties Deficiency Replace Cabinetry In Clas Note: Building: 03 Roofing Deficiency Shingle Roof Requires Re Note: Exterior Deficiency The Metal Exterior Door R Note: The Wood Window Require Note:	Sees/Labs Cabinetry is worn with surfaces peeling, chipped, or mis - Building 03 placement Roof has not been replaced or fully repaired in recent m requires Replacement Exterior door at entrance is worn, chipped, and faded. res Replacement Single-pane windows from 1957.	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System Sub Total for Building 02 - Building 02 Category Capital Renewal emory and is likely original to building. Sub Total for System Category Capital Renewal Capital Renewal Capital Renewal	2 1 1 23 2 2,500 1 2 2,500 1 96	Ea. items UoM Room items items UoM SF items UoM Door	Priority 4 Priority 1 Priority 2	\$6,062 Repair Cost \$22,376 \$22,376 \$444,771 Repair Cost \$71,302 \$71,302 Repair Cost \$6,417 \$18,329	ID 1136
Room lacks Interactive Will Specialties Deficiency Replace Cabinetry In Clas Note: Building: 03 Roofing Deficiency Shingle Roof Requires Re Note: Exterior Deficiency The Metal Exterior Door R Note: The Wood Window Require Note:	Sees/Labs Cabinetry is worn with surfaces peeling, chipped, or mis - Building 03 placement Roof has not been replaced or fully repaired in recent m Requires Replacement Exterior door at entrance is worn, chipped, and faded. res Replacement Single-pane windows from 1957. res Replacement	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System Sub Total for Building 02 - Building 02 Category Capital Renewal emory and is likely original to building. Sub Total for System Category Capital Renewal Capital Renewal Capital Renewal Capital Renewal	2 1 1 23 2 2,500 1 2 2,500 1 96	Ea. items UoM Room items items UoM SF items UoM Door	Priority 4 Priority 1 Priority 2	\$6,062 \$6,062 Repair Cost \$22,376 \$22,376 \$444,771 Repair Cost \$71,302 \$71,302 Repair Cost	ID 1136
Room lacks Interactive Will Specialties Deficiency Replace Cabinetry In Clas Note: Building: 03 Roofing Deficiency Shingle Roof Requires Re Note: Exterior Deficiency The Metal Exterior Door R Note: The Wood Window Require Note: The Wood Window Require Note:	Sees/Labs Cabinetry is worn with surfaces peeling, chipped, or mis - Building 03 Placement Roof has not been replaced or fully repaired in recent m Exterior door at entrance is worn, chipped, and faded. res Replacement Single-pane windows from 1957. res Replacement Windows are single-pane and likely original to the building	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System Sub Total for Building 02 - Building 02 Category Capital Renewal emory and is likely original to building. Sub Total for System Category Capital Renewal Capital Renewal Capital Renewal Capital Renewal Capital Renewal	2 1 1 23 2 2,500 1 2 40	Ea. items UoM Room items items UoM SF items UoM Door SF SF	Priority 4 Priority 1 Priority 2 2	\$6,062 Repair Cost \$22,376 \$22,376 \$444,771 Repair Cost \$71,302 Repair Cost \$6,417 \$18,329 \$7,637	ID 11350 ID 11450 1142 1151
Room lacks Interactive Will Specialties Deficiency Replace Cabinetry In Class Note: Building: 03 Roofing Deficiency Shingle Roof Requires Re Note: Exterior Deficiency The Metal Exterior Door R Note: The Wood Window Require Note:	Cabinetry is worn with surfaces peeling, chipped, or mis - Building 03 placement Roof has not been replaced or fully repaired in recent m tequires Replacement Exterior door at entrance is worn, chipped, and faded. res Replacement Single-pane windows from 1957. res Replacement Windows are single-pane and likely original to the building res Replacement	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System Sub Total for Building 02 - Building 02 Category Capital Renewal emory and is likely original to building. Sub Total for System Category Capital Renewal	2 1 1 23 2 2,500 1 2 40	Ea. items UoM Room items items UoM SF items UoM Door	Priority 4 Priority 1 Priority 2	\$6,062 Repair Cost \$22,376 \$22,376 \$444,771 Repair Cost \$71,302 \$71,302 Repair Cost \$6,417 \$18,329	ID 1135 ID ID 1145 1142 1151
Room lacks Interactive Wi Specialties Deficiency Replace Cabinetry In Clas Note: Building: 03 Roofing Deficiency Shingle Roof Requires Re Note: Exterior Deficiency The Metal Exterior Door R Note: The Wood Window Requires Note:	Cabinetry is worn with surfaces peeling, chipped, or mis - Building 03 placement Roof has not been replaced or fully repaired in recent m Exterior door at entrance is worn, chipped, and faded. res Replacement Single-pane windows from 1957. res Replacement Windows are single-pane and likely original to the buildingers Replacement Windows are single-pane and likely original to the buildingers Replacement Windows are single-pane and likely original to the buildingers Replacement	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System Sub Total for Building 02 - Building 02 Category Capital Renewal emory and is likely original to building. Sub Total for System Category Capital Renewal	2 1 23 24y 2,500 1 24y 40 60	Ea. items UoM Room items items UoM SF items UoM SF SF SF SF	Priority 4 Priority 1 Priority 2 2 2	\$6,062 Repair Cost \$22,376 \$22,376 \$444,771 Repair Cost \$71,302 Repair Cost \$6,417 \$18,329 \$7,637 \$11,456	ID 1135 ID 1145 1142 1151
Room lacks Interactive Wi Specialties Deficiency Replace Cabinetry In Clas Note: Building: 03 Roofing Deficiency Shingle Roof Requires Re Note: Exterior Deficiency The Metal Exterior Door R Note: The Wood Window Requires Note:	Cabinetry is worn with surfaces peeling, chipped, or mis - Building 03 placement Roof has not been replaced or fully repaired in recent m tequires Replacement Exterior door at entrance is worn, chipped, and faded. res Replacement Single-pane windows from 1957. res Replacement Windows are single-pane and likely original to the building res Replacement	Educational Adequacy Sub Total for System Category Capital Renewal sing. Sub Total for System Sub Total for Building 02 - Building 02 Category Capital Renewal emory and is likely original to building. Sub Total for System Category Capital Renewal Capital Renewal Capital Renewal Capital Renewal Capital Renewal Capital Renewal ng. Capital Renewal ng. Capital Renewal	2 1 1 23 2 2,500 1 2 40	Ea. items UoM Room items items UoM SF items UoM SF SF SF SF	Priority 4 Priority 1 Priority 2 2	\$6,062 Repair Cost \$22,376 \$22,376 \$444,771 Repair Cost \$71,302 Repair Cost \$6,417 \$18,329 \$7,637	ID 1135 ID ID 1145 1142 1151





Interior						
Deficiency	Category	Qty U	οМ	Priority	Repair Cost	ID
9x9 Asbestos Tile Present and In Active Use, Greater than 25 Percent has Significant	Hazardous Material	2,250 S	F	3	\$64,172	1148
Deterioration Note: VCT is likely existing to building and in stained and foded.						
Note: VCT is likely original to building and is stained and faded. Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardaya Matarial	2,500 S	_	3	\$1,188	2855
	Hazardous Material	2,500 S	г	3	\$1,100	2600
Note: Acoustic tiles are likely original to the building and in need of replace		0.500.0	_		000.054	
Ceiling Grid Requires Replacement	Capital Renewal	2,500 S	F	4	\$29,651	1146
Note: Grid system is original to the building and in need of replacement.			_			
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	2,375 S	F	5	\$15,692	1147
Note: Interior walls are chipped and faded and should be repainted.	Out Tatalifan Oustan	4 11			6440 704	
	Sub Total for System	4 it	ems		\$110,704	
Mechanical						
Deficiency	Category	Qty U	оМ	Priority	Repair Cost	ID
The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2 E	a.	2	\$6,936	1080
Note: Furnaces are corroded and rusted.						
Ductwork Requires Replacement (SF Basis)	Capital Renewal	2,500 S	F	3	\$36,753	2852
	Sub Total for System	2 it	ems		\$43,689	
Electrical						
Deficiency	Catagony	Oty II	٥.14	Driority	Banair Coat	ID
The Lighting Fixtures Require Replacement	Category Capital Renewal	Qty U 2,500 S		Priority 2	Repair Cost \$14,855	1254
The Panelboard Requires Replacement The Panelboard Requires Replacement	Capital Renewal	_		2	\$14,855 \$4,849	1254
		1 E 8 E		5		
Room Has Insufficient Electrical Outlets	Educational Adequacy Sub Total for System			Э	\$4,018 \$33,733	Rollup
	Sub Total for System	3 it	ems		\$23,722	
Plumbing						
Deficiency	Category	Qty U	οМ	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1 E	a.	3	\$3,160	1081
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,500 S	F	3	\$20,115	1253
Note: Corrosion at the soil line.						
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1 E	a.	3	\$7,377	1258
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2 E	a.	3	\$6,362	1257
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	2 E	a.	3	\$5,704	1256
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	1 E	a.	4	\$2,576	1259
Note: Mop sink is corroded and leaking.						
	Sub Total for System	6 it	ems		\$45,295	
Technology						
	Cotogony	Oty II	οM	Driority	Banair Coat	ID
Deficiency Room lacks Interactive White Board	Category	Qty U		Priority 3	Repair Cost	ID
ROOM lacks interactive white Board	Educational Adequacy	2 E		3	\$6,062	Rollup
	Sub Total for System	1 10	ems		\$6,062	
Specialties						
Deficiency	Category	Qty U	оМ	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	2 R	oom	4	\$22,376	1149
Note: Cabinetry is worn with surfaces peeling, chipped, or missing.						
	Sub Total for System	1 it	ems		\$22,376	
Sub Tota	al for Building 03 - Building 03	23 it	ems		\$441,929	
Building: 04 - Building 04						
bullaring. 04 - bullaring 04						
Roofing						
Deficiency	Category	Qty U	оМ	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	2,500 S		1	\$71,302	1161
Note: Roof has not been replaced or fully repaired in recent memory and	·	,				
	Sub Total for System	1 it	ems		\$71,302	
Exterior		. 10	•		J,002	
Exterior						
Deficiency	Category	Qty U	оМ	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement		1 D	oor	2	\$6,417	1156
	Capital Renewal					
Note: Exterior door at entrance is worn, chipped, and faded.	Capital Renewal					
	Capital Renewal	96 S	F	2	\$18,329	1155
	·		F	2	\$18,329	1155
The Wood Window Requires Replacement	·			2	\$18,329 \$7,637	1155 1162





The Wood Window Re		Category	Qty	UoM	Priority	Repair Cost	10
	quires Replacement	Capital Renewal		SF	2	\$11,456	11
Note:	Windows are single-pane and likely original to the building.						
he Exterior Wood Red	quires Replacement (Bldg SF)	Capital Renewal	2,500	SF	4	\$74,939	11
Note:	Wood veneer is cracked, faded, and in need of replacement.						
		Sub Total for System	5	items		\$118,779	
Interior							
		0.4	0.		D : "	5 . 6 .	
Deficiency	rge area (>10%) of broken or falling broken tiles	Category Hazardous Material	2,500	UoM	Priority 3	Repair Cost \$1,188	11
Note:	Acoustic tiles are likely original to the building and in need of repl		2,300	OI .	3	φ1,100	
	resent. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	2,250	CE.	3	¢64.470	28
	· ·	Capital Renewal	2,500		4	\$64,172 \$29,651	11
Ceiling Grid Requires F Note:	Grid system is original to the building and in need of replacement	·	2,300	SF	4	\$29,031	- ' '
			2,375	ee.	5	\$15,692	11
Interior Walls Require I Note:		Capital Renewal	2,375	SF	Э	\$15,692	- 11
Note.	Interior walls are chipped and faded and should be repainted.	Sub Total for System	4	items		\$110,704	
		Sub Total for System	4	items		\$110,704	
Mechanical							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	II
The Gas Furnace HVA	C Component Requires Replacement	Capital Renewal	2	Ea.	2	\$6,936	10
Ductwork Requires Rep	placement (SF Basis)	Capital Renewal	2,500	SF	3	\$36,753	28
		Sub Total for System	2	items		\$43,689	
Electrical							
Deficiency		Category	Otv	UoM	Priority	Repair Cost	П
The Lighting Fixtures R	Require Replacement	Capital Renewal	2,500		2	\$14,855	12
The Panelboard Requi		Capital Renewal		Ea.	2	\$4,849	10
The Panelboard Requi		Capital Renewal		Ea.	2	\$5,799	12
Room Has Insufficient		Educational Adequacy		Ea.	5	\$4,018	Ro
recommend mountainer		Sub Total for System		items	· ·	\$29,521	
Dirambina		oub rotation by stem	•	1101110		\$25,52 !	
Plumbing							
Deficiency		Category		UoM	Priority	Repair Cost	II
	Requires Replacement	Capital Renewal	1	Ea.	2	\$3,160	10
Note:	Water heater is rusted and corroded.						
•	Service Sink Requires Replacement	Capital Renewal	1	Ea.	3	\$2,576	12
Note:	Mop sink is corroded and leaking.						
-	tic Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,500	SF	3	\$20,115	12
Note:	Corrosion at the soil line.						
The Refrigerated Wate	r Cooler Requires Replacement	Capital Renewal	1	Ea.	3	\$7,377	12
Note:	Compressor is non-functional.						
The Restroom Lavatori	ies Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	3	\$6,362	12
The Toilets Plumbing F	ixtures Require Replacement	Capital Renewal	2	Ea.	3	\$5,704	12
		Sub Total for System	6	items		\$45,295	
Technology							
recilliology							
		Category	Qty	UoM	Priority	Repair Cost	11
Deficiency	White Board	Category Educational Adequacy		UoM Ea.	Priority 3		
Deficiency	White Board	Category Educational Adequacy Sub Total for System	2	UoM Ea. items		\$6,062	
Deficiency Room lacks Interactive	White Board	Educational Adequacy	2	Ea.			
Deficiency Room lacks Interactive	White Board	Educational Adequacy Sub Total for System	2	Ea. items	3	\$6,062 \$6,062	Ro
Deficiency Room lacks Interactive Specialties Deficiency		Educational Adequacy Sub Total for System Category	2 1 Qty	Ea. items	3 Priority	\$6,062 \$6,062 Repair Cost	Rol
Deficiency Room lacks Interactive Specialties Deficiency Replace Cabinetry In C	Classes/Labs	Educational Adequacy Sub Total for System	2 1 Qty	Ea. items	3	\$6,062 \$6,062	Rol
Deficiency Room lacks Interactive Specialties Deficiency		Educational Adequacy Sub Total for System Category Capital Renewal	2 1 Qty 2	Ea. items UoM Room	3 Priority	\$6,062 \$6,062 Repair Cost \$22,376	Ro
Deficiency Room lacks Interactive Specialties Deficiency Replace Cabinetry In C	Classes/Labs Cabinetry is worn with surfaces peeling, chipped, or missing.	Educational Adequacy Sub Total for System Category Capital Renewal Sub Total for System	2 1 Qty 2	Ea. items UoM Room items	3 Priority	\$6,062 \$6,062 Repair Cost \$22,376	Ro
Deficiency Room lacks Interactive Specialties Deficiency Replace Cabinetry In C	Classes/Labs Cabinetry is worn with surfaces peeling, chipped, or missing.	Educational Adequacy Sub Total for System Category Capital Renewal	2 1 Qty 2	Ea. items UoM Room	3 Priority	\$6,062 \$6,062 Repair Cost \$22,376	Ro
Deficiency Room lacks Interactive Specialties Deficiency Replace Cabinetry In C	Classes/Labs Cabinetry is worn with surfaces peeling, chipped, or missing. Sub To	Educational Adequacy Sub Total for System Category Capital Renewal Sub Total for System	2 1 Qty 2	Ea. items UoM Room items	3 Priority	\$6,062 \$6,062 Repair Cost \$22,376	Ro
Deficiency Room lacks Interactive Specialties Deficiency Replace Cabinetry In C Note: Building: 0	Classes/Labs Cabinetry is worn with surfaces peeling, chipped, or missing.	Educational Adequacy Sub Total for System Category Capital Renewal Sub Total for System	2 1 Qty 2	Ea. items UoM Room items	3 Priority	\$6,062 \$6,062 Repair Cost \$22,376	Ro
Deficiency Room lacks Interactive Specialties Deficiency Replace Cabinetry In C Note: Building: 0 Roofing	Classes/Labs Cabinetry is worn with surfaces peeling, chipped, or missing. Sub To	Educational Adequacy Sub Total for System Category Capital Renewal Sub Total for System	2 1 1 Qty 2 1 1 24	Ea. items UoM Room items items	Priority 4	\$6,062 \$6,062 Repair Cost \$22,376 \$22,376 \$447,728	Roll III
Deficiency Room lacks Interactive Specialties Deficiency Replace Cabinetry In C Note: Building: 0 Roofing	Classes/Labs Cabinetry is worn with surfaces peeling, chipped, or missing. Sub To	Educational Adequacy Sub Total for System Category Capital Renewal Sub Total for System	2 1 1 Qty 2 1 1 24	Ea. items UoM Room items	3 Priority	\$6,062 \$6,062 Repair Cost \$22,376	III Rol III III
Deficiency Room lacks Interactive Specialties Deficiency Replace Cabinetry In C	Classes/Labs Cabinetry is worn with surfaces peeling, chipped, or missing. Sub To 95 - Building 05	Educational Adequacy Sub Total for System Category Capital Renewal Sub Total for System otal for Building 04 - Building 04	2 1 1 Qty 2 1 1 24	Ea. items UoM Room items items	Priority 4	\$6,062 \$6,062 Repair Cost \$22,376 \$22,376 \$447,728	III 11
Deficiency Room lacks Interactive Specialties Deficiency Replace Cabinetry In C Note: Building: 0 Roofing Deficiency	Classes/Labs Cabinetry is worn with surfaces peeling, chipped, or missing. Sub To 95 - Building 05	Educational Adequacy Sub Total for System Category Capital Renewal Sub Total for System otal for Building 04 - Building 04 Category Capital Renewal	2 1 1 24 Cty	Ea. items UoM Room items items	Priority 4 Priority	\$6,062 \$6,062 Repair Cost \$22,376 \$22,376 \$447,728	III





ne Metal Exterior Door Requires Replacement Note: Exterior door at entrance is worn, chipped, and faded.	Category Capital Renewal		UoM Door	Priority 2	Repair Cost \$6,417	IE
Note: Exterior door at entrance is worn, chipped, and faded.	Capital Renewal	1	Door	2	\$6,417	
						117
ne Wood Window Requires Replacement	Capital Renewal	80	SF	2	\$15,275	117
Note: Single-pane windows from 1957.						
ne Wood Window Requires Replacement	Capital Renewal	192	SF	2	\$36,659	11
Note: Windows are single-pane and likely original to the building.						
ne Wood Window Requires Replacement	Capital Renewal	120	SF	2	\$22,912	11
Note: Windows are single-pane and likely original to the building.						
ne Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	5,000	SF	4	\$149,877	11
Note: Wood veneer is cracked, faded, and in need of replacement.						
	Sub Total for System	5	items		\$231,140	
nterior						
	Catagony	Otv	HoM	Driority	Banair Coat	
eficiency	Category Hazardous Material	4,500	UoM	Priority 3	Repair Cost \$128,344	11
2 x 12 Floor Tiles Are Lifting or Broken and Highly Likely Contain Asbestos	nazardous Materiai	4,500	SF	3	\$128,344	11
Note: 12x12 and 9x9 tiles should be replaced.	Hazardous Material	E 000	CF.	3	¢2.277	11
coustic ceiling tile - large area (>10%) of broken or falling broken tiles		5,000	SF	3	\$2,377	- 11
Note: Acoustic tiles are likely original to the building and in need of replace		5.000	C.F.	4	¢ E0 202	44
eiling Grid Requires Replacement	Capital Renewal	5,000	SF	4	\$59,303	11
Note: Grid system is original to the building and in need of replacement.	Conital Denaural	4.750	CF.	-	¢24.205	4.4
terior Walls Require Repainting (Bldg SF)	Capital Renewal	4,750	SF	5	\$31,385	11
Note: Interior walls are chipped and faded and should be repainted.	Out Tatalian Ouston				\$004 400	
	Sub Total for System	4	items		\$221,408	
lechanical experience of the second s						
eficiency	Category	Qty	UoM	Priority	Repair Cost	I
ne Gas Furnace HVAC Component Requires Replacement	Capital Renewal	4	Ea.	2	\$13,873	12
Note: Heat exchangers are rusted.						
uctwork Requires Replacement (SF Basis)	Capital Renewal	5,000	SF	3	\$73,506	28
	Sub Total for System	2	items		\$87,378	
Electrical						
eficiency	Category	Otv	UoM	Priority	Repair Cost	11
ne Lighting Fixtures Require Replacement	Capital Renewal	5,000		2	\$29,709	12
ne Panelboard Requires Replacement	Capital Renewal		Ea.	2	\$9,697	10
pom Has Insufficient Electrical Outlets	Educational Adequacy		Ea.	5	\$6,028	Ro
John Has insulicient Electrical Outlets	Sub Total for System		items	3	\$45,434	110
	Sub rotal for System	3	Itellis		\$45,454	
Plumbing						
eficiency	Category	Qty	UoM	Priority	Repair Cost	П
on-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	2	Ea.	3	\$20,440	12
ne Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	2	Ea.	3	\$5,153	12
Note: Mop sinks are corroded and leaking.						
ne Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	29
ne Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	5,000	SF	3	\$40,229	12
ne Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	3	\$12,724	12
ne Toilets Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	3	\$11,408	12
	Sub Total for System	6	items		\$93,115	
echnology						
eficiency	Catagony	Otv	UoM	Priority	Popair Cost	ı
oom lacks Interactive White Board	Category Educational Adequacy		Ea.	Priority 3	Repair Cost \$9,094	Ro
Som adolo interactive write board	Sub Total for System		items	J		ΙNU
	Sub rotal for System	1	iteins		\$9,094	
Specialties						
	Category	Qty	UoM	Priority	Repair Cost	I
eficiency						_

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Sub Total for Building 05 - Building 05

23 items

\$863,737



Building: 06 - Administration Building Roofing

Deficiency		Cotogony	Otv	LIoM	Priority	Bonoir Coot	ID
Deficiency Chinale Boot Bootings B	and a company	Category		UoM		Repair Cost	1D
Shingle Roof Requires R		Capital Renewal	2,500	SF	1	\$71,302	1196
Note:	Roof has not been replaced or fully repaired in recent memory and is lik					471.000	
		Sub Total for System	1	items		\$71,302	
Exterior							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door	Requires Replacement	Capital Renewal	3	Door	2	\$19,252	1187
Note:	Exterior doors are worn, chipped, and faded.						
The Wood Window Requ	ires Replacement	Capital Renewal	60	SF	2	\$11,456	1186
Note:	Single-pane windows from 1957.	•					
The Wood Window Requ		Capital Renewal	96	SF	2	\$18,329	1198
Note:	Windows are single-pane and likely original to the building.					* -,-	
The Wood Window Requ		Capital Renewal	288	SF	2	\$54,988	1199
Note:	Windows are single-pane and likely original to the building.					, , , , , , , , , , , , , , , , , , , ,	
	ires Replacement (Bldg SF)	Capital Renewal	2,500	SF	4	\$74,939	1185
Note:	Wood veneer is cracked, faded, and in need of replacement.	Capital Honoral	2,000	0.	·	ψ,σσσ	
	Troca to hoo to stacked, ladda, and in hood of topiacontonia	Sub Total for System	5	items		\$178,964	
		oub rotarior dystem	ď	itemo		\$110,55 4	
Interior							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
	in base layer(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in	Hazardous Material	1,000	SF	2	\$9,507	6547
,	easurement unit - square feet)						
Note:	Metal Covered Walkway Metal Walkway				_		
	ifting or Broken and Highly Likely Contain Asbestos	Hazardous Material	2,250	SF	3	\$64,172	1193
Note:	12x12 and 9x9 tiles should be replaced.						
Acoustic ceiling tile - larg	e area (>10%) of broken or falling broken tiles	Hazardous Material	1,250	SF	3	\$594	1200
Note:	Acoustic tiles are likely original to the building and in need of replaceme	nt.					
Acoustic ceiling tile - larg	e area (>10%) of broken or falling broken tiles	Hazardous Material	1,250	SF	3	\$594	2860
Caulking - significant are	eas of broken pieces &/or deteriorating caulk	Hazardous Material	11,000	LF	3	\$209,153	6546
Note:	All Exterior Halls Window Caulk						
Paint (probable pre-1978	in base layer(s)) -large areas (> 10 sq. ft.)of peeling/damage & area in	Hazardous Material	200	SF	3	\$1,901	6455
	peasurement unit - square feet)						
Note:	Room 5A Painted Walls	Hammadaya Matasial	50	0.5		0.475	0475
	in base layer(s)) -large areas (> 10 sq. ft.)of peeling/damage & area in leasurement unit - square feet)	Hazardous Material	50	SF	3	\$475	6475
Note:	Room 1B Windows						
Paint (probable pre-1978	in base layer(s)) -large areas (> 10 sq. ft.)of peeling/damage & area in	Hazardous Material	4,000	SF	3	\$38,028	6521
	easurement unit - square feet)		•			. ,	
Note:	Cafeteria Wood Ceiling						
	in base layer(s)) -large areas (> 10 sq. ft.)of peeling/damage & area in	Hazardous Material	50	SF	3	\$475	6523
, ,	reasurement unit - square feet)						
Note:	Café Stage Window Trim			_	_		
Paint (probable pre-1978 active use-adults only (m	in base layer(s)) -large areas(> 10 sq. ft.)of peeling/damage & area in leasurement unit - each)	Hazardous Material	1	Ea.	3	\$285	6443
Note:	Conference Room Door Frame						
	in base layer(s)) -large areas(> 10 sq. ft.)of peeling/damage & area in	Hazardous Material	1	Ea.	3	\$285	6533
active use-adults only (m		riazaraoao materiar			· ·	\$200	0000
Note:	Exit Door						
	in base layer(s)) -large areas(> 10 sq. ft.)of peeling/damage & area in	Hazardous Material	100	LF	3	\$2,282	6442
• •	easurement unit - linear feet)						
Note:	Conference Room Window Trim						
	in base layer(s)) -large areas(> 10 sq. ft.)of peeling/damage & area in easurement unit - linear feet)	Hazardous Material	30	LF	3	\$685	6503
Note:	Music Room Wood Casework - Base Cabinets						
	in base layer(s)) -large areas(> 10 sq. ft.)of peeling/damage & area in	Hazardous Material	100	l F	3	\$2,282	6542
	easurement unit - linear feet)	riazardous iviateriai	100		3	Ψ2,202	0542
Note:	Boys and Girls Bathrooms Wood Trim						
	in base layer(s)) -large areas(> 10 sq. ft.)of peeling/damage & area in	Hazardous Material	1,000	LF	3	\$22,817	6544
	easurement unit - linear feet)						
Note:	All Exterior Halls Wood Trim and Panels						
Ceiling Grid Requires Re	placement	Capital Renewal	1,250	SF	4	\$14,826	1189
Note:	Grid system is original to the building and in need of replacement.						
	in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in	Hazardous Material	300	SF	4	\$2,852	6522
	(measurement unit - square feet)						
Note:	Café stage painted walls						





Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in	Hazardous Material	1,200	SF	4	\$11,408	6528
children-accessible area (measurement unit - square feet)						
Note: Kitchen Wood Ceiling						
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet)	Hazardous Material	200	SF	4	\$1,901	6532
Note: Office Wood Ceiling						
Room Is Excessively Reverberant	Acoustics	3,600	SE	4	\$31,316	4688
·	Acoustics	3,000	OI .	-	ψ51,510	4000
•	Capital Renewal	2.500	C.E.	5	£40 E40	1101
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	2,500	SF	Э	\$16,518	1191
Note: Interior walls are chipped and faded and should be repainted.	Sub Total for System	21	items		\$422.257	
	Sub rotal for System	21	iteilis		\$432,357	
Mechanical						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2	Ea.	2	\$6,936	1089
Note: Heat exchangers are rusted.						
The Window AC Unit Component Requires Replacement	Capital Renewal	5	Ea.	2	\$16,694	1096
Note: Window units are aged and rusted.						
Ductwork Requires Replacement (SF Basis)	Capital Renewal	2,500	SF	3	\$36,753	2857
	Sub Total for System	3	items		\$60,383	
Electrical						
	Cotononi	Otre	UaM	Deioritu	Deneis Cost	ID
Deficiency The Highlian Figure Regular Regular and the second of the sec	Category	_	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	2,500		2	\$14,855	1302
The Panelboard Requires Replacement	Capital Renewal		Ea.	2	\$5,799	1087
The Panelboard Requires Replacement	Capital Renewal		Ea.	2	\$14,546	1090
	Sub Total for System	3	items		\$35,200	
Plumbing						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	2859
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,500	SF	3	\$20,115	1305
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	3	Ea.	3	\$8,556	1091
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	1	Ea.	4	\$2,576	1094
Note: Mop sinks are corroded and leaking.						
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$7,377	2858
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal		Ea.	4	\$9,543	1093
3	Sub Total for System		items		\$51,328	
Technology					***,*==	
Technology						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Campus lacks security electronic access control.	Technology	4	Ea.	3	\$30,422	3943
Note: No Access Control System add Access Control with 4 doors						
Technology: Classroom AV/Multimedia systems are in need of improvements.	Technology	1	Ea.	3	\$9,507	3940
Note: Refresh AV system in Library.						
Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	24	Ea.	3	\$479,151	3941
Note: Technology: Add new classroom AV/Multimedia systems to support d	gital formats.					
Technology: Gymnasium sound system is nonexisitant, inadequate, or near end of useful life.	Technology	1	Ea.	3	\$9,127	3945
Note: Refresh gym audio system						
Technology: Instructional spaces do not have local sound reinforcement.	Technology	24	Ea.	3	\$114,084	3938
Note: Add sound reinforcement found in instructions spaces	0,					
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-	Technology	1	Ea.	3	\$5,324	3929
existent.					¥3,52	
Note: IDF Admin needs grounding system improvements.						
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-	Technology	1	Ea.	3	\$5,324	3934
existent.						
Note: IDF Classroom needs grounding system improvements.						
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial	Technology	1	Ea.	3	\$37,648	3928
walls and/or major improvements.						
Note: IDF Admin needs to be rezoned.	Tashaslasu		Г-	•	607.040	2022
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	\$37,648	3933
Note: IDF Classroom add secure wall cabinet if not rezoning						
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	\$6,655	3926
Note: MDF has no ground system.	. 300.09,			•	ψ0,000	5520



Technology

Deficiency			A .	-				
			Category		UoM	Priority	Repair Cost	ID
echnology	•	ommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	\$50,197	392
	Note:	miff - rezone and dedicate space						
echnology tandards.	y: Network ca	bling infrastructure is outdated (Cat 5 or less) and/or does not meet	Technology	48	Ea.	3	\$20,535	392
	Note:	MDF Existing category 5 cables serviced by this space.						
echnology tandards.	y: Network ca	bling infrastructure is outdated (Cat 5 or less) and/or does not meet	Technology	10	Ea.	3	\$4,278	393
	Note:	IDF Admin Existing category 5 cables serviced by this space.						
echnology tandards.		bling infrastructure is outdated (Cat 5 or less) and/or does not meet	Technology	10	Ea.	3	\$4,278	39
	Note:	IDF Classroom Existing category 5 cables serviced by this space.						
echnology tandards.		bling infrastructure is outdated (Cat 5 or less) and/or does not meet	Technology	48	Ea.	3	\$20,535	39
tariuarus.	Note:	Classrooms: Poplace notwork applies infractructure						
		Classrooms: Replace network cabling infrastructure.	Tashaslamı	40	Ea.	2	POE ECO	39
ecinology		meras and recording system are inadequate and/or near end of useful life	. recrinology	10	Ea.	3	\$85,563	38
	Note:	No video surveillance system. Add VMS and 18 IP Cameras			_	_		
echnology	y: Special Spa	ace AV/Multimedia system is inadequate.	Technology	1	Ea.	3	\$54,190	39
	Note:	Add AV system to cafetorium.						
echnology proveme		inications Room (large size room) needs dedicated cooling system	Technology	1	Ea.	3	\$7,606	39
	Note:	MDF does not have dedicated AC unit, since it is MDF it is considered I	arge size.					
echnology nproveme		nications Room (small size room) needs dedicated cooling system	Technology	1	Ea.	3	\$4,753	39
	Note:	IDF Admin needs dedicated AC unit.						
echnology nproveme		nications Room (small size room) needs dedicated cooling system	Technology	1	Ea.	3	\$4,753	39
	Note:	IDF Classroom needs dedicated AC unit.						
echnology adequate		inications Room fiber connectivity infrastructure is outdated and/or	Technology	1	Ea.	3	\$6,275	39
·	Note:	IDF Admin is connected via copper: Refresh Telecommunication Room	fiber infrastructure, add 6 strar	nd drop				
echnology adequate	y: Telecommu	inications Room fiber connectivity infrastructure is outdated and/or	Technology		Ea.	3	\$6,275	3
	Note:	IDF Classroom is connected via copper: Refresh Telecommunication R	oom fiber infrastructure, add 6	strand dror)			
echnology		handsets are inadequate and sparsely deployed throughout the campus.	Technology		Ea.	3	\$36,507	39
echilology	y. Telephone	nariusets are madequate and sparsely deployed unoughout the campus.	reclinology	24	La.	3	φ30,301	3.
•	Motor	Parlace/add telephone bandoets in electrosms and office angers						
	Note:	Replace/add telephone handsets in classrooms and office spaces.	Talkadam				#7.005	0.0
echnology	y: Telephone	system is inadequate and/or non-existent.	Technology	1	Ea.	3	\$7,225	39
echnology						3		39
	y: Telephone Note:	system is inadequate and/or non-existent. Phone system is aging Toshiba Strata analog, replace. Sub Total for Building 06	Technology Sub Total for System - Administration Building	24	Ea. items items	3	\$7,225 \$1,047,858 \$1,877,393	39
Build Roofin	y: Telephone Note: ling: 07	system is inadequate and/or non-existent. Phone system is aging Toshiba Strata analog, replace. Sub Total for Building 067 7 - Building 07	Sub Total for System - Administration Building Category	24 63 Qty	items items	Priority	\$1,047,858 \$1,877,393 Repair Cost	
Build Roofin	y: Telephone Note: ling: 07	system is inadequate and/or non-existent. Phone system is aging Toshiba Strata analog, replace. Sub Total for Building 06 7 - Building 07	Sub Total for System - Administration Building Category Capital Renewal	24 63	items items		\$1,047,858 \$1,877,393	
Build Roofin	y: Telephone Note: ling: 07	system is inadequate and/or non-existent. Phone system is aging Toshiba Strata analog, replace. Sub Total for Building 067 7 - Building 07	Sub Total for System - Administration Building Category Capital Renewal sely original to building.	24 63 Qty 2,500	items items	Priority	\$1,047,858 \$1,877,393 Repair Cost \$71,302	1
Build Roofin	y: Telephone Note: ling: 07	system is inadequate and/or non-existent. Phone system is aging Toshiba Strata analog, replace. Sub Total for Building 06 7 - Building 07	Sub Total for System - Administration Building Category Capital Renewal	24 63 Qty 2,500	items items	Priority	\$1,047,858 \$1,877,393 Repair Cost	1
Build Roofin eficiency hingle Roo	y: Telephone Note: ling: 07 ng oof Requires F Note:	system is inadequate and/or non-existent. Phone system is aging Toshiba Strata analog, replace. Sub Total for Building 06 7 - Building 07	Sub Total for System - Administration Building Category Capital Renewal sely original to building.	24 63 Qty 2,500	items items	Priority	\$1,047,858 \$1,877,393 Repair Cost \$71,302	1
Build Roofin eficiency hingle Ro	y: Telephone Note: ling: 07 ng oof Requires F Note:	system is inadequate and/or non-existent. Phone system is aging Toshiba Strata analog, replace. Sub Total for Building 06 7 - Building 07	Sub Total for System - Administration Building Category Capital Renewal tely original to building. Sub Total for System	24 63 Qty 2,500	items items	Priority	\$1,047,858 \$1,877,393 Repair Cost \$71,302	1:
Build Roofin eficiency hingle Roo	y: Telephone Note: ling: 07 ng oof Requires F Note: or	system is inadequate and/or non-existent. Phone system is aging Toshiba Strata analog, replace. Sub Total for Building 06 7 - Building 07 Replacement Roof has not been replaced or fully repaired in recent memory and is like	Sub Total for System - Administration Building Category Capital Renewal tely original to building. Sub Total for System Category	24 63 Qty 2,500 1	items items UoM SF items	Priority 1	\$1,047,858 \$1,877,393 Repair Cost \$71,302 \$71,302 Repair Cost	1:
Build Roofin reficiency hingle Roo Exterior	y: Telephone Note: ling: 07 ng oof Requires F Note: Or Exterior Door	system is inadequate and/or non-existent. Phone system is aging Toshiba Strata analog, replace. Sub Total for Building 06 7 - Building 07 Replacement Roof has not been replaced or fully repaired in recent memory and is like.	Sub Total for System - Administration Building Category Capital Renewal tely original to building. Sub Total for System	24 63 Qty 2,500 1	UoM SF items	Priority 1 Priority	\$1,047,858 \$1,877,393 Repair Cost \$71,302	1:
Build Roofin reficiency hingle Roo Exterio	y: Telephone Note: ling: 07 ng oof Requires F Note: Cr Exterior Door Note:	system is inadequate and/or non-existent. Phone system is aging Toshiba Strata analog, replace. Sub Total for Building 06 7 - Building 07 Replacement Roof has not been replaced or fully repaired in recent memory and is like. Requires Replacement Exterior doors are worn, chipped, and faded.	Sub Total for System - Administration Building Category Capital Renewal tely original to building. Sub Total for System Category Capital Renewal	24 63	UoM SF items UoM Door	Priority 1 Priority 2	\$1,047,858 \$1,877,393 Repair Cost \$71,302 \$71,302 Repair Cost \$19,252	11
Build Roofin eficiency hingle Roo Exterio eficiency he Metal B	y: Telephone Note: ling: 07 ng oof Requires F Note: Or Exterior Door Note: Window Requires Requires F	system is inadequate and/or non-existent. Phone system is aging Toshiba Strata analog, replace. Sub Total for Building 06 7 - Building 07 Replacement Roof has not been replaced or fully repaired in recent memory and is like. Requires Replacement Exterior doors are worn, chipped, and faded. Liries Replacement	Sub Total for System - Administration Building Category Capital Renewal tely original to building. Sub Total for System Category	24 63	UoM SF items	Priority 1 Priority	\$1,047,858 \$1,877,393 Repair Cost \$71,302 \$71,302 Repair Cost	1
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Build Roofin eficiency ningle Roo Exterio eficiency ne Metal E	y: Telephone Note: ling: 07 ng oof Requires F Note: Or Exterior Door Note: Window Requires Requires Requires F	system is inadequate and/or non-existent. Phone system is aging Toshiba Strata analog, replace. Sub Total for Building 06 7 - Building 07 Replacement Roof has not been replaced or fully repaired in recent memory and is lik Requires Replacement Exterior doors are worn, chipped, and faded. sires Replacement Single-pane windows from 1957. sires Replacement	Sub Total for System - Administration Building Category Capital Renewal tely original to building. Sub Total for System Category Capital Renewal	24 63 Otty 2,500 1 Otty 3	UoM SF items UoM Door	Priority 1 Priority 2	\$1,047,858 \$1,877,393 Repair Cost \$71,302 \$71,302 Repair Cost \$19,252	1 1
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Build Roofin eficiency ningle Roo Exterio eficiency ne Metal B	y: Telephone Note: ling: 07 ng oof Requires F Note: Or Exterior Door Note: Window Requires Requires Requires F Note:	system is inadequate and/or non-existent. Phone system is aging Toshiba Strata analog, replace. Sub Total for Building 06 7 - Building 07 Replacement Roof has not been replaced or fully repaired in recent memory and is lik Requires Replacement Exterior doors are worn, chipped, and faded. sires Replacement Single-pane windows from 1957. sires Replacement	Sub Total for System - Administration Building Category Capital Renewal cely original to building. Sub Total for System Category Capital Renewal Capital Renewal	24 63 Otty 2,500 1 Otty 3 96 40	UoM SF items UoM Door SF	Priority 1 Priority 2 2	\$1,047,858 \$1,877,393 Repair Cost \$71,302 \$71,302 Repair Cost \$19,252 \$18,329	1:
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Build Roofin Roeficiency Shingle Roo Exterio Deficiency The Metal B	y: Telephone Note: ling: 07 ng of Requires F Note: Or Exterior Door Note: Window Requires F Window Requires F Window Requires F Note: Window Requires F Note: Window Requires F Note: Window Requires F Note: Window Requires F Note:	Requires Replacement Exterior doors are worn, chipped, and faded. Single-pane windows from 1957. Sires Replacement Windows are single-pane and likely original to the building. Windows are single-pane and likely original to the building. Windows are single-pane and likely original to the building. Windows are single-pane and likely original to the building.	Sub Total for System - Administration Building Category Capital Renewal tely original to building. Sub Total for System Category Capital Renewal	244 63 Qty 2,500 1 Qty 3 96 40 60 2,500 5	UoM SF items UoM Door SF SF SF	Priority 1 Priority 2 2 2	\$1,047,858 \$1,877,393 Repair Cost \$71,302 \$71,302 Repair Cost \$19,252 \$18,329 \$7,637 \$11,456 \$74,939	1





Interior						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	2,250	SF	3	\$64,172	1208
Note: VCT is likely original to building and is stained and faded.						
Ceiling Grid Requires Replacement	Capital Renewal	2,500	SF	4	\$29,651	1206
Note: Grid system is original to the building and in need of replacement.						
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	2,500	SF	5	\$16,518	1207
Note: Interior walls are chipped and faded and should be repainted.						
	Sub Total for System	4	items		\$111,530	
Mechanical						
Deficiency	Category	Qtv	UoM	Priority	Repair Cost	ID
The Gas Furnace HVAC Component Requires Replacement	Capital Renewal		Ea.	2	\$6,936	1163
Note: Heat exchangers are rusted.					*-,	
Ductwork Requires Replacement (SF Basis)	Capital Renewal	2.500	SF	3	\$36,753	2861
	Sub Total for System	2	items		\$43,689	
Electrical					***,***	
Deficiency	Category		UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	2,500		2	\$14,855	1174
The Panelboard Requires Replacement	Capital Renewal		Ea.	2	\$4,849	1164
The Mounted Building Lighting Requires Replacement	Capital Renewal	1	Ea.	3	\$1,493	1100
Note: Building mounted lighting is corroded and non-functional.						
Room Has Insufficient Electrical Outlets	Educational Adequacy		Ea.	5	\$4,018	Rollup
	Sub Total for System	4	items		\$25,214	
Plumbing			•			
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	3	\$10,220	1188
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	1	Ea.	3	\$2,576	1190
Note: Mop sink is corroded and leaking.						
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	1166
Note: Water connections are corroding.						
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,500	SF	3	\$20,115	1171
Note: Corrosion at the soil line.						
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	3	\$5,704	1181
Note: Toilets are stained and corroded.						
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	4	\$6,362	1184
Note: Restroom lavatories are stained and leaking.	•					
	Sub Total for System	6	items		\$48,137	
Technology	·					
		_				
Deficiency	Category		UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	2	Ea.	3	\$6,062	Rollup
	Sub Total for System	1	items		\$6,062	
Specialties						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	2	Room	4	\$22,376	1209
Note: Cabinetry is worn with surfaces peeling, chipped, or missing.						
	Sub Total for System	1	items		\$22,376	
Sub Total	for Building 07 - Building 07	24	items		\$459,924	
Building 00 Building 00						
Building: 08 - Building 08						
Roofing						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	2,500		1	\$71,302	1236
Note: Roof has not been replaced or fully repaired in recent memory and is	likely original to building.					
,	Sub Total for System	1	items		\$71,302	
Exterior	-				•	
		_		5	5	
Deficiency	Category		UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	1	Door	2	\$6,417	1217
Note: Exterior door at entrance is worn, chipped, and faded.						
The Wood Window Requires Replacement	Capital Renewal	96	SF	2	\$18,329	1215
Note: Single-pane windows from 1957.						





Exterior					
Deficiency	Category	Qty UoM	Priority	Repair Cost	ID
he Wood Window Requires Replacement	Capital Renewal	40 SF	2	\$7,637	1237
Note: Windows are single-pane and likely original to the building.					
The Wood Window Requires Replacement	Capital Renewal	60 SF	2	\$11,456	1239
Note: Windows are single-pane and likely original to the building.					
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	2,500 SF	4	\$74,939	1214
Note: Wood veneer is cracked, faded, and in need of replacement.					
	Sub Total for System	5 items		\$118,779	
Interior					
Deficiency	Category	Qty UoM	Priority	Repair Cost	ID
Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	2,500 SF	3	\$1,188	1241
Note: Acoustic tiles are likely original to the building and in need of replace	ement.				
Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	2,250 SF	3	\$64,172	1231
Note: VCT is likely original to building and is stained and faded.					
The Terrazzo Flooring Requires Replacement	Capital Renewal	125 SF	3	\$9,269	1232
Note: Terrazzo is stained and likely original to building		A			
Ceiling Grid Requires Replacement	Capital Renewal	2,500 SF	4	\$29,651	1229
Note: Grid system is original to the building and in need of replacement.	Operated By	0.500.55	-	A 4==-:	40
nterior Walls Require Repainting (Bldg SF)	Capital Renewal	2,500 SF	5	\$16,518	1230
Note: Interior walls are chipped and faded and should be repainted.	Educational Address	100.05	-	\$0.500	D - II
Room lacks appropriate sound control.	Educational Adequacy	100 SF	5	\$3,522	Rollup
	Sub Total for System	6 items		\$124,321	
Mechanical					
Deficiency	Category	Qty UoM	Priority	Repair Cost	ID
he Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2 Ea.	2	\$6,936	1261
The Window AC Unit Component Requires Replacement	Capital Renewal	1 Ea.	2	\$3,339	1316
Ductwork Requires Replacement (SF Basis)	Capital Renewal	2,500 SF	3	\$36,753	2862
\	Sub Total for System	3 items		\$47,028	
Electrical					
Deficiency	Category	Qty UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	2,500 SF	2	\$14,855	1314
The Panelboard Requires Replacement	Capital Renewal	1 Ea.	2	\$4,849	1264
The Mounted Building Lighting Requires Replacement	Capital Renewal	1 Ea.	3	\$1,493	1101
Note: Building mounted lighting is corroded and non-functional.					
Room Has Insufficient Electrical Outlets	Educational Adequacy	8 Ea.	5	\$4,018	Rollup
	Sub Total for System	4 items		\$25,214	
Plumbing					
Deficiency	Category	Qty UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Capital Renewal	1 Ea.	3	\$3,160	2926
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	2,500 SF	3	\$20,115	1313
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1 Ea.	3	\$7,377	1260
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	2 Ea.	3	\$5,704	1265
Note: Toilets are non-functional.					
The Custodial Mop Or Service Sink Requires Replacement	Capital Renewal	1 Ea.	4	\$2,576	1263
Note: Mop sink is corroded and leaking.					
	Sub Total for System	5 items		\$38,933	
Technology					
Deficiency	Category	Qty UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	2 Ea.	3	\$6,062	Rollup
	Sub Total for System	1 items	-	\$6,062	
Specialties				+-,- 	
Specialties		_			
Deficiency (1)	Category	Qty UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	2 Room	4	\$22,376	1234
Note: Cabinetry is worn with surfaces peeling, chipped, or missing.				£22.276	

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Sub Total for Building 08 - Building 08

Sub Total for System

1 items

26 items

\$22,376

\$454,015





Building: 09 - Building 09 Roofing

Rooting							
Deficiency		Category		UoM	Priority	Repair Cost	ID
Shingle Roof Requires		Capital Renewal	2,500	SF	1	\$71,302	1268
Note:	Roof has not been replaced or fully repaired in recent memory						
		Sub Total for System	1	items		\$71,302	
Exterior							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Do	or Requires Replacement	Capital Renewal	1	Door	2	\$6,417	1248
Note:	Exterior door at entrance is worn, chipped, and faded.						
The Wood Window Re	equires Replacement	Capital Renewal	40	SF	2	\$7,637	1246
Note:	Single-pane windows from 1957.						
The Wood Window Re	equires Replacement	Capital Renewal	96	SF	2	\$18,329	1269
Note:	Windows are single-pane and likely original to the building.						
The Wood Window Re	equires Replacement	Capital Renewal	87	SF	2	\$16,611	1270
Note:	Windows are single-pane and likely original to the building.						
	quires Replacement (Bldg SF)	Capital Renewal	3,750	SF	4	\$112,408	1245
Note:	Wood veneer is cracked, faded, and in need of replacement.						
		Sub Total for System	5	items		\$161,403	
Interior							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
12 x 12 Floor Tiles Are	E Lifting or Broken and Highly Likely Contain Asbestos	Hazardous Material	4,500	SF	3	\$128,344	1266
Note:	12x12 and 9x9 tiles should be replaced.						
Acoustic ceiling tile - la	arge area (>10%) of broken or falling broken tiles	Hazardous Material	3,750	SF	3	\$1,783	1271
Note:	Acoustic tiles are likely original to the building and in need of re	eplacement.					
Ceiling Grid Requires	Replacement	Capital Renewal	3,750	SF	4	\$44,477	1250
Note:	Grid system is original to the building and in need of replacement	ent.					
Room Lighting Is Inade	equate Or In Poor Condition.	Educational Adequacy	238	SF	4	\$9,179	Rollu
Classroom Door Requ	ires Vision Panel	Educational Adequacy	1	Ea.	5	\$416	Rollu
Interior Walls Require	Repainting (Bldg SF)	Capital Renewal	4,750	SF	5	\$31,385	1251
Note:	Interior walls are chipped and faded and should be repainted.						
		Sub Total for System	6	items		\$215,583	
Mechanical							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Furnace HVA	AC Component Requires Replacement	Capital Renewal	4	Ea.	2	\$13,873	1325
Note:	Heat exchangers are rusted.						
Ductwork Requires Re	eplacement (SF Basis)	Capital Renewal	5,000	SF	3	\$73,506	2863
		Sub Total for System	2	items		\$87,378	
Electrical							
Deficiency		Category	Otv	UoM	Priority	Repair Cost	ID
The Lighting Fixtures I	Require Renlacement	Capital Renewal	5,000		2	\$29,709	1318
The Panelboard Requi		Capital Renewal		Ea.	2	\$14,546	1326
The Panelboard Requi		Capital Renewal		Ea.	2	\$5,799	1327
Note:	Service is under-rated for use.	Capital Noticinal		Lu.	-	ψο,νοο	1021
	Lighting Requires Replacement	Capital Renewal	2	Ea.	3	\$2,985	1099
Room Has Insufficient		Educational Adequacy		Ea.	5	\$8,037	Rollu
rtoom rido modinolom		Sub Total for System		items	ŭ	\$61,076	
Dlumbing						***,***	
Plumbing		_					
Deficiency		Category		UoM	Priority	Repair Cost	ID
•	Service Sink Requires Replacement	Capital Renewal	2	Ea.	3	\$5,153	1323
Note:	Mop sinks are corroded and leaking.			_	_		
	r Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	1324
Note:	Corrosion at connections.				_		
-	stic Water Piping System Is Beyond Its Useful Life	Capital Renewal	5,000	SF	3	\$40,229	1317
Note:	Corrosion at the soil line.			_		_	
	er Cooler Requires Replacement	Capital Renewal	1	Ea.	3	\$7,377	1322
-							1221
The Restroom Lavator	ries Plumbing Fixtures Require Replacement	Capital Renewal		Ea.	3	\$12,724	
The Restroom Lavator	ries Plumbing Fixtures Require Replacement Fixtures Require Replacement	Capital Renewal Capital Renewal Sub Total for System	4	Ea. Ea. items	3	\$12,724 \$11,408 \$80,052	1321 1320

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Technology						
Deficiency	Category		UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy	3	Ea.	3	\$9,094	Rollup
	Sub Total for System	1	items		\$9,094	
Specialties						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	3	Room	4	\$33,563	1267
Note: Cabinetry is worn with surfaces peeling, chipped, or missing.						
	Sub Total for System	1	items		\$33,563	
Sub Tota	l for Building 09 - Building 09	27	items		\$719,453	
Building: 10 - Building 10						
Roofing						
_	0.4	0.		D : ::	5 . 6 .	
Deficiency	Category	<u>_</u>	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	11,175	5F	1	\$318,721	1284
Note: Roof has not been replaced or fully repaired in recent memory and	Sub Total for System	1	items		\$318,721	
	Sub rotation System	'	items		\$310,721	
Exterior						
Deficiency	Category		UoM	Priority	Repair Cost	ID
he Wood Window Requires Replacement	Capital Renewal	126	SF	2	\$24,057	1273
Note: Single-pane windows from 1957.						
he Wood Window Requires Replacement	Capital Renewal	40	SF	2	\$7,637	1286
Note: Windows are single-pane and likely original to the building.						
The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	10,995	SF	4	\$329,580	1272
Note: Wood veneer is cracked, faded, and in need of replacement.	Ossital Paramet	400	05	4	044.544	4074
The Storefront/Curtain Wall Requires Replacement (Bldg SF)	Capital Renewal	180	5F	4	\$14,511	1274
Note: Single-pane windows from 1957.	Cub Total for Custom				\$27E 706	
	Sub Total for System	4	items		\$375,786	
Interior						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
12 x 12 Floor Tiles Are Lifting or Broken and Highly Likely Contain Asbestos	Hazardous Material	9,925	SF	3	\$283,070	1280
Note: 12x12 and 9x9 tiles should be replaced.						
Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	400	SF	3	\$190	6524
Note: Café stage acoustic ceiling	Educational Adamsons	0.510	C.E.	4	P054 070	Dalle
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	6,510		4	\$251,078	Rollu
The Wood Ceiling Tiles Require Replacement Note: Wood ceiling shows signs of staining and wear and tear.	Capital Renewal	11,175	SF	4	\$74,368	1276
nterior Walls Require Repainting (Bldg SF)	Capital Renewal	5,588	SE	5	\$36,922	1279
Note: Interior walls are chipped and faded and should be repainted.	Capital Renewal	3,300	OI .	3	ψ30,322	1273
monor want are empres and trade and should be repairted.	Sub Total for System	5	items		\$645,628	
Mechanical		·			40.0,020	
Deficiency	Category	<u>_</u>	UoM	Priority	Repair Cost	ID
The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	4	Ea.	2	\$40,492	1064
Note: Low efficiency units with pilot lights should be replaced.	Capital Renewal	11,175	CE.	3	\$164 29E	2866
Ductwork Requires Replacement (SF Basis)	Sub Total for System		items	3	\$164,285 \$204,778	2000
	Sub Total for System	2	items		\$204,778	
Electrical						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$19,280	1067
The Distribution Panel Requires Replacement	Capital Renewal		Ea.	2	\$29,129	1069
he Lighting Fixtures Require Replacement	Capital Renewal	11,175		2	\$66,400	1328
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,799	1066
Note: Panel was previously used for stage lighting. Only the breakers are			_	_	.	
The Panelboard Requires Replacement	Capital Renewal		Ea.	2	\$5,799	1068
he Panelboard Requires Replacement	Capital Renewal		Ea.	2	\$4,849	1071
he Mounted Building Lighting Requires Replacement	Capital Renewal	8	Ea.	3	\$11,941	1102
Note: Building mounted lighting is corroded and non-functional.			_		_	_
Room Has Insufficient Electrical Outlets	Educational Adequacy		Ea.	5	\$2,009	Rollu
	Sub Total for System	8	items		\$145,207	





Plumbing						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backflow Preventer Requires Replacement	Capital Renewal	1	Ea.	2	\$3,921	106
Note: Backflow preventer is corroded and leaking.						
The Gas Water Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$3,160	286
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	11,175	SF	3	\$89,913	133
Note: Corrosion at meter.						
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	3	\$14,755	13
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	6	Ea.	3	\$19,086	13
Note: Restroom lavatories are stained and leaking.						
The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	3	\$6,362	13
Note: Lavatories are stained and leaking.						
The Showers Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	3	\$30,422	10
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	6	Ea.	3	\$17,113	13
Note: Toilets are stained and leaking.						
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	3	\$1,329	13
Note: Urinal is non-functional.						
	Sub Total for System	9	items		\$186,061	
Sub Tota	al for Building 10 - Building 10	29	items		\$1,876,181	
Building: 11 - Building 11						
Roofing						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	10
Shingle Roof Requires Replacement	Capital Renewal	2,500	SF	1	\$71,302	13
Note: Roof has not been replaced or fully repaired in recent memory and	is likely original to building.					
	Sub Total for System	1	items		\$71,302	
Exterior						
	0.1	01	11-84	Date att.	D	
Deficiency The Martin Fortesian Resulting Results are set of the second	Category		UoM	Priority	Repair Cost	10
The Metal Exterior Door Requires Replacement	Capital Renewal		Door	2	\$6,417	12
The Wood Exterior Requires Replacement	Capital Renewal	2,500	SF Wall	2	\$56,281	12
Note: Wood veneer is cracked, faded, and in need of replacement.	0.715		0.5		040.000	
The Wood Window Requires Replacement	Capital Renewal	96	SF	2	\$18,329	12
Note: Single-pane windows from 1957.						
The Wood Window Requires Replacement	Capital Renewal	40	SF	2	\$7,637	13
Note: Windows are single-pane and likely original to the building.						
The Wood Window Requires Replacement	Capital Renewal	60	SF	2	\$11,456	13
Note: Windows are single-pane and likely original to the building.						
	Sub Total for System	5	items		\$100,121	
Interior						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	IE
Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	2,500	SF	3	\$1,188	13
Note: Acoustic tiles are likely original to the building and in need of replace	cement.					
Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	2,250	SF	3	\$64,172	13
Note: VCT is likely original to building and is stained and faded.						
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	125	SF	3	\$3,357	13
Note: Tile is likely original to building, and is worn and chipped.						
Ceiling Grid Requires Replacement	Capital Renewal	2,500	SF	4	\$29,651	13
Note: Grid system is original to the building and in need of replacement.	·					
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	2,500	SF	5	\$16,518	13
Note: Interior walls are chipped and faded and should be repainted.		,			,.	
	Sub Total for System	5	items		\$114,887	
Mochanical		·	•		Ţ ,,,,	
Mechanical						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	- 11
The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2	Ea.	2	\$6,936	13
Note: Heat exchangers are rusted.						
Ductwork Requires Replacement (SF Basis)	Capital Renewal	2,500	SF	3	\$36,753	28
	Sub Total for System	2	items		\$43,689	
Electrical						
	Catogory	~	HeM	Driorit	Ponoir Cart	
Deficiency The Lighting Civitude Decision Perfections	Category		UoM	Priority	Repair Cost	12
The Lighting Fixtures Require Replacement	Capital Renewal	2,500		2	\$14,855	13
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$4,849	13





Category	Qty	UoM	Priority	Repair Cost	ID
Educational Adequacy	8	Ea.	5	\$4,018	Rollup
Sub Total for System	3	items		\$23,722	
Category	Qty	UoM	Priority	Repair Cost	ID
Capital Renewal	1	Ea.	3	\$2,576	1346
Capital Renewal	1	Ea.	3	\$3,113	1340
Capital Renewal	2,500	SF	3	\$20,115	1343
Capital Renewal	2	Ea.	3	\$6,362	1344
Capital Renewal	2	Ea.	3	\$5,704	1345
Capital Renewal	1	Ea.	4	\$10,220	1347
Sub Total for System	6	items		\$48,090	
Category	Qty	UoM	Priority	Repair Cost	ID
Educational Adequacy	2	Ea.	3	\$6,062	Rollup
Sub Total for System	1	items		\$6,062	
Category	Qty	UoM	Priority	Repair Cost	ID
Capital Renewal	2	Room	4	\$22,376	1307
Sub Total for System	1	items		\$22,376	
oub rotal for dystem					
tal for Building 11 - Building 11	24	items		\$430,249	
	Educational Adequacy Sub Total for System Category Capital Renewal Sub Total for System Category Educational Adequacy Sub Total for System Category Capital Renewal	Educational Adequacy	Educational Adequacy	Educational Adequacy	Educational Adequacy 8 Ea. 5 \$4,018 Sub Total for System 3 items \$23,722 Category Qty UoM Priority Repair Cost Capital Renewal 1 Ea. 3 \$2,576 Capital Renewal 1 Ea. 3 \$3,113 Capital Renewal 2,500 SF 3 \$20,115 Capital Renewal 2 Ea. 3 \$6,362 Capital Renewal 2 Ea. 3 \$5,704 Capital Renewal 1 Ea. 4 \$10,220 Sub Total for System 6 items \$48,090 Category Qty UoM Priority Repair Cost Educational Adequacy 2 Ea. 3 \$6,062 Sub Total for System 1 items \$6,062 Category Qty UoM Priority Repair Cost Category Qty UoM Priority Repair Cost

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Repair Cost Remaining Life

\$6,936

\$6,936

\$116,873

Qty UoM

2 Ea.

1 items

6 items



Dr. Harry L. Halliwell Memorial School - Life Cycle Summary Yrs 1-10 Site Level Life Cycle Items

LC Type Description

Furnace - Gas (150 MBH)

Site

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (8 Ft)		470	LF	\$31,597	3
Roadway Pavement	Asphalt		86	CAR	\$284,533	3
Parking Lot Pavement	Asphalt		182	CAR	\$602,151	3
Parking Lot Lighting	Pole Mounted Fixtures (Ea.)		3	Ea.	\$23,205	5
Playfield Areas	ES Playgrounds		1	Ea.	\$44,588	5
Pedestrian Pavement	Sidewalks - Asphalt		3,000	SF	\$25,636	5
		Sub Total for System	6	items	\$1,011,709	
		Sub Total for Building -	6	items	\$1,011,709	

Building: 01 - Building 01

Interior

Uniformat Description	LC Type Description		Qty UoM	Repair Cost Remaining Life
Interior Door Supplementary Components	Door Hardware		12 Door	\$37,648 7
Wall Painting and Coating	Painting/Staining (Bldg SF)		2,375 SF	\$15,692 7
Interior Swinging Doors	Wood		10 Door	\$46,109 10
		Sub Total for System	3 items	\$99,449
Mechanical				

Heat Generation Plumbing

Uniformat Description

Uniformat Description	LC Type Description		Qty UoM	Repair Cost Remaining Life
Domestic Water Equipment	Water Heater - Gas - 40 gallon		1 Ea.	\$3,160 10
		Sub Total for System	1 items	\$3,160

Sub Total for System

Fire and Life Safety

Uniformat Description	LC Type Description			Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm te: Sensors and pull stations			2,500	SF	\$7,328	3
		.	Sub Total for System	1	items	\$7,328	

Sub Total for Building 01 - Building 01

Building: 02 - Building 02

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	12	Door	\$37,648	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,375	SF	\$15,692	7
Interior Swinging Doors	Wood	10	Door	\$46,109	10
		Sub Total for System 3	items	\$99,449	

Plumbing

Uniformat Description	LC Type Description	Q	lty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 40 gallon	,	1	Ea.	\$3,160	10
		Sub Total for System	1	items	\$3,160	

Fire and Life Safety

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	•	2,500	SF	\$7,328	3
		Sub Total for System	1	items	\$7,328	
		Sub Total for Building 02 - Building 02	5	items	\$109,936	

Building: 03 - Building 03

Interior

Uniformat Description	LC Type Description	Qty l	JoM Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	12 [Door \$37,648	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,375	SF \$15,692	7





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			-	

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Interior Swinging Doors	Wood		10	Door	\$46,109	10
		Sub Total for System	3	items	\$99,449	
Plumbing						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 40 gallon		1	Ea.	\$3,160	10
		Sub Total for System	1	items	\$3,160	
Fire and Life Safety						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		2,500		\$7,328	3
		Sub Total for System	1	items	\$7,328	
		Sub Total for Building 03 - Building 03	5	items	\$109,936	
Building: 04 - Building 04	4					
Interior						
Uniformat Description	LC Type Description		_ Otv	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware		-	Door	\$37,648	7
Wall Painting and Coating	Painting/Staining (Bldg SF)		2,375		\$15,692	7
Interior Swinging Doors	Wood		10	Door	\$46,109	10
		Sub Total for System	3	items	\$99,449	
Plumbing						
Uniformat Description	LC Type Description		Otv	UoM	Renair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 40 gallon			Ea.	\$3,160	10
zomocko wako. zgalpinom	Traid Traid Gue To guildi	Sub Total for System		items	\$3,160	
Fire and Life Safety					••,	
Uniformat Description	LC Type Description		Otv	UoM	Renair Cost	Remaining Life
	LO Type Description		Qty	COIVI	rtepaii 003t	
<u> </u>	Fire Alarm		2,500		\$7,328	3
<u>'</u>		Sub Total for System	2,500			
Fire Detection and Alarm		Sub Total for System Sub Total for Building 04	2,500 1	SF	\$7,328	
Fire Detection and Alarm	Fire Alarm		2,500 1	SF items	\$7,328 \$7,328	
Fire Detection and Alarm Building: 05 - Building 05	Fire Alarm		2,500 1	SF items	\$7,328 \$7,328	
Fire Detection and Alarm	Fire Alarm		2,500 1	SF items	\$7,328 \$7,328	
Fire Detection and Alarm Building: 05 - Building 09 Interior	Fire Alarm		2,500 1 5	SF items	\$7,328 \$ 7,328 \$109,936	
Fire Detection and Alarm Building: 05 - Building 05 Interior Uniformat Description	Fire Alarm		2,500 1 5	SF items items	\$7,328 \$ 7,328 \$109,936	3
Fire Detection and Alarm Building: 05 - Building 09 Interior Uniformat Description Interior Door Supplementary Components	Fire Alarm 5 LC Type Description		2,500 1 5	SF items items	\$7,328 \$7,328 \$109,936 Repair Cost	3 Remaining Life
Fire Detection and Alarm Building: 05 - Building 09 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating	Fire Alarm LC Type Description Door Hardware		2,500 1 5 Qty 24 4,750	SF items items	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295	3 Remaining Life
Fire Detection and Alarm Building: 05 - Building 09 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating	Fire Alarm LC Type Description Door Hardware Painting/Staining (Bldg SF)		2,500 1 5 Qty 24 4,750	SF items items	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385	3 Remaining Life 7 7
Fire Detection and Alarm Building: 05 - Building 05 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors	Fire Alarm LC Type Description Door Hardware Painting/Staining (Bldg SF)	Sub Total for Building 04 - Building 04	2,500 1 5 Qty 24 4,750	SF items items UoM Door SF Door	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385 \$82,996	3 Remaining Life 7 7
Fire Detection and Alarm Building: 05 - Building 05 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing	Fire Alarm LC Type Description Door Hardware Painting/Staining (Bldg SF)	Sub Total for Building 04 - Building 04	2,500 1 5 Qty 24 4,750 18	SF items items UoM Door SF Door	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385 \$82,996 \$189,676	3 Remaining Life 7 7
Fire Detection and Alarm Building: 05 - Building 05 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description	Fire Alarm 5 LC Type Description Door Hardware Painting/Staining (Bldg SF) Wood	Sub Total for Building 04 - Building 04	2,500 1 5 Qty 24 4,750 18 3	SF items items UoM Door SF Door items	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385 \$82,996 \$189,676	Remaining Life 7 7 10
Fire Detection and Alarm Building: 05 - Building 05 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description	Fire Alarm 5 LC Type Description Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description	Sub Total for Building 04 - Building 04	2,500 1 5 Qty 24 4,750 18 3 Qty 1	SF items items UoM Door SF Door items	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385 \$82,996 \$189,676	Remaining Life 7 7 10 Remaining Life
Fire Detection and Alarm Building: 05 - Building 05 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment	Fire Alarm 5 LC Type Description Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description	Sub Total for Building 04 - Building 04 Sub Total for System	2,500 1 5 Qty 24 4,750 18 3 Qty 1	SF items items UoM Door SF Door items UoM Ea.	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385 \$82,996 \$189,676 Repair Cost \$3,160	Remaining Life 7 7 10 Remaining Life
Fire Detection and Alarm Building: 05 - Building 05 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment Fire and Life Safety	Fire Alarm LC Type Description Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description Water Heater - Gas - 40 gallon	Sub Total for Building 04 - Building 04 Sub Total for System	2,500 1 5 Qty 24 4,750 18 3 Qty 1	UoM Door SF Door items UoM Ea.	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385 \$82,996 \$189,676 Repair Cost \$3,160	Remaining Life 7 7 10 Remaining Life 10
Fire Detection and Alarm Building: 05 - Building 05 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment Fire and Life Safety Uniformat Description	Fire Alarm 5 LC Type Description Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description	Sub Total for Building 04 - Building 04 Sub Total for System	2,500 1 5 Qty 24 4,750 18 3 Qty 1	UoM Door SF Door items UoM Ea. items	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385 \$82,996 \$189,676 Repair Cost \$3,160	Remaining Life 7 7 10 Remaining Life 10
Fire Detection and Alarm Building: 05 - Building 05 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment Fire and Life Safety Uniformat Description	Fire Alarm LC Type Description Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description Water Heater - Gas - 40 gallon LC Type Description	Sub Total for Building 04 - Building 04 Sub Total for System	2,500 1 5 Qty 24 4,750 18 3 Qty 1 1 Cty 5,000	UoM Door SF Door items UoM Ea. items	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385 \$82,996 \$189,676 Repair Cost \$3,160 Repair Cost	Remaining Life 7 7 10 Remaining Life 10
Fire Detection and Alarm Building: 05 - Building 05 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment Fire and Life Safety Uniformat Description	Fire Alarm LC Type Description Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description Water Heater - Gas - 40 gallon LC Type Description	Sub Total for Building 04 - Building 04 Sub Total for System Sub Total for System	2,500 1 5 Qty 24 4,750 18 3 Qty 1 1 Qty 5,000 1	SF items items UoM Door SF Door items UoM Ea. items	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385 \$82,996 \$189,676 Repair Cost \$3,160 Repair Cost \$14,655	Remaining Life 7 7 10 Remaining Life 10
Fire Detection and Alarm Building: 05 - Building 05 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description	Fire Alarm LC Type Description Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description Water Heater - Gas - 40 gallon LC Type Description Fire Alarm	Sub Total for Building 04 - Building 04 Sub Total for System Sub Total for System	2,500 1 5 Qty 24 4,750 18 3 Qty 1 1 Qty 5,000 1	SF items items UoM Door SF Door items UoM Ea. items UoM SF items	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385 \$82,996 \$189,676 Repair Cost \$3,160 Repair Cost \$14,655 \$14,655	Remaining Life 7 7 10 Remaining Life 10
Building: 05 - Building 05 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm Building: 06 - Administra	Fire Alarm LC Type Description Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description Water Heater - Gas - 40 gallon LC Type Description Fire Alarm	Sub Total for Building 04 - Building 04 Sub Total for System Sub Total for System	2,500 1 5 Qty 24 4,750 18 3 Qty 1 1 Qty 5,000 1	SF items items UoM Door SF Door items UoM Ea. items UoM SF items	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385 \$82,996 \$189,676 Repair Cost \$3,160 Repair Cost \$14,655 \$14,655	Remaining Life 7 7 10 Remaining Life 10
Building: 05 - Building 05 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm Building: 06 - Administra	Fire Alarm LC Type Description Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description Water Heater - Gas - 40 gallon LC Type Description Fire Alarm	Sub Total for Building 04 - Building 04 Sub Total for System Sub Total for System	2,500 1 5 Oty 24 4,750 18 3 Oty 1 1 1 Oty 5,000 1 5	SF items items UoM Door SF Door items UoM Ea. items UoM SF items	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385 \$82,996 \$189,676 Repair Cost \$3,160 \$3,160 \$14,655 \$14,655 \$207,491	Remaining Life 7 7 10 Remaining Life 10 Remaining Life 3
Building: 05 - Building 05 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm Building: 06 - Administration	Fire Alarm LC Type Description Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description Water Heater - Gas - 40 gallon LC Type Description Fire Alarm	Sub Total for Building 04 - Building 04 Sub Total for System Sub Total for System	2,500 1 5 Cty 24 4,750 18 3 Cty 1 1 Cty 5,000 1 5	SF items items UoM Door SF Door items UoM Ea. items UoM SF items items	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385 \$82,996 \$189,676 Repair Cost \$3,160 \$3,160 \$14,655 \$14,655 \$207,491	Remaining Life 7 7 10 Remaining Life 10 Remaining Life 3
Building: 05 - Building 05 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm Building: 06 - Administra	Fire Alarm LC Type Description Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description Water Heater - Gas - 40 gallon LC Type Description Fire Alarm Ation Building LC Type Description	Sub Total for Building 04 - Building 04 Sub Total for System Sub Total for System	2,500 1 5 Cty 24 4,750 18 3 Cty 1 1 Cty 5,000 1 5	SF items items UoM Door SF Door items UoM Ea. items UoM SF items items	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385 \$82,996 \$189,676 Repair Cost \$3,160 \$3,160 Repair Cost \$14,655 \$14,655 \$207,491	Remaining Life 7 7 10 Remaining Life 10 Remaining Life 3
Building: 05 - Building 05 Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm Building: 06 - Administration Interior Uniformat Description Interior Door Supplementary Components	Fire Alarm LC Type Description Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description Water Heater - Gas - 40 gallon LC Type Description Fire Alarm Ation Building LC Type Description Door Hardware	Sub Total for Building 04 - Building 04 Sub Total for System Sub Total for System	2,500 1 5 Cty 24 4,750 18 3 Qty 1 1 Cty 5,000 1 5 Qty 20 2,500	SF items items UoM Door SF Door items UoM Ea. items UoM SF items items	\$7,328 \$7,328 \$109,936 Repair Cost \$75,295 \$31,385 \$82,996 \$189,676 Repair Cost \$3,160 \$3,160 Repair Cost \$14,655 \$14,655 \$207,491 Repair Cost \$62,746	Remaining Life 7 7 10 Remaining Life 10 Remaining Life 3





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Uniformat Description						
	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Lavatories		1	Ea.	\$3,181	6
Note:	Kitchen					
Domestic Water Equipment	Water Heater - Gas - 40 gallon		1	Ea.	\$3,160	10
		Sub Total for System	2	items	\$6,341	
Fire and Life Safety						
Uniformat Description	LC Type Description		Otv	UoM	Renair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		2,500		\$7,328	3
The Detection and Alaim	The Alaini	Sub Total for System		items	\$7,328	3
	Sub Tota	for Building 06 - Administration Building		items	\$175,929	
		To Building to Administration Building	·	itomo	ψ170,525	
Building: 07 - Building 0	7					
Interior						
Uniformat Description	LC Type Description		Otv	UoM	Popair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware			Door	\$37,648	7
Wall Painting and Coating	Painting/Staining (Bldg SF)		2,500		\$16,518	7
Interior Swinging Doors	Wood			Door	\$46,109	10
Interior Swinging Doors	Wood	Sub Total for System		items	\$100,275	10
Diametrica		Sub Total for System	,	items	\$100,275	
Plumbing						
Uniformat Description	LC Type Description			UoM		Remaining Life
Domestic Water Equipment	Water Heater - Gas - 40 gallon		1	Ea.	\$3,160	10
		Sub Total for System	1	items	\$3,160	
Fire and Life Safety						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		2,500		\$7,328	3
		Sub Total for System	1	items	\$7,328	
		Sub Total for Building 07 - Building 07	5	items	\$110,762	
Building 00 Building 0	<u>.</u>					
Building: 08 - Building 08	8					
Interior						
Uniformat Description	LC Type Description		Qtv	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware			Door	\$37,648	7
Wall Painting and Coating	Painting/Staining (Bldg SF)		2,500		\$16,518	7
Train rainting and obtaing	· aming claiming (Diag or)			Door	ψ.ο,ο.ο	•
Interior Swinging Doors	Wood		10		\$46.109	10
Interior Swinging Doors	Wood	Sub Total for System		items	\$46,109 \$100.275	10
	Wood	Sub Total for System		items	\$46,109 \$100,275	10
Interior Swinging Doors Plumbing	Wood	Sub Total for System		items		10
Plumbing Uniformat Description	LC Type Description	Sub Total for System	3 Qty	UoM	\$100,275 Repair Cost	Remaining Life
Plumbing Uniformat Description Plumbing Fixtures	LC Type Description Restroom Lavatories	Sub Total for System	Qty	UoM Ea.	\$100,275 Repair Cost \$6,362	Remaining Life
Plumbing Uniformat Description	LC Type Description	Sub Total for System	Qty	UoM	\$100,275 Repair Cost \$6,362 \$3,160	Remaining Life
Plumbing Uniformat Description Plumbing Fixtures	LC Type Description Restroom Lavatories	Sub Total for System Sub Total for System	Qty 2 1	UoM Ea.	\$100,275 Repair Cost \$6,362	Remaining Life
Plumbing Uniformat Description Plumbing Fixtures	LC Type Description Restroom Lavatories	,	Qty 2 1	UoM Ea. Ea.	\$100,275 Repair Cost \$6,362 \$3,160	Remaining Life
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment	LC Type Description Restroom Lavatories	,	2 1 2	UoM Ea. Ea.	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522	Remaining Life
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment Fire and Life Safety	LC Type Description Restroom Lavatories Water Heater - Gas - 40 gallon	,	2 1 2	UoM Ea. Ea. items	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522 Repair Cost	Remaining Life 6 10
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment Fire and Life Safety Uniformat Description	LC Type Description Restroom Lavatories Water Heater - Gas - 40 gallon LC Type Description	,	Qty 2 1 2 Qty 2,500	UoM Ea. Ea. items	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522	Remaining Life 6 10 Remaining Life
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment Fire and Life Safety Uniformat Description	LC Type Description Restroom Lavatories Water Heater - Gas - 40 gallon LC Type Description	Sub Total for System Sub Total for System	2 1 2 Qty 2,500 1	UoM Ea. Ea. items	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522 Repair Cost \$7,328	Remaining Life 6 10 Remaining Life
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm	LC Type Description Restroom Lavatories Water Heater - Gas - 40 gallon LC Type Description Fire Alarm	Sub Total for System	2 1 2 Qty 2,500 1	UoM Ea. Ea. items UoM SF items	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522 Repair Cost \$7,328 \$7,328	Remaining Life 6 10 Remaining Life
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment Fire and Life Safety Uniformat Description	LC Type Description Restroom Lavatories Water Heater - Gas - 40 gallon LC Type Description Fire Alarm	Sub Total for System Sub Total for System	2 1 2 Qty 2,500 1	UoM Ea. Ea. items UoM SF items	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522 Repair Cost \$7,328 \$7,328	Remaining Life 6 10 Remaining Life
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm	LC Type Description Restroom Lavatories Water Heater - Gas - 40 gallon LC Type Description Fire Alarm	Sub Total for System Sub Total for System	2 1 2 Qty 2,500 1	UoM Ea. Ea. items UoM SF items	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522 Repair Cost \$7,328 \$7,328	Remaining Life 6 10 Remaining Life
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm Building: 09 - Building 09 Exterior	LC Type Description Restroom Lavatories Water Heater - Gas - 40 gallon LC Type Description Fire Alarm	Sub Total for System Sub Total for System	3 Qty 2 1 2 Qty 2,500 1 6	UoM Ea. Ea. items UoM SF items items	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522 Repair Cost \$7,328 \$117,124	Remaining Life 6 10 Remaining Life 3
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm Building: 09 - Building 09 Exterior Uniformat Description	LC Type Description Restroom Lavatories Water Heater - Gas - 40 gallon LC Type Description Fire Alarm	Sub Total for System Sub Total for System	3 Qty 2 1 2 Qty 2,500 1 6	UoM Ea. Ea. items UoM SF items items	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522 Repair Cost \$7,328 \$117,124 Repair Cost	Remaining Life 6 10 Remaining Life 3
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm Building: 09 - Building 09 Exterior	LC Type Description Restroom Lavatories Water Heater - Gas - 40 gallon LC Type Description Fire Alarm	Sub Total for System Sub Total for System Sub Total for Building 08 - Building 08	Qty 2 1 2 Qty 2,500 1 6 Qty 1,250	UoM Ea. Ea. items UoM SF items items	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522 Repair Cost \$7,328 \$117,124 Repair Cost \$25,788	Remaining Life 6 10 Remaining Life 3
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm Building: 09 - Building 09 Exterior Uniformat Description Exterior Wall Veneer	LC Type Description Restroom Lavatories Water Heater - Gas - 40 gallon LC Type Description Fire Alarm	Sub Total for System Sub Total for System	Qty 2 1 2 Qty 2,500 1 6 Qty 1,250	UoM Ea. Ea. items UoM SF items items	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522 Repair Cost \$7,328 \$117,124 Repair Cost	Remaining Life 6 10 Remaining Life 3
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm Building: 09 - Building 09 Exterior Uniformat Description	LC Type Description Restroom Lavatories Water Heater - Gas - 40 gallon LC Type Description Fire Alarm	Sub Total for System Sub Total for System Sub Total for Building 08 - Building 08	Qty 2 1 2 Qty 2,500 1 6 Qty 1,250	UoM Ea. Ea. items UoM SF items items	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522 Repair Cost \$7,328 \$117,124 Repair Cost \$25,788	Remaining Life 6 10 Remaining Life 3
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm Building: 09 - Building 09 Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description	LC Type Description Restroom Lavatories Water Heater - Gas - 40 gallon LC Type Description Fire Alarm	Sub Total for System Sub Total for System Sub Total for Building 08 - Building 08	2 2 1 2 2,500 1 6 6 2 1,250 1 1 Qty	UoM Ea. Ea. items UoM SF items UoM SF items	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522 Repair Cost \$7,328 \$117,124 Repair Cost \$25,788 \$25,788	Remaining Life 6 10 Remaining Life 3 Remaining Life 7
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm Building: 09 - Building 09 Exterior Uniformat Description Exterior Wall Veneer Interior	LC Type Description Restroom Lavatories Water Heater - Gas - 40 gallon LC Type Description Fire Alarm 9 LC Type Description E.I.F.S Bldg SF basis	Sub Total for System Sub Total for System Sub Total for Building 08 - Building 08	2 2 1 2 2,500 1 6 6 2 1,250 1 1 Qty	UoM Ea. Ea. items UoM SF items UoM SF items	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522 Repair Cost \$7,328 \$117,124 Repair Cost \$25,788	Remaining Life 6 10 Remaining Life 3 Remaining Life 7
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm Building: 09 - Building 09 Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description	LC Type Description Restroom Lavatories Water Heater - Gas - 40 gallon LC Type Description Fire Alarm 9 LC Type Description E.I.F.S Bldg SF basis LC Type Description	Sub Total for System Sub Total for System Sub Total for Building 08 - Building 08	2 2 1 2 2,500 1 6 6 2 1,250 1 1 Qty	UoM Ea. Ea. items UoM SF items UoM SF items UoM Door	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522 Repair Cost \$7,328 \$117,124 Repair Cost \$25,788 \$25,788	Remaining Life 6 10 Remaining Life 3 Remaining Life 7
Plumbing Uniformat Description Plumbing Fixtures Domestic Water Equipment Fire and Life Safety Uniformat Description Fire Detection and Alarm Building: 09 - Building 09 Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description Interior Door Supplementary Components	LC Type Description Restroom Lavatories Water Heater - Gas - 40 gallon LC Type Description Fire Alarm 9 LC Type Description E.I.F.S Bldg SF basis LC Type Description Door Hardware	Sub Total for System Sub Total for System Sub Total for Building 08 - Building 08	3 Qty 2 1 2 2 2 5 2 5 2 5 2 5 2 1 6 6 2 1 2 2 5 2 1 1 2 2 2 1 1 2 2 2 1 1 2 2 2 1 2 2 2 1 2	UoM Ea. Ea. items UoM SF items UoM SF items UoM Door	\$100,275 Repair Cost \$6,362 \$3,160 \$9,522 Repair Cost \$7,328 \$117,124 Repair Cost \$25,788 \$25,788 Repair Cost \$87,844	Remaining Life 6 10 Remaining Life 3 Remaining Life 7 Remaining Life 7





Dr. Harry L. Halliwell Memorial School Condition Assessment

i iumbing						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 40 gallon		1	Ea.	\$3,160	10
		Sub Total for System	1	items	\$3,160	
Fire and Life Safety						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		5,000		\$14,655	3
		Sub Total for System	1	items	\$14,655	
		Sub Total for Building 09 - Building 09	6	items	\$255,050	
Building: 10 - Building 1	0					
Building. 10 - Building 19	U					
Interior						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wall Paneling	Wood Panel wall		5,587	SF	\$50,991	5
Interior Door Supplementary Components	Door Hardware		31	Door	\$97,256	7
Wall Painting and Coating	Painting/Staining (Bldg SF)		5,588	SF	\$36,922	7
Wood Flooring	Wood Flooring - All Types		1,170	SF	\$38,820	10
Interior Swinging Doors	Wood		31	Door	\$142,937	10
		Sub Total for System	5	items	\$366,926	
Plumbing						
Uniformat Description	I C Tura Deceriation		Ott	UoM	Danair Cont	Damainina Life
<u> </u>	LC Type Description		\rightarrow	Ea.	<u>.</u>	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 40 gallon	Sub Tatal for Sustain	1		\$3,160	10
- :		Sub Total for System	i	items	\$3,160	
Fire and Life Safety						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		11,175	SF	\$32,754	3
		Sub Total for System	1	items	\$32,754	
		Sub Total for Building 10 - Building 10	7	items	\$402,840	
Building: 11 - Building 1	1					
	-	\sim V				
Interior						
Uniformat Description						
Offiloffiat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
<u> </u>	LC Type Description Door Hardware		-	UoM Door	Repair Cost \$37,648	Remaining Life
Interior Door Supplementary Components			-	Door		
Interior Door Supplementary Components Wall Painting and Coating	Door Hardware		12 2,500	Door	\$37,648	7
Interior Door Supplementary Components Wall Painting and Coating	Door Hardware Painting/Staining (Bldg SF)	Sub Total for System	12 2,500 10	Door SF	\$37,648 \$16,518	7
Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors	Door Hardware Painting/Staining (Bldg SF)	Sub Total for System	12 2,500 10	Door SF Door	\$37,648 \$16,518 \$46,109	7
Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing	Door Hardware Painting/Staining (Bldg SF) Wood	Sub Total for System	12 2,500 10 3	Door SF Door items	\$37,648 \$16,518 \$46,109 \$100,275	7 7 10
Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description	Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description		12 2,500 10 3 Qty	Door SF Door	\$37,648 \$16,518 \$46,109 \$100,275 Repair Cost	7
Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description	Door Hardware Painting/Staining (Bldg SF) Wood		12 2,500 10 3 Qty	Door SF Door items	\$37,648 \$16,518 \$46,109 \$100,275	7 7 10 Remaining Life
Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment	Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description		12 2,500 10 3 Qty	Door SF Door items UoM Ea.	\$37,648 \$16,518 \$46,109 \$100,275 Repair Cost \$3,160	7 7 10 Remaining Life
Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment Fire and Life Safety	Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description Water Heater - Gas - 40 gallon		12 2,500 10 3 Qty 1	Door SF Door items UoM Ea. items	\$37,648 \$16,518 \$46,109 \$100,275 Repair Cost \$3,160	7 7 10 Remaining Life
Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment Fire and Life Safety Uniformat Description	Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description Water Heater - Gas - 40 gallon LC Type Description		2,500 10 3 Qty 1 1	Door SF Door items UoM Ea. items	\$37,648 \$16,518 \$46,109 \$100,275 Repair Cost \$3,160 \$3,160	7 7 10 Remaining Life
Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment Fire and Life Safety Uniformat Description	Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description Water Heater - Gas - 40 gallon	Sub Total for System	12 2,500 10 3 Qty 1 1 Qty 2,500	Door SF Door items UoM Ea. items	\$37,648 \$16,518 \$46,109 \$100,275 Repair Cost \$3,160 \$3,160 Repair Cost \$7,328	7 7 10 Remaining Life
Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment Fire and Life Safety Uniformat Description	Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description Water Heater - Gas - 40 gallon LC Type Description	Sub Total for System Sub Total for System	12 2,500 10 3 Qty 1 1 Qty 2,500 1	Door SF Door items UoM Ea. items UoM SF items	\$37,648 \$16,518 \$46,109 \$100,275 Repair Cost \$3,160 \$3,160 Repair Cost \$7,328 \$7,328	7 7 10 Remaining Life
Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description	Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description Water Heater - Gas - 40 gallon LC Type Description	Sub Total for System	12 2,500 10 3 Qty 1 1 Qty 2,500 1	Door SF Door items UoM Ea. items	\$37,648 \$16,518 \$46,109 \$100,275 Repair Cost \$3,160 \$3,160 Repair Cost \$7,328	7 7 10 Remaining Life

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Supporting Photos



Site Aerial



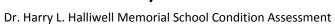
Displaced Roof Shingles



Kitchen Sink



Building Mounted Light







Exterior Door



Exterior Windows



Window Unit



Single Pane Window



Typical Lavatory Fixture



Mop Sink







Aged Panel



Wood Exterior



Urinal Out Of Service



Typical Classroom



Typical Acoustic Tile



Aged Panelboard



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Fence Falling Down



Building 4 Roof



Typical Worn VCT



Typical Worn Handrail

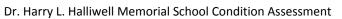


Rudimentary ECS



Lavatory

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Gymnasium/Cafeteria And Stage



Building 8 Roof



Furnace



Backflow Preventer

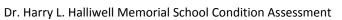


Building Mounted Light



Typical Window

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Stained Wood Exterior



Shingles Missing From Building 2 Roof



Aged Panelboard



Faded Exterior Door



Aged Panelboard



Playground



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Water Heater



Weathered Wood Exterior



Chipped And Faded Exterior Door



Stained Service Sink



Typical Toilet Fixture



Exterior Wood Panel



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Typical Window



Chipped And Faded Interior Walls



Missing Tiles



Composition Roof



Chipped And Worn Cabinetry

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Furnace And Water Heater



Stained Wood Decking



Exterior Finishes



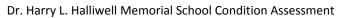
Faded Exterior Door



Original Grid System



Aged Panelboard







Stained And Faded VCT



Library



Corroding Furnace



Shingle Roof



Main Disconnect



Rusted Water Heater

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Gas Service Valve



Basketball Goal



Building Mounted Light



Typical Student Restroom



Exterior Door



Toilet Out Of Service







Exterior Door



Typical Service Sink



Typical Wood Veneer Fading



Music Room



Water Fountain



Furnace

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Chipped And Faded Exterior Door



Aged Furnaces



Gym Furnaces



Building 10



Original Single Pane Window



Drinking Fountain





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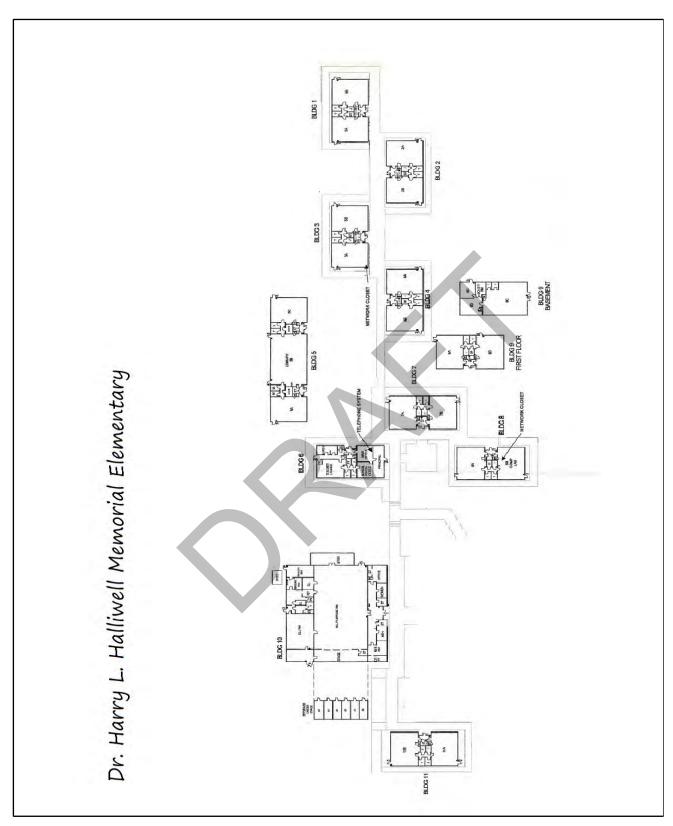




Floor_Plan







Floor_Plan



North Smithfield Elementary School October 2016

Address: 2214 Providence Pike, North Smithfield, RI 02896

Report Generated: October 06, 2016



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Executive Summary

North Smithfield Elementary School, located at 2214 Providence Pike in North Smithfield, Rhode Island, was built in 1989. It comprises 75,000 gross square feet. Data in this report was collected in the spring/summer of 2016.

North Smithfield Elementary School has an enrollment of 424, serves grades PK - 3, and has 26 classrooms. The LEA reported capacity for North Smithfield Elementary School is 605 with a resulting utilization of 70.00%. For master planning efforts, a RIDE Model Program Standard was established based on the RIDE School Construction Regulations. Applying RIDE's Model Program Standard, a facility of this size could ideally support an enrollment of approximately 469 students.

The total current deficiencies for this campus, in 2016 construction cost dollars, are estimated at \$8,118,965. For master planning purposes a five-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For North Smithfield Elementary School the five-year need is \$10,117,240. The findings contained within this report resulted from an assessment of building systems. Assessments were performed by building professionals experienced in disciplines including: architecture, mechanical, plumbing, electrical, acoustics, hazardous material, and technology infrastructure.



Figure 1: Aerial view of North Smithfield Elementary School

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North Smithfield Elementary School Condition Assessment

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 the ages of a building's systems to forecast system replacement as it reaches the end of its 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.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each school to better identify significant deficiencies.

Discipline Specialists

All assessment teams produced current deficiencies that are 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 was incorporated 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.

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

Hazardous Materials: Schools constructed prior to 1990 were assessed by specialist 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: 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. Also, onsite personnel conducted an initial evaluation from data collected during the facility condition assessment. Based on the 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 acoustic, 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 systems noise and vibration control.

Educational Space Analysis: The evaluation of 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 create a listing of alterations that should be made to make the space a better environment for teaching and learning.

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North Smithfield Elementary School Condition Assessment

System Summaries

The following tables summarize major building systems at North Smithfield Elementary School campus, identified by discipline and building.

<u>Site</u>

The site level systems for this campus includes:

Site	Asphalt Parking Lot Pavement
	Asphalt Roadway Pavement
	Concrete Pedestrian Pavement

Building Envelope

The exterior systems for the buildings at this campus includes:

01 - Main Building:	Brick Exterior Wall
	CMU Exterior Wall
	Aluminum Exterior Windows
	Storefront / Curtain Wall
	Steel Exterior Entrance Doors

The roofing for the buildings at this campus consists of:

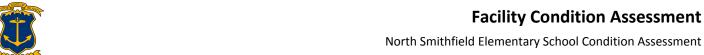
01 - Main Building:	Composition Shingle Roofing				
	EPDM Roofing				

Interior

The interior systems for the buildings at this campus includes:

01 - Main Building:	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Door Hardware
	Painted Ceilings
	Ceramic Tile Wall
	CMU Wall
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Vinyl Composition Tile Flooring
	Epoxy Coated Flooring
	Carpet
	Athletic/Sport Flooring

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The mechanical systems for the buildings at this campus includes:

01 - Main Building:	1,275 MBH Cast Iron Water Boiler
	3,264 MBH Cast Iron Water Boiler
	Steam/Hot Water Heating Unit Vent
	Fin Tube Water Radiant Heater
	Pneumatic Heating System Controls
	3 Ton Condensing Unit
	5 Ton Package DX Unit
	Make-up Air Unit
	5 HP Pump
	10 HP Pump
	2-Pipe Hot Water Hydronic Distribution System
	Roof Exhaust Fan

Plumbing

Mechanical

The plumbing systems for the buildings at this campus includes:

01 - Main Building:	1,000 Gallon Water Storage Tank
	250 Gallon Water Storage Tank
	Gas Piping System
	Domestic Water Piping System
	Classroom Lavatories
	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 buildings at this campus includes:

01 - Main Building:	800 Amp Switchgear
	400 Amp Distribution Panel
	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	Light Fixtures
	Building Mounted Lighting Fixtures

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North Smithfield Elementary School Condition Assessment

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, re-carpeting, improved signage, or other improvements to the facility environment.

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North Smithfield Elementary School Condition Assessment

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

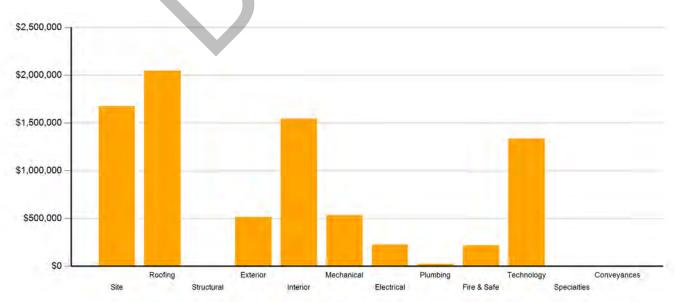
		Priority							
System	1	2	3	4	5	Total	% of Total		
Site	-	-	\$1,311,648	\$356,127	\$5,878	\$1,673,653	20.61 %		
Roofing	\$2,045,815	-	-	-	-	\$2,045,815	25.20 %		
Structural	-	-	-	-	-	\$0	0.00 %		
Exterior	-	-	\$7,837	\$506,478	-	\$514,315	6.33 %		
Interior	-	-	\$1,306,621	\$119,963	\$119,004	\$1,545,589	19.04 %		
Mechanical	-	-	\$31,585	\$503,191	-	\$534,776	6.59 %		
Electrical	-	-	\$148,398	-	\$75,837	\$224,235	2.76 %		
Plumbing	\$189	-	\$2,867	-	\$22,586	\$25,642	0.32 %		
Fire and Life Safety	\$218,345	-	-	-	-	\$218,345	2.69 %		
Technology	-	-	\$1,336,595	_	-	\$1,336,595	16.46 %		
Conveyances	-	-	-	-	-	\$0	0.00 %		
Specialties	_	-	-	-	-	\$0	0.00 %		
Total	\$2,264,349	\$0	\$4,145,551	\$1,485,760	\$223,305	\$8,118,965			

The building systems at the campus with the most need include:

Roofing	-	\$2,045,815
Interior	-	\$1,931,050
Site	-	\$1,673,653

The table below represents the building systems and their percentages for overall campus need.

Figure 2: System Deficiencies





North Smithfield Elementary School Condition Assessment

Current Deficiencies by Category

The deficiencies have been further grouped according to the observed deficiency category and priority.

- 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 and Rhode Island Governors Commission on Disability. Additional items 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 deficiency correcting planned work postponed beyond its regular life expectancy.
- Code compliance deficiencies relate 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 and are reflected in the master plan.
- Educational adequacy includes deficiencies identify how facilities align with the Basic Education Program and the RIDE School Construction Regulations.
- Functional deficiencies are deficiencies for a component or system that has failed before the end of its expected life or is 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 dedicate air conditioning for telecommunication rooms.
- **Traffic** site deficiencies relate to vehicle or pedestrian traffic, such as bus loops, crosswalks, and pavement markings.

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

Table 2: Deficiency Category by Priority

Category	1	2	3	4	5	Total
Acoustics	-	-	-	\$13,938	-	\$13,938
Barrier to Accessibility	-	-	-	-	-	\$0
Capital Renewal	\$2,046,004	-	\$1,169,154	\$936,670	\$115,506	\$4,267,333
Code Compliance	\$218,345	-	-	-	-	\$218,345
Educational Adequacy	-	-	\$17,921	\$535,152	\$107,799	\$660,873
Functional Deficiency	-	-	-	-	-	\$0
Hazardous Material	-	-	\$1,306,621	-	-	\$1,306,621
Technology	-	-	\$1,321,541	-	-	\$1,321,541
Traffic	-	-	\$330,314	-	-	\$330,314
Total	\$2,264,349	\$0	\$4,145,551	\$1,485,760	\$223,305	\$8,118,965

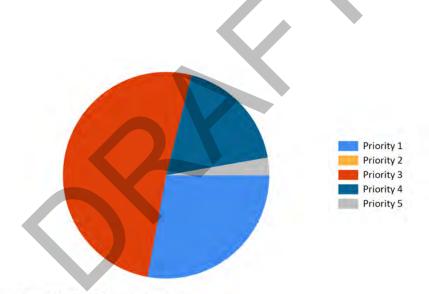


Figure 3: Current deficiencies by priority

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Life Cycle Capital Renewal Forecast

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

However, 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 10-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 the end of it's life before a planned construction project occurs.

The following chart shows all current deficiencies and the subsequent 10-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	e Capital R	enewal Pro	ojections					
System	Current Deficiencies	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	Year 6 2022	Year 7 2023	Year 8 2024	Year 9 2025	Year 10 2026	Total	\$/GSF
Site	\$1,673,653	\$0	\$0	\$44,588	\$0	\$0	\$0	\$12,101	\$0	\$0	\$0	\$56,689	\$0.76
Roofing	\$2,045,815	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Structural	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Exterior	\$514,315	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Interior	\$1,545,589	\$0	\$163,171	\$3,803	\$190,316	\$55,216	\$519,490	\$633,525	\$0	\$0	\$1,514,238	\$3,079,759	\$41.06
Mechanical	\$534,776	\$0	\$0	\$14,416	\$913,399	\$106,008	\$0	\$49,285	\$509,956	\$304,466	\$578,114	\$2,475,644	\$33.01
Electrical	\$224,235	\$0	\$0	\$0	\$0	\$492,603	\$0	\$49,342	\$0	\$0	\$0	\$541,945	\$7.23
Plumbing	\$25,642	\$0	\$0	\$14,755	\$0	\$0	\$205,316	\$91,039	\$0	\$0	\$6,383	\$317,493	\$4.23
Fire and Life Safety	\$218,345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Technology	\$1,336,595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$425,136	\$0	\$0	\$0	\$0	\$425,136	\$5.67
Total	\$8,118,965	\$0	\$163,171	\$77,562	\$1,103,715	\$653,827	\$1,149,942	\$835,292	\$509,956	\$304,466	\$2,098,735	\$6,896,666	\$91.96

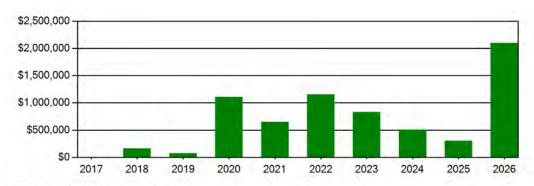


Figure 4: Life Cycle Capital Renewal Forecast

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North Smithfield Elementary School Condition Assessment

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 National Association of College and University Business Officers has suggested for college planning that an FCI of less than 5 percent is good, an FCI between 5 and 10 percent is fair, and an FCI greater than 10 percent is poor. In K-12 public school planning, the gulf between 10 percent and 100 percent is just not stratified enough. Jacobs has used the following ranges to provide a little more gradation. FCI's less than 10 percent are considered good, 10 to 60 percent is fair, and anything greater than 60 percent is poor. Financial modeling has shown that over a 30-year period, schools that fall in the 65 percent or greater range are more cost-effective to replace than to repair. This is due to efficiency gains with more modern facilities 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/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 decision.

The FCI is calculated by dividing the total repair cost, including site-related repairs, by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. As a general rule, an FCI below 10% is considered good. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost of replacing that facility.

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 \$26,250,000. The total current cost for all deficiencies is \$8,118,965.

The North Smithfield Elementary School facility has an overall FCI of 30.93%.

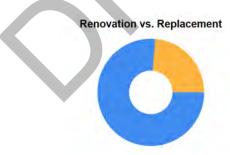


Figure 5: Renovation vs Replacement

Five Year FCI

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. For planning purposes, the total five-year need at North Smithfield Elementary School is \$10,117,240 (Life Cycle Yrs 1-5 plus the Current Deficiencies)

A five year FCI was calculated by dividing the five year need by the total replacement cost. The North Smithfield Elementary School facility has a five year FCI of 38.54% (Life Cycle Yrs 1-5 plus Current Deficiencies divided by the Total Replacement Cost).

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North Smithfield Elementary School Condition Assessment

Summary of Findings

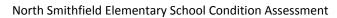
The table below summarizes the condition findings at North Smithfield Elementary School.

Table 4: Facility Condition by Building

Number	Building Name	Gross Sq Ft	Built Date	Current Deficiencies	FCI	Total 5 Yr Need (Yr 1-5 + Current Defs)	5-Year FCI
	Exterior Site			\$2,310,739		\$2,355,327	
01	Main Building	75,000	1989	\$5,808,226	22.13%	\$7,761,913	29.57%
Totals		75,000		\$8,118,965	30.93%	\$10,117,240	38.54%

The following pages provide a listing of all current deficiencies and 10 year life cycle need for the site and building and the associated costs, followed by photos taken during the assessment.

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Site Level Deficiencies

Site

JILE							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Requi	res Replacement	Capital Renewal	116	CAR	3	\$381,204	1530
Note:	Cracking pavement						
Asphalt Paving Requi	·	Capital Renewal	146	CAR	3	\$479,791	1544
Note:	Cracking, splitting, and failing.						
Concrete Walks Requ	ire Replacement	Capital Renewal	5,200	SF	3	\$105,570	1886
Note:	Cracked and broken.						
Fencing Requires Rep	placement (4' Chain Link Fence)	Capital Renewal	230	LF	3	\$14,769	1543
Note:	Fence falling and requires replacement.						
Install New Paving		Traffic	15,900	SF	3	\$330,314	4459
Note:	Add second entrance from Mowry Farms Lane						
Asphalt Paving Requi	res Replacement	Capital Renewal	95	CAR	4	\$312,193	1531
Note:	Paved play areas splitting and cracking.						
Backstops Require Re	eplacement	Educational Adequacy	1	Ea.	4	\$28,674	2852
Note:	Backstops Require Replacement						
Exterior Basketball Go	pals Require Replacement	Capital Renewal	2	Ea.	4	\$15,260	1542
Note:	Basketball goals are damaged.						
Exterior Basketball Go	pals are Required	Educational Adequacy	1	Ea.	5	\$5,878	28768
Note:	Exterior Basketball Goals are Required						
		Sub Total for System	9	items		\$1,673,653	
Exterior							
Deficiency		Category	Qtv	UoM	Priority	Repair Cost	ID
Cafeteria does not me	eet standard size	Educational Adequacy	757		4	\$506.478	5335
Note:	Cafeteria does not meet required RI standard for space s			O.	·	φοσο,σ	0000
	Carotona according most required to character to opene o	Sub Total for System	1	items		\$506,478	
Flootwicel			•			4000,	
Electrical							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
Deficiency The Pole Lighting Rec	quires Replacement	Category Capital Renewal		UoM Ea.	Priority 3	\$130,607	
	quires Replacement Pole and units rusted.						
The Pole Lighting Red			17				1522
The Pole Lighting Red		Capital Renewal	17	Ea.		\$130,607	
The Pole Lighting Rec Note:	Pole and units rusted.	Capital Renewal Sub Total for System	17	Ea.		\$130,607 \$130,607	
The Pole Lighting Rec Note: Building: (Capital Renewal Sub Total for System	17	Ea.		\$130,607 \$130,607	
The Pole Lighting Rec Note:	Pole and units rusted.	Capital Renewal Sub Total for System	17	Ea.		\$130,607 \$130,607	
The Pole Lighting Rec Note: Building: (Pole and units rusted.	Capital Renewal Sub Total for System	17 1 11	Ea.		\$130,607 \$130,607	
The Pole Lighting Rec Note: Building: (Roofing Deficiency	Pole and units rusted.	Capital Renewal Sub Total for System Sub Total for School and Site Level	17 1 11	Ea. items items	3	\$130,607 \$130,607 \$2,310,739	1522
The Pole Lighting Rec Note: Building: (Roofing Deficiency	Pole and units rusted. O1 - Main Building	Capital Renewal Sub Total for System Sub Total for School and Site Level Category	17 1 11	Ea. items items	3 Priority	\$130,607 \$130,607 \$2,310,739 Repair Cost	1522
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Requi	Pole and units rusted. O1 - Main Building res Replacement (Bldg SF) Original roof.	Capital Renewal Sub Total for System Sub Total for School and Site Level Category	17 1 11	Ea. items items	3 Priority	\$130,607 \$130,607 \$2,310,739 Repair Cost	1522 ID 1554
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Requi	Pole and units rusted. O1 - Main Building res Replacement (Bldg SF) Original roof.	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal	17 1 11 2ty 5,000	Ea. items items	Priority	\$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796	1522 ID 1554
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require	Pole and units rusted. D1 - Main Building res Replacement (Bldg SF) Original roof. s Replacement	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal	17 1 11 11 Qty 5,000	Ea. items items SF	Priority	\$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796	1522 ID 1554
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Note:	Pole and units rusted. D1 - Main Building res Replacement (Bldg SF) Original roof. s Replacement	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal	17 1 11 11 Qty 5,000	Ea. items items SF SF	Priority	\$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020	1522 ID 1554
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require Note:	Pole and units rusted. D1 - Main Building res Replacement (Bldg SF) Original roof. s Replacement	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System	17 1 11 11 Qty 5,000 70,000	Ea. items items UoM SF SF items	Priority 1	\$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815	ID 1554 1553
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require Note: Exterior Deficiency	Pole and units rusted. D1 - Main Building res Replacement (Bldg SF) Original roof. s Replacement Roof is original to both 1989 and 2002 buildings.	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category	17 11 11 Qty 5,000 70,000 2	Ea. items items UoM SF SF items	Priority 1 1 Priority	\$130,607 \$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815 Repair Cost	ID 1554 1553
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require Note: Exterior Deficiency Exterior Metal Door R	Pole and units rusted. D1 - Main Building res Replacement (Bldg SF) Original roof. s Replacement Roof is original to both 1989 and 2002 buildings.	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category Category Category Capital Renewal	17 11 11 Qty 5,000 70,000 2	Ea. items items UoM SF SF items	Priority 1	\$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815	ID 1554 1553
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require Note: Exterior Deficiency	Pole and units rusted. D1 - Main Building res Replacement (Bldg SF) Original roof. s Replacement Roof is original to both 1989 and 2002 buildings.	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category Category Category Capital Renewal	17 11 11 Qty 5,000 70,000 2	Ea. items items UoM SF SF items	Priority 1 1 Priority	\$130,607 \$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815 Repair Cost	ID 15554
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require Note: Exterior Deficiency Exterior Metal Door R	Pole and units rusted. D1 - Main Building res Replacement (Bldg SF) Original roof. s Replacement Roof is original to both 1989 and 2002 buildings. equires Repainting Metal exit doors are chipped and faded and should be replaced.	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category Category Category Capital Renewal	17 11 11 Qty 5,000 70,000 2	Ea. items items UoM SF SF items	Priority 1 1 Priority	\$130,607 \$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815 Repair Cost	ID 1554 1553
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require Note: Exterior Deficiency Exterior Metal Door R Note:	Pole and units rusted. D1 - Main Building res Replacement (Bldg SF) Original roof. s Replacement Roof is original to both 1989 and 2002 buildings. equires Repainting Metal exit doors are chipped and faded and should be reported. 1989 Building	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category Category Category Capital Renewal	17 1 11 2ty 5,000 70,000 2 Qty 30	Ea. items items UoM SF SF items	Priority 1 1 Priority	\$130,607 \$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815 Repair Cost	1522 ID 1554 1553
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require Note: Exterior Deficiency Exterior Metal Door R Note: Location	Pole and units rusted. D1 - Main Building res Replacement (Bldg SF) Original roof. s Replacement Roof is original to both 1989 and 2002 buildings. equires Repainting Metal exit doors are chipped and faded and should be reported. 1989 Building	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category Capital Renewal capital Renewal capital Renewal capital Renewal capital Renewal	17 1 11 2ty 5,000 70,000 2 Qty 30	Ea. items items UoM SF SF items UoM Door	Priority 1 1 Priority 3	\$130,607 \$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815 Repair Cost \$6,187	ID 1554 1553
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require Note: Exterior Deficiency Exterior Metal Door R Note: Locatior Exterior Metal Door R	Pole and units rusted. D1 - Main Building res Replacement (Bldg SF) Original roof. s Replacement Roof is original to both 1989 and 2002 buildings. equires Repainting Metal exit doors are chipped and faded and should be repair: 1989 Building equires Repainting Doors are chipped, worn, faded, and should be repainted	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category Capital Renewal capital Renewal capital Renewal capital Renewal capital Renewal	17 1 11 2ty 5,000 70,000 2 Qty 30	Ea. items items UoM SF SF items UoM Door	Priority 1 1 Priority 3	\$130,607 \$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815 Repair Cost \$6,187	1522 ID 1554 1553
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require Note: Exterior Deficiency Exterior Metal Door R Note: Locatior Exterior Metal Door R Note:	Pole and units rusted. D1 - Main Building res Replacement (Bldg SF) Original roof. s Replacement Roof is original to both 1989 and 2002 buildings. equires Repainting Metal exit doors are chipped and faded and should be repair: 1989 Building equires Repainting Doors are chipped, worn, faded, and should be repainted	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category Capital Renewal capital Renewal capital Renewal capital Renewal capital Renewal	17 1 11 2ty 5,000 70,000 2 Qty 30	Ea. items items UoM SF SF items UoM Door	Priority 1 1 Priority 3	\$130,607 \$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815 Repair Cost \$6,187	1522 ID 1554 1553
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require Note: Exterior Deficiency Exterior Metal Door R Note: Locatior Exterior Metal Door R Note:	Pole and units rusted. D1 - Main Building res Replacement (Bldg SF) Original roof. s Replacement Roof is original to both 1989 and 2002 buildings. equires Repainting Metal exit doors are chipped and faded and should be repair: 1989 Building equires Repainting Doors are chipped, worn, faded, and should be repainted	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category Capital Renewal capital Renewal capital Renewal capital Renewal	17 1 11 2ty 5,000 70,000 2 Qty 30	Ea. items items UoM SF SF items UoM Door	Priority 1 1 Priority 3	\$130,607 \$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815 Repair Cost \$6,187	1522 ID 1554 1553
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require Note: Exterior Deficiency Exterior Metal Door R Note: Locatior Exterior Metal Door R Note: Locatior Locatior	Pole and units rusted. D1 - Main Building res Replacement (Bldg SF) Original roof. s Replacement Roof is original to both 1989 and 2002 buildings. equires Repainting Metal exit doors are chipped and faded and should be repair: 1989 Building equires Repainting Doors are chipped, worn, faded, and should be repainted	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category Capital Renewal	17 11 11 11 Qty 5,000 70,000 2 Qty 30 8	Ea. items items UoM SF SF items UoM Door	Priority 1 1 Priority 3	\$130,607 \$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815 Repair Cost \$6,187 \$1,650 \$7,837	ID 1554 1553 ID 15550
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require Note: Exterior Deficiency Exterior Metal Door R Note: Locatior Exterior Metal Door R Note: Locatior Interior	Pole and units rusted. D1 - Main Building res Replacement (Bldg SF) Original roof. s Replacement Roof is original to both 1989 and 2002 buildings. equires Repainting Metal exit doors are chipped and faded and should be repaired as 1989 Building equires Repainting Doors are chipped, worn, faded, and should be repainted as 2002 Addition	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category Capital Renewal	17 11 11 11 11 11 2ty 5,000 70,000 2 2ty 30 8 2	Ea. items items UoM SF SF items UoM Door items	Priority 1 1 Priority 3	\$130,607 \$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815 Repair Cost \$6,187 \$1,650 \$7,837	ID 1554 1553 ID 15550 1555
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Requi Note: Shingle Roof Require Note: Exterior Deficiency Exterior Metal Door R Note: Locatior Exterior Metal Door R Note: Locatior Interior Deficiency 12 x 12 Floor Tiles Ar	Pole and units rusted. D1 - Main Building Tes Replacement (Bldg SF) Original roof. S Replacement Roof is original to both 1989 and 2002 buildings. Tequires Repainting Metal exit doors are chipped and faded and should be repaired 1989 Building Tequires Repainting Doors are chipped, worn, faded, and should be repainted 1: 2002 Addition Tellifting or Broken and Highly Likely Contain Asbestos	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category Capital Renewal Deainted. Capital Renewal Category Capital Renewal Category Capital Renewal Category Capital Renewal Category Category Hazardous Material	17 11 11 11 Qty 5,000 70,000 2 Qty 30 8	Ea. items items UoM SF SF items UoM Door items	Priority 1 1 Priority 3	\$130,607 \$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815 Repair Cost \$6,187 \$1,650 \$7,837	ID 1554 1555 ID 15555 ID
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Requi Note: Shingle Roof Require Note: Exterior Deficiency Exterior Metal Door R Note: Locatior Exterior Metal Door R Note: Locatior Interior Deficiency 12 x 12 Floor Tiles Ar Note:	Pole and units rusted. D1 - Main Building Tes Replacement (Bldg SF) Original roof. S Replacement Roof is original to both 1989 and 2002 buildings. Test and a should be repaired and faded and should be repaired as 1989 Building equires Repainting Doors are chipped, worn, faded, and should be repainted as 2002 Addition Tellifting or Broken and Highly Likely Contain Asbestos VCT is stained, cracked, and chipping throughout building	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category Capital Renewal Deainted. Capital Renewal Category Capital Renewal Category Capital Renewal Category Capital Renewal	17 11 11 11 2ty 5,000 70,000 2 2ty 30 8 2 Qty 45,010	Ea. items items UoM SF SF items UoM Door Door items UoM SF	Priority 1 1 Priority 3 Priority 3	\$130,607 \$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815 Repair Cost \$6,187 \$1,650 \$7,837 Repair Cost \$1,275,082	ID 1554 1555 ID 1557
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require Note: Exterior Deficiency Exterior Metal Door R Note: Locatior Exterior Metal Door R Note: Locatior Interior Deficiency 12 x 12 Floor Tiles Ar Note: Acoustic ceiling tile - I	Pole and units rusted. D1 - Main Building Tes Replacement (Bldg SF) Original roof. Is Replacement Roof is original to both 1989 and 2002 buildings. Tes Properties Repainting Metal exit doors are chipped and faded and should be repaired 1989 Building Tes Properties Repainting Doors are chipped, worn, faded, and should be repainted 1990. Tes Properties Repainting The Propertie	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category Capital Renewal Deainted. Capital Renewal Category Capital Renewal Category Capital Renewal Category Capital Renewal Category Hazardous Material Hazardous Material	17 11 11 11 11 11 11 2ty 5,000 70,000 2 2ty 30 8 2 2ty 45,010 39,600	Ea. items items UoM SF SF items UoM Door Door items UoM SF SF	Priority 1 1 Priority 3 3 Priority 3	\$130,607 \$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815 Repair Cost \$6,187 \$1,650 \$7,837	ID 1554 1555 ID 1557
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require Note: Exterior Deficiency Exterior Metal Door R Note: Locatior Exterior Metal Door R Note: Locatior Interior Deficiency 12 x 12 Floor Tiles Ar Note: Acoustic ceiling tile - I Note:	Pole and units rusted. D1 - Main Building Tes Replacement (Bldg SF) Original roof. S Replacement Roof is original to both 1989 and 2002 buildings. Tes 1989 Building Metal exit doors are chipped and faded and should be repaired 1989 Building Equires Repainting Doors are chipped, worn, faded, and should be repainted 1990 and 1990 an	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category Capital Renewal capital Renewal	177 1 111 111 111 111 111 111 111 111 11	Ea. items items UoM SF SF items UoM Door Door items UoM SF SF	Priority 1 1 Priority 3 3 Priority 3 ceilings.	\$130,607 \$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815 Repair Cost \$6,187 \$1,650 \$7,837 Repair Cost \$1,275,082 \$18,697	ID 15553 ID 15556 ID 1557 15566
The Pole Lighting Rec Note: Building: (Roofing Deficiency EPDM Roofing Require Note: Shingle Roof Require Note: Exterior Deficiency Exterior Metal Door R Note: Locatior Exterior Metal Door R Note: Locatior Interior Deficiency 12 x 12 Floor Tiles Ar Note: Acoustic ceiling tile - I Note:	Pole and units rusted. D1 - Main Building Tes Replacement (Bldg SF) Original roof. Is Replacement Roof is original to both 1989 and 2002 buildings. Tes Properties Repainting Metal exit doors are chipped and faded and should be repaired 1989 Building Tes Properties Repainting Doors are chipped, worn, faded, and should be repainted 1990. Tes Properties Repainting The Propertie	Capital Renewal Sub Total for System Sub Total for School and Site Level Category Capital Renewal Capital Renewal Sub Total for System Category Capital Renewal Deainted. Capital Renewal Category Capital Renewal Category Capital Renewal Category Capital Renewal Category Hazardous Material Hazardous Material	17 11 11 11 11 11 11 2ty 5,000 70,000 2 2ty 30 8 2 2ty 45,010 39,600	Ea. items items UoM SF SF items UoM Door Door items UoM SF SF	Priority 1 1 Priority 3 3 Priority 3	\$130,607 \$130,607 \$130,607 \$2,310,739 Repair Cost \$62,796 \$1,983,020 \$2,045,815 Repair Cost \$6,187 \$1,650 \$7,837 Repair Cost \$1,275,082	ID 1554 1553 ID 15550

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North Smithfield Elementary School Condition Assessment

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paint (probable pre-1978 in base layer(s)) -large areas (> 10 sq. ft.)of peeling/damage & area in	Hazardous Material	200	SF	3	\$1,889	633
ctive use-adults only (measurement unit - square feet)						
Note: Boys Bathroom Metal Stalls			_	_		
aint (probable pre-1978 in base layer(s)) -large areas(> 10 sq. ft.)of peeling/damage & area in ctive use-adults only (measurement unit - each)	Hazardous Material	12	Ea.	3	\$3,399	634
Note: Doors 2, 3, 4, 5, 12, 15, 16, 17, 18, 19, 20, 21 Doors						
Ceiling Grid Requires Replacement	Capital Renewal	9,000	QE.	4	\$106,026	158
	Capital Nellewal	9,000	Si .	4	\$100,020	13.
Note: Portions of the grid system in wings A and B are bent out of shape.	A	400	0=		040.000	
Partitions Provide Insufficient Sound Isolation	Acoustics	492	SF	4	\$13,938	47
Note: All walls adjacent to gym						
nterior Walls Require Repainting (Bldg SF)	Capital Renewal	17,600		5	\$115,506	15
Note: Rooms #20 and #21 have cracks in painted walls above the coat area	. Most painted areas in the facil	ity require r	epainting	due to wear	and tear.	
Room lacks appropriate sound control.	Educational Adequacy	100	SF	5	\$3,498	Rol
	Sub Total for System	9	items		\$1,545,589	
Mechanical						
Deficiency	Category	Otv	UoM	Priority	Repair Cost	10
The Make Up Air Equipment Requires Replacement	Capital Renewal		Ea.	3	\$31,585	14
	•	75,000		4		
xisting Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	75,000	SF	4	\$503,191	18
Note: Pneumatics system is leaking.	217116				A 504 0	
	Sub Total for System	2	items		\$534,776	
Electrical						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	П
he Mounted Building Lighting Requires Replacement	Capital Renewal	12	Ea.	3	\$17,791	15
Note: Units broken or missing.					. , -	
oom Has Insufficient Electrical Outlets	Educational Adequacy	152	Fa	5	\$75,837	Ro
oom Has insumblent Electrical Outlets	Sub Total for System		items	3	\$93,628	110
	Sub rotal for System		iteilis		\$93,020	
Plumbing						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	II
Sas Piping Requires Repair	Capital Renewal	100	LF	1	\$189	15
Note: Piping and main valves rusted and in need of paint.						
The Toilets Plumbing Fixtures Require Replacement	Educational Adequacy	1	Ea.	3	\$2,867	Ro
Room lacks a drinking fountain.	Educational Adequacy	19	Ea.	5	\$21,066	Ro
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	1	Ea.	5	\$1,520	Ro
	Sub Total for System	4	items		\$25,642	
Fire and Life Cafety	·					
Fire and Life Safety						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	IE
ire Alarm Is Missing Or Inadequate	Code Compliance	75,000	SF	1	\$218,345	15
Note: Sensors and pulls failing.						
	Sub Total for System	1	items		\$218,345	
Гесhnology						
<u> </u>	Catagoni	04.	LIGAN	Deionite	Deneis Cont	
leficiency	Category		UoM	Priority	Repair Cost	- 11
oom lacks Interactive White Board	Educational Adequacy		Ea.	3	\$15,054	Ro
echnology: Campus lacks security electronic access control.	Technology	2	Ea.	3	\$15,109	39
Note: Key scan Access Control System add Access Control with 2doors						
echnology: Classroom AV/Multimedia systems are in need of improvements.	Technology	1	Ea.	3	\$9,443	39
Note: Refresh AV system in Library.						
echnology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	30	Ea.	3	\$594,906	39
Note: Technology: Add new classroom AV/Multimedia systems to support di	gital formats.					
echnology: Gymnasium sound system is nonexisitant, inadequate, or near end of useful life.	Technology	1	Ea.	3	\$9,065	39
Note: Refresh gym audio system					•	
echnology: Instructional spaces do not have local sound reinforcement.	Technology	50	Ea.	3	\$236.074	39
	. John Jorgy	30	_u.	3	Ψ200,014	53
·	Tochnology		E^	2	¢ E 000	20
echnology: Intermediate Telecommunications Room grounding system is inadequate or non- kistent.	Technology	1	Ea.	3	\$5,288	39
Note: IDF Admin needs grounding system improvements.						
echnology: Intermediate Telecommunications Room is not dedicated. Room requires partial	Technology	4	Ea.	3	\$37,394	39
alls and/or major improvements.	raciniology		∟a.	J	φ31,394	35
Note: IDF Admin needs to be rezoned. space isn't dedicated, hard to access	s, equipment on surge protector	room hous	e 110 pa	a access contr	ol	
echnology: Intermediate Telecommunications Room UPS does not meet standards, is						
	Technology		Ea.	3	\$4,721	39
adequate, or non-existent.			Ea.	3	\$4,721	39
nadequate, or non-existent. Note: IDF Admin: Add Intermediate Telecommunications Room UPS.			Ea.	3	\$4,721	39





North Smithfield Elementary School Condition Assessment

Technology

Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Main Tele	ecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	\$6,610	3908
Note:	MDF has no ground system.						
Technology: Main Tele	ecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	\$49,859	3906
Note:	Miff - storage UPS on floor, servers and KVM is on adjacent shelves. D	edicate/create new space					
Technology: Network of standards.	cabling infrastructure is outdated (Cat 5 or less) and/or does not meet	Technology	114	Ea.	3	\$48,442	3909
Note:	MDF Existing category 5 cables serviced by this space.						
Technology: Number of campus technology.	of current, up to date, network switch ports are insufficient to support	Technology	144	Ea.	3	\$67,989	24961
Note:	Classrooms have 3 connections, expand port availability.						
Technology: Security of	cameras and recording system are inadequate and/or near end of useful life	. Technology	25	Ea.	3	\$118,037	3920
Note:	Analog/Digital Hybrid camera system with 5 analog Cameras refresh ar	nd add 25 additional IP Camera	s				
Technology: Special S	pace AV/Multimedia system is inadequate.	Technology	1	Ea.	3	\$53,825	3915
Note:	Add AV system to cafetorium.						
Technology: Telecomr improvements.	nunications Room (large size room) needs dedicated cooling system	Technology	1	Ea.	3	\$7,554	3907
Note:	MDF does not have dedicated AC unit, since it is MDF it is considered I	arge size.					
Technology: Telecomr improvements.	nunications Room (small size room) needs dedicated cooling system	Technology	1	Ea.	3	\$4,721	3912
Note:	IDF Admin needs dedicated AC unit.						
Technology: Telephon	e handsets are inadequate and sparsely deployed throughout the campus.	Technology	30	Ea.	3	\$45,326	3923
Note:	Replace/add telephone handsets in classrooms and office spaces.						
Technology: Telephon	e system is inadequate and/or non-existent.	Technology	1	Ea.	3	\$7,177	3922
Note:	Phone system is aging Toshiba Strata analog, replace.						
		Sub Total for System	19	items		\$1,336,595	
	Sub Total for B	uilding 01 - Main Building	41	items		\$5,808,226	
		Total for Campus	52	items		\$8,118,965	



North Smithfield Elementary School - Life Cycle Summary Yrs 1-10 Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description		Qty UoM	Repair Cost	Remaining Life
Playfield Areas	ES Playgrounds		1 Ea.	\$44,588	3
Fences and Gates	Fencing - Chain Link (8 Ft)		180 LF	\$12,101	7
	Note: Fence around propane tanks				
		Sub Total for System	2 items	\$56,689	
		Sub Total for Building -	2 items	\$56,689	

Building: 01 - Main Building

Interior

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Carpeting	Carpet		7,500	SF	\$163,171	2
Fluid-Applied Flooring	Epoxy Coating		200	SF	\$3,803	3
Resilient Flooring	Vinyl Composition Tile Flooring		16,590	SF	\$190,316	4
Suspended Plaster and	Painted ceilings		13,200	SF	\$55,216	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System		43,800	SF	\$519,490	6
Suspended Plaster and	Painted ceilings		4,400	SF	\$18,405	7
Wall Painting and Coating	Painting/Staining (Bldg SF)		17,600	SF	\$116,289	7
Interior Door Supplementary Components	Door Hardware		159	Door	\$498,831	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles		13,200	SF	\$119,217	10
Acoustical Suspended Ceilings	Exposed Tectum Ceilings		4,600	SF	\$341,285	10
Carpeting	Carpet		7,500	SF	\$163,171	10
Athletic Flooring	Athletic/Sport Flooring		4,600	SF	\$157,435	10
Interior Swinging Doors	Wood		159	Door	\$733,130	10
		Sub Total for System	13	items	\$3,079,762	

Mechanical

Uniformat Description		LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling		Package DX Unit (5 Ton)		1	Ea.	\$14,416	3
Decentralized Heating Equipment		Heating Unit Vent - Steam/Hot water		54	Ea.	\$913,399	4
Exhaust Air		Roof Exhaust Fan		19	Ea.	\$98,878	5
Decentralized Cooling		Condensing Unit (3 Ton)		1	Ea.	\$7,130	5
	Note:	Tied into PC lab					
Facility Hydronic Distribution		Pump - 5HP		2	Ea.	\$19,060	7
	Note:	2 @ 3 hp pressure pumps					
Facility Hydronic Distribution		Pump- 10HP (Ea.)		2	Ea.	\$30,225	7
	Note:	2 @ 7.5 hp circulating pumps					
Decentralized Heating Equipment		Radiant Heater - Fin Tube Water		67	Ea.	\$509,956	8
Decentralized Heating Equipment		Heating Unit Vent - Steam/Hot water		18	Ea.	\$304,466	9
Facility Hydronic Distribution		2-Pipe Water System (Hot)		75,000	SF	\$578,114	10
			Sub Total for System	9	items	\$2,475,645	

Electrical

Uniformat Description	LC Type Description		Qty U	oM Repair Cost	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (800 Amps)		2 E	a. \$46,964	5
Lighting Fixtures	Light Fixtures (Bldg SF)		75,000 S	\$445,639	5
	Note: Sensors added for occupancy				
Power Distribution	Panelboard - 120/208 225A		6 E	a. \$34,796	7
Power Distribution	Panelboard - 120/208 100A		3 E	a. \$14,546	7
		Sub Total for System	4 ite	ems \$541,945	

Plumbing

Uniformat Description	LC Type Description	Qty UoM	Repair Cost Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	2 Ea.	\$14,755 3
Plumbing Fixtures	Classroom Lavatories	8 Ea.	\$21,752 6
Plumbing Fixtures	Lavatories	9 Ea.	\$28,629 6
Plumbing Fixtures	Toilets	25 Ea.	\$71,302 6
Plumbing Fixtures	Restroom Lavatories	23 Ea.	\$73,164 6
Plumbing Fixtures	Mop/Service Sinks	2 Ea.	\$5,153 6





North Smithfield Elementary School Condition Assessment

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Urinal (Ea.)		4	Ea.	\$5,316	6
Facility Potable-Water Storage Tanks	Water Storage Tank - 1000 Gallon		2	Ea.	\$91,039	7
Note:	2 @ 1,500 gallons					
Compressed-Air Systems	Air Compressor (2 hp)		1	Ea.	\$6,383	10
		Sub Total for System	9	items	\$317,493	
Specialties						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry		25	Room	\$279,695	6
Casework	Fixed Cabinetry		13	Room	\$145,441	6
		Sub Total for System	2	items	\$425,136	
	Su	b Total for Building 01 - Main Building	37	items	\$6,839,981	
	Total fo	r: North Smithfield Elementary School	39	items	\$6,896,669	



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Supporting Photos



Site Aerial



Damaged Asphalt



Pneumatics System Leaking



Typical Boys Restroom - 1989 Building





Ceiling Tile Falling Out Of Grid



Rusted Pole Mounted Lights



Gymnasium



Typical Girls Restroom - 2002 Addition



Missing Or Stained Ceiling Tiles



Damaged Fence





2002 Dedication Plaque



Typical Classroom - 1989 Building



Original Building Exterior Finishes



Main Distribution Panel



PH Controls & Tank



2002 Addition Exterior

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Typical Worn Metal Exterior Doors



Propane Tanks



Cracking Asphalt Paving



Main Entrance



Typical Exterior Doors



1989 Dedication Plaque



North Smithfield Elementary School Condition Assessment



Cafeteria And Stage



Boys 2002 Addition Restroom



Boilers



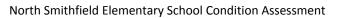
Music Room



Entry Sign On Driveway



Damaged Basketball Goals







Typical Worn VCT



Pressure Tank



Original Shingle Roof



Bent Ceiling Grid



Broken Building Mounted Light



North Smithfield Elementary School Condition Assessment



Cracks In Painted Walls



Controls



Water Treatment



Damaged Play Area Asphalt



Make Up Air



Cracked, Worn Play Area Asphalt



North Smithfield Elementary School Condition Assessment





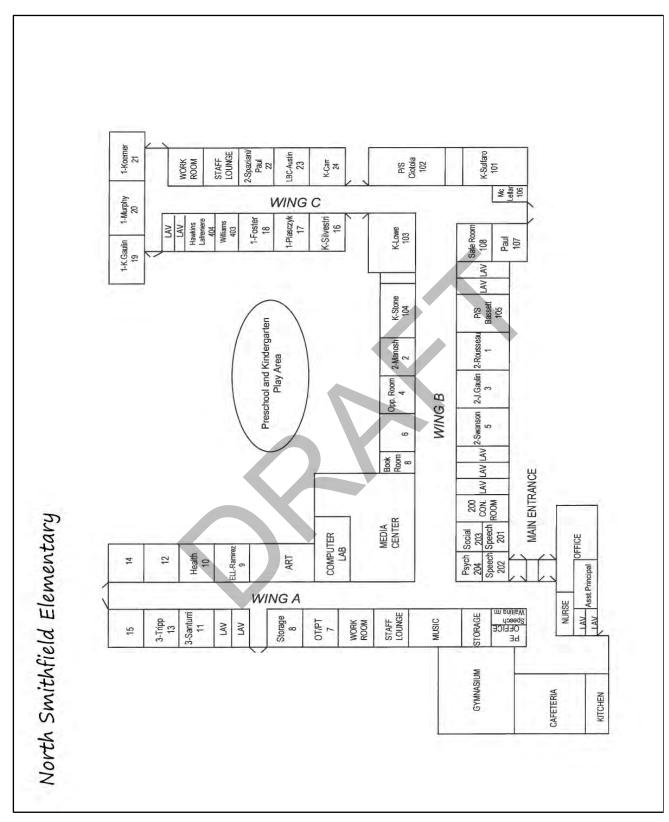
Floor_Plan



Front Elevation

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Floor_Plan



North Smithfield High School October 2016

Address: 412 Greenville Road, North Smithfield, RI 02896

Report Generated: October 06, 2016



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Executive Summary

North Smithfield High School, located at 412 Greenville Road in North Smithfield, Rhode Island, was built in 1967. It comprises 147,970 gross square feet. Data in this report was collected in the spring/summer of 2016.

North Smithfield High School has an enrollment of 496, serves grades 9 - 12, and has 35 classrooms. The LEA reported capacity for North Smithfield High School is 690 with a resulting utilization of 72.00%. For master planning efforts, a RIDE Model Program Standard was established based on the RIDE School Construction Regulations. Applying RIDE's Model Program Standard, a facility of this size could ideally support an enrollment of approximately 747 students.

The total current deficiencies for this campus, in 2016 construction cost dollars, are estimated at \$21,092,586. For master planning purposes a five-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For North Smithfield High School the five-year need is \$21,444,910. The findings contained within this report resulted from an assessment of building systems. Assessments were performed by building professionals experienced in disciplines including: architecture, mechanical, plumbing, electrical, acoustics, hazardous material, and technology infrastructure.



Figure 1: Aerial view of North Smithfield High School

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North Smithfield High School Condition Assessment

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 the ages of a building's systems to forecast system replacement as it reaches the end of its 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.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each school to better identify significant deficiencies.

Discipline Specialists

All assessment teams produced current deficiencies that are 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 was incorporated 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.

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

Hazardous Materials: Schools constructed prior to 1990 were assessed by specialist 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: 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. Also, onsite personnel conducted an initial evaluation from data collected during the facility condition assessment. Based on the 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 acoustic, 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 systems noise and vibration control.

Educational Space Analysis: The evaluation of 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 create a listing of alterations that should be made to make the space a better environment for teaching and learning.

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System Summaries

The following tables summarize major building systems at North Smithfield High School campus, identified by discipline and building.

<u>Site</u>

The site level systems for this campus includes:

Site	Asphalt Parking Lot Pavement		
	Asphalt Pedestrian Pavement		
	Concrete Pedestrian Pavement		

Building Envelope

The exterior systems for the buildings at this campus includes:

The exterior systems for the building	65 at this campas includes:
01 - Main Building:	Brick Exterior Wall
	Metal Panel Exterior Wall
	Aluminum Exterior Windows
	Wood Exterior Windows
	Storefront / Curtain Wall
	Storefront Entrance Doors
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors
02 - Maintenance Shed:	CMU Exterior Wall
	Aluminum Exterior Windows
	Wood Exterior Doors
	Overhead Exterior Utility Doors
03 - Fire Pump House:	Metal Panel Exterior Wall
	Steel Exterior Entrance Doors
04 - Concession Stand:	Wood Siding Exterior Wall
	Wood Exterior Doors
06 - Well Pump House:	Pre-cast Concrete Panel Exterior Wall
	Wood Exterior Doors

The roofing for the buildings at this campus consists of:

01 - Main Building: EPDM Roofing		
02 - Maintenance Shed: Composition Shingle Roofing		
03 - Fire Pump House:	EPDM Roofing	
04 - Concession Stand:	Composition Shingle Roofing	
06 - Well Pump House:	Cast In Place Concrete Roofing	

Interior

The interior systems for the buildings at this campus includes:

01 - Main Building:	Steel Interior Doors

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01 - Main Building:	Wood Interior Doors
	Overhead Interior Coiling Doors
	Interior Door Hardware
	Exposed Metal Structure Ceiling
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Painted Ceilings
	Ceramic Tile Wall
	Wood Wall Paneling
	CMU Wall
	Brick/Stone Veneer
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Quarry Tile Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring
	Terrazzo Flooring
	Carpet
	Athletic/Sport Flooring
02 - Maintenance Shed:	Wood Ceilings
	CMU Wall
	Concrete Flooring
	Wood Flooring
03 - Fire Pump House:	Metal Wall Paneling
	Concrete Flooring
	Metal Ceiling Panel
04 - Concession Stand:	Wood Ceilings
	Wood Wall Paneling
	Concrete Flooring
06 - Well Pump House:	Painted Ceilings
	CMU Wall
	Concrete Flooring

Mechanical

The mechanical systems for the buildings at this campus includes:

01 - Main Building:	400 MBH Cast Iron Steam Boiler		
	3,264 MBH Cast Iron Water Boiler		
	Finned Wall Radiator		
	Steam/Hot Water Heating Unit Vent		
	20 kW Electric Unit Heater		
	20 MBH Steam Unit Heater		

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01 - Main Building:	DDC Heating System Controls
	1 Ton Ductless Split System
	Window Units
	2-Pipe Hot Water Hydronic Distribution System
	1 HP or Smaller Pump
	5 HP Pump
	2,000 CFM Interior AHU
	5,000 CFM Interior AHU
	Ductwork
	Kitchen Exhaust Hoods
	Laboratory Fume Hood
	Roof Exhaust Fan
02 - Maintenance Shed:	80 MBH Gas Unit Heater
03 - Fire Pump House:	20 kW Electric Unit Heater
	>100 HP Pump
	Wall Exhaust Fan
06 - Well Pump House:	20 kW Electric Unit Heater
	5 HP Pump

Plumbing

The plumbing systems for the buildings at this campus includes:

250 Gallon Water Storage Tank		
Gas Piping System		
Domestic Water Piping System		
Domestic Water Piping System		
Classroom Lavatories		
Mop/Service Sinks		
Non-Refrigerated Drinking Fountain		
Refrigerated Drinking Fountain		
Restroom Lavatories		
Showers		
Toilets		
Urinals		
Sump Pump		
10,000 Gallon Above Ground Fuel Oil Storage Tank		

Electrical

The electrical systems for the buildings at this campus includes:

01 - Main Building:	150 kW Emergency Generator	
	2,000 kW Inverter	
	Solar Panels	





01 - Main Building:	Automatic Transfer Switch
	1,600 Amp Switchgear
	Panelboard - 120/208 100A
	Panelboard - 120/208 125A
	Panelboard - 120/208 400A
	Panelboard - 120/240 225A
	Panelboard - 400+ Amps
	Electrical Disconnect
	Building Mounted Lighting Fixtures
	Canopy Mounted Lighting Fixtures
	Light Fixtures
02 - Maintenance Shed:	Panelboard - 120/208 225A
	Building Mounted Lighting Fixtures
	Light Fixtures
03 - Fire Pump House:	Automatic Transfer Switch
	15 KVA Transformer
	Panelboard - 120/208 225A
	Electrical Disconnect
	Light Fixtures
	Building Mounted Lighting Fixtures
04 - Concession Stand:	Panelboard - 120/208 100A
	Panelboard - 277/480 400A
	Building Mounted Lighting Fixtures
	Light Fixtures
06 - Well Pump House:	Panelboard - 120/208 225A
	Electrical Disconnect
	Light Fixtures

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North Smithfield High School Condition Assessment

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, re-carpeting, improved signage, or other improvements to the facility environment.

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

Table 1: System by Priority

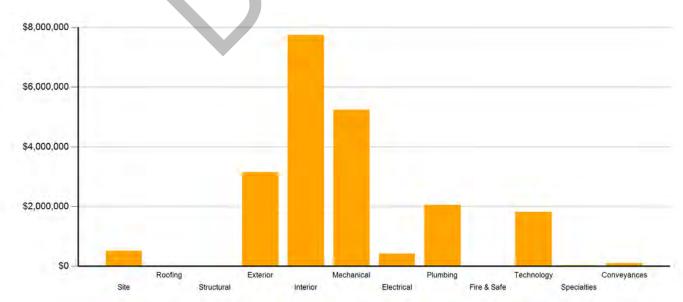
	Priority						
System	1	2	3	4	5	Total	% of Total
Site	-	-	-	\$521,610	-	\$521,610	2.47 %
Roofing	-	-	-	-	-	\$0	0.00 %
Structural	-	-	-	-	-	\$0	0.00 %
Exterior	-	\$1,370,013	\$4,950	\$1,770,859	-	\$3,145,822	14.91 %
Interior	-	\$358,483	\$3,582,530	\$2,670,821	\$1,131,689	\$7,743,523	36.71 %
Mechanical	-	\$808,005	\$3,721,415	\$708,726	-	\$5,238,146	24.83 %
Electrical	-	\$312,477	\$13,196	-	\$93,798	\$419,471	1.99 %
Plumbing	-	-	\$1,604,666	\$396,938	\$53,764	\$2,055,368	9.74 %
Fire and Life Safety	-	-	\$20,821	-	-	\$20,821	0.10 %
Technology	-	-	\$1,815,530		-	\$1,815,530	8.61 %
Conveyances	-	-	\$94,430	-	-	\$94,430	0.45 %
Specialties	-	-	\$3,533	\$4,779	\$29,553	\$37,865	0.18 %
Total	\$0	\$2,848,978	\$10,861,071	\$6,073,733	\$1,308,804	\$21,092,586	

The building systems at the campus with the most need include:

Interior -	\$8,517,548
Mechanical -	\$6,094,992
Exterior -	\$3,145,822

The table below represents the building systems and their percentages for overall campus need.

Figure 2: System Deficiencies



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North Smithfield High School Condition Assessment

Current Deficiencies by Category

The deficiencies have been further grouped according to the observed deficiency category and priority.

- 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 and Rhode Island Governors Commission on Disability. Additional items 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 deficiency correcting planned work postponed beyond its regular life expectancy.
- Code compliance deficiencies relate 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 and are reflected in the master plan.
- Educational adequacy includes deficiencies identify how facilities align with the Basic Education Program and the RIDE School Construction Regulations.
- Functional deficiencies are deficiencies for a component or system that has failed before the end of its expected life or is 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 dedicate air conditioning for telecommunication rooms.
- **Traffic** site deficiencies relate to vehicle or pedestrian traffic, such as bus loops, crosswalks, and pavement markings.

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

Table 2: Deficiency Category by Priority

			Priority			
Category	1	2	3	4	5	Total
Acoustics	-	-	-	\$321,413	-	\$321,413
Barrier to Accessibility	-	-	\$590,184	-	-	\$590,184
Capital Renewal	-	\$2,490,495	\$6,593,215	\$3,755,150	\$1,099,148	\$13,938,007
Code Compliance	-	-	-	-	-	\$0
Educational Adequacy	-	-	\$42,418	\$1,913,770	\$185,351	\$2,141,539
Functional Deficiency	-	-	-	-	-	\$0
Hazardous Material	-	\$358,483	\$1,837,787	\$83,400	\$24,306	\$2,303,976
Technology	-	-	\$1,797,466	-	-	\$1,797,466
Traffic	-	-	-	-	-	\$0
Total	\$0	\$2,848,978	\$10,861,071	\$6,073,733	\$1,308,804	\$21,092,586

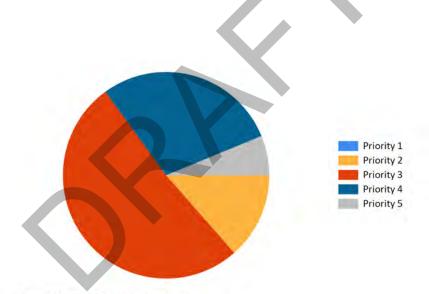


Figure 3: Current deficiencies by priority



Life Cycle Capital Renewal Forecast

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

However, 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 10-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 the end of it's life before a planned construction project occurs.

The following chart shows all current deficiencies and the subsequent 10-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	e Capital R	enewal Pro	ojections					
System	Current Deficiencies	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	Year 6 2022	Year 7 2023	Year 8 2024	Year 9 2025	Year 10 2026	Total	\$/GSF
Site	\$521,610	\$0	\$0	\$0	\$0	\$208,153	\$0	\$336,139	\$0	\$0	\$0	\$544,292	\$1,133.94
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,346	\$30,346	\$63.22
Structural	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Exterior	\$3,145,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,584	\$0	\$774,386	\$847,970	\$1,766.60
Interior	\$7,743,523	\$0	\$0	\$0	\$0	\$66,169	\$0	\$378,076	\$194,524	\$0	\$1,121,627	\$1,760,396	\$3,667.49
Mechanical	\$5,238,146	\$0	\$0	\$0	\$0	\$31,928	\$0	\$0	\$0	\$4,580	\$0	\$36,508	\$76.06
Electrical	\$419,471	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,644	\$12,644	\$26.34
Plumbing	\$2,055,368	\$0	\$0	\$0	\$0	\$46,074	\$91,762	\$83,851	\$0	\$0	\$0	\$221,687	\$461.85
Fire and Life Safety	\$20,821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$424,995	\$0	\$424,995	\$885.41
Technology	\$1,815,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Conveyances	\$94,430	\$0	\$0	\$0	\$0	\$0	\$285,209	\$0	\$0	\$0	\$0	\$285,209	\$594.19
Specialties	\$37,865	\$0	\$0	\$0	\$0	\$0	\$1,221,161	\$0	\$0	\$0	\$0	\$1,221,161	\$2,544.09
Total	\$21,092,586	\$0	\$0	\$0	\$0	\$352,324	\$1,598,132	\$798,066	\$268,108	\$429,575	\$1,939,003	\$5,385,208	\$11,219.18

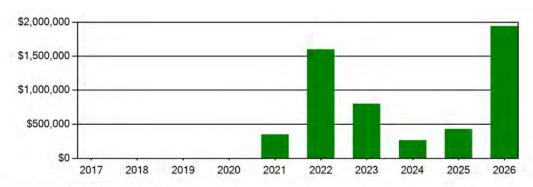


Figure 4: Life Cycle Capital Renewal Forecast

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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 National Association of College and University Business Officers has suggested for college planning that an FCI of less than 5 percent is good, an FCI between 5 and 10 percent is fair, and an FCI greater than 10 percent is poor. In K-12 public school planning, the gulf between 10 percent and 100 percent is just not stratified enough. Jacobs has used the following ranges to provide a little more gradation. FCI's less than 10 percent are considered good, 10 to 60 percent is fair, and anything greater than 60 percent is poor. Financial modeling has shown that over a 30-year period, schools that fall in the 65 percent or greater range are more cost-effective to replace than to repair. This is due to efficiency gains with more modern facilities 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/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 decision.

The FCI is calculated by dividing the total repair cost, including site-related repairs, by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. As a general rule, an FCI below 10% is considered good. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost of replacing that facility.

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 \$53,269,200. The total current cost for all deficiencies is \$21,092,586.

The North Smithfield High School facility has an overall FCI of 39.60%.

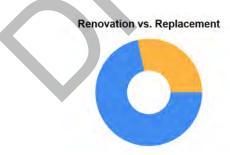


Figure 5: Renovation vs Replacement

Five Year FCI

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. For planning purposes, the total five-year need at North Smithfield High School is \$21,444,910 (Life Cycle Yrs 1-5 plus the Current Deficiencies)

A five year FCI was calculated by dividing the five year need by the total replacement cost. The North Smithfield High School facility has a five year FCI of 40.26% (Life Cycle Yrs 1-5 plus Current Deficiencies divided by the Total Replacement Cost).

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Summary of Findings

The table below summarizes the condition findings at North Smithfield High School.

Table 4: Facility Condition by Building

Number	Building Name	Gross Sq Ft	Built Date	Current Deficiencies	FCI	Total 5 Yr Need (Yr 1-5 + Current Defs)	5-Year FCI
	Exterior Site			\$2,290,911		\$2,499,064	
01	Main Building	145,000	1967	\$18,771,358	35.96%	\$18,869,455	36.15%
02	Maintenance Shed	2,128	1967	\$12,817	1.67%	\$58,891	7.69%
03	Fire Pump House	110	2008	\$0	.00%	\$0	.00%
04	Concession Stand	252	2008	\$0	.00%	\$0	.00%
06	Well Pump House	480	1967	\$17,500	10.13%	\$17,500	10.13%
Totals	•	147,970		\$21,092,586	39.60%	\$21,444,910	40.26%

The following pages provide a listing of all current deficiencies and 10 year life cycle need for the site and building and the associated costs, followed by photos taken during the assessment.





Site Level Deficiencies

Site

Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Require	es Replacement	Capital Renewal	150	CAR	4	\$492,936	2557
Note:	Asphalt is weathered and cracking.						
Backstops Require Rep	placement	Educational Adequacy	1	Ea.	4	\$28,674	28525
Note:	Backstops Require Replacement						
		Sub Total for System	2	items		\$521,610	
Exterior							
Deficiency		Category	Otv	UoM	Priority	Repair Cost	ID
Media Center does not	meet size standard	Educational Adequacy	2.571		4	\$1,769,301	53242
Note:	Library/Media Center does not meet required RI standard for space siz	, ,	,-	Oi.	7	ψ1,700,001	00242
14010.	Elbrary/Wodia Comer according from the Charles of Charles	Sub Total for System	,	items		\$1,769,301	
	Sub Tota	I for School and Site Level		items		\$2,290,911	
D		Tor Concor and One Lever	·	1101110		ΨΣ,Σ30,311	
Building: 0	1 - Main Building						
Exterior							
Deficiency		Category	Otv	UoM	Priority	Repair Cost	ID
	Requires Replacement	Capital Renewal	4,725		2	\$794,199	2579
Note:	Windows are original to the building and are single-pane.	Capital Nellewal	4,723	OI .	_	Ψ/34,133	2013
		Capital Panaval	045	CE.	2	\$158,840	2501
	Requires Replacement	Capital Renewal	945	SF	2	\$156,640	2581
Note:	Windows are original to the building and are single-pane.			0.5		00.077	0500
	Requires Replacement	Capital Renewal	54	SF	2	\$9,077	2582
Note:	Windows are original to the building and are single-pane.						
	Requires Replacement	Capital Renewal	135	SF	2	\$22,691	2587
Note:	Windows are original to the building and are single-pane.						
The Wood Window Red	quires Replacement	Capital Renewal	50	SF	2	\$9,482	2563
Note:	Windows are original to the building and are single-pane in wood frame	es.					
The Wood Window Red	quires Replacement	Capital Renewal	936	SF	2	\$177,509	2564
Note:	Windows are original to the building and are single-pane in wood frame	es.					
The Wood Window Red	quires Replacement	Capital Renewal	192	SF	2	\$36,412	2565
Note:	Windows are original to the building and are single-pane in wood frame	98.					
The Wood Window Red	quires Replacement	Capital Renewal	252	SF	2	\$47,791	2571
Note:	Windows are original to the building and are single-pane in wood frame	es that are aged and cracking.					
The Wood Window Red	quires Replacement	Capital Renewal	72	SF	2	\$13,655	2572
Note:	Windows are original to the building and are single-pane in wood frame	es.					
The Wood Window Red	quires Replacement	Capital Renewal	24	SF	2	\$4,552	2574
Note:	Windows are original to the building and are single-pane in wood frame	es.					
The Wood Window Red		Capital Renewal	12	SF	2	\$2,276	2576
Note:	Windows are original to the building and are single-pane in wood frame	·					
The Wood Window Red		Capital Renewal	80	SF	2	\$15,172	2577
Note:	Windows are original to the building and are single-pane in wood frame	•				¥ . • , =	
The Wood Window Red		Capital Renewal	24	SF	2	\$4.552	2578
Note:	Windows are original to the building and are single-pane in wood frame	•		0.	-	ψ.,σσ <u>2</u>	20.0
The Wood Window Red		Capital Renewal	302	QE.	2	\$57,273	2585
Note:	Windows are original to the building and are single-pane in wood frame	·			2	ψ31,213	2303
		•			•	£4.0E0	2010
Exterior Metal Door Re		Capital Renewal	24	Door	3	\$4,950	2610
Note:	Metal doors are faded and chipping.	0 11 15 1	450			04.550	
Handrail Requires Rep	-	Capital Renewal	150	LF	4	\$1,558	2609
Note:	Exterior metal handrails require repainting.						
		Sub Total for System	16	items		\$1,359,987	
Interior							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
	78 in base (layers(s)) - large areas (> 10 sq. ft.) of peeling/damage & area (measurement unit - each)		16	Ea.	2	\$4,533	6352
Note:	All Exit Doors Painted Wood Door Frames						
	78 in base (layers(s)) - large areas (> 10 sq. ft.) of peeling/damage & area (measurement unit - each)	Hazardous Material	15	Ea.	2	\$4,249	6399
Note:	Cafeteria Painted Window Frames						



Deficiency	Category	Qty U	oM Prior	rity Repair Cost	ID
Paint (probable pre-1978 in base (layers(s)) - large areas (> 10 sq. ft.) of peeling/damage & area		16 E		\$4,533	6434
in active use - children (measurement unit - each)					
Note: Exterior Doors Painted Doors		0.000		0440.570	0044
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	6,600 L	F 2	\$149,576	6341
Note: All Windows Painted Window Frames					
Paint (probable pre-1978 in base layer(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in	Hazardous Material	360 L	F 2	\$8,159	6353
active use - children (measurement unit - linear feet)					
Note: Gymnasium Painted Cove Base Paint (probable pre-1978 in base layer(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in	Hazardous Material	260 L	F 2	\$5,892	6433
active use - children (measurement unit - linear feet)	riazardous iviateriai	200 L		ψ3,032	0400
Note: Exterior Doors Wood Trim					
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	7,975 S	F 2	\$75,308	2592
Note: Painted ceilings are damaged from moisture infiltration and paint is bub	bled and peeling.				
Paint (probable pre-1978 in base layer(s)) - large areas (> 10 sq. ft.) of peeling/damage & area in	· · ·	1,500 S	F 2	\$14,164	6430
active use - children (measurement unit - square feet)		,			
Note: Windows Painted Porticos & Soffits					
Wall/ceiling materials - large areas (> 10 sq. ft.) of damage & area in active use - children	Hazardous Material	9,750 S	F 2	\$92,069	6403
Note: Auditorium Popcorn Ceiling		50.750.0		A4 407 000	
Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	50,750 S	F 3	\$1,437,689	2606
Note: 9x9 tile is separating and cracking.	Hazardous Material	8,800 L	F 3	\$166.196	6342
Caulking - significant areas of broken pieces &/or deteriorating caulk Note: All Windows Window Frame Caulking	Hazardous Material	0,000 L		\$100,190	0342
Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	360 L	F 3	\$6,799	6400
Note: Cafeteria Window Frame Caulking				**,	
Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	8,000 L	F 3	\$151,087	6432
Note: Windows Window Caulk					
Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	200 L	F 3	\$3,777	6435
Note: Exterior Walls Wall Joint Caulk					
Existing Door Hardware Is Not ADA Compliant	Barrier to Accessibility	175 D	oor 3	\$495,755	2603
Note: The wood interior doors are original to the building and are not ADA col					
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	3,650 S	F 3	\$34,467	27908
Note: Painted walls.					
The Carpet Flooring Requires Replacement	Capital Renewal	7,250 S	F 3	\$156,670	2601
Note: Carpet is worn and faded.					
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	21,750 S	F 3	\$580,136	2596
Note: Ceramic tile is generally worn with various pieces missing throughout.					
The Vinyl Composition Tile Requires Replacement	Capital Renewal	44,950 S	F 3	\$512,182	2598
Note: VCT shows sign of wear and tear.					
Wall/ceiling materials -large areas (> 10 sq. ft.) of damage & area in active use-adults only	Hazardous Material	3,000 S	F 3	\$28,329	6392
Note: Utility Room behind Auditorium Wall Plaster		4 000 0		00.440	
Wall/ceiling materials -large areas (> 10 sq. ft.) of damage & area in active use-adults only	Hazardous Material	1,000 S	F 3	\$9,443	6396
Note: Boiler Room Ceiling Plaster Ceiling Grid Requires Replacement	Capital Renewal	122,525 S	F 4	\$1,443,422	2590
Note: Ceiling grid is mostly original and is stained throughout.	Capital Nellewal	122,323 3	. 4	\$1,443,422	2390
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	50,750 S	F 4	\$1,121,398	2593
Note: Tile walls are buckling and pieces are breaking off.		23,100		* 1,1=1,111	
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in	Hazardous Material	1 E	a. 4	\$283	6343
children-accessible area (measurement unit - each)					
Note: Weight Room Heat Unit				A 50.050	00.45
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	200 E	a. 4	\$56,658	6345
Note: Interior Entrance Doors Door					
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in	Hazardous Material	1 E	a. 4	\$283	6346
children-accessible area (measurement unit - each)					
Note: NW Corridor Heat Unit	Hozordovia Material	۰.		00.55 0	6260
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	9 E	a. 4	\$2,550	6362
Note: Classrooms 112, 114, 111, 116, 113, 115, 117, 118, 110 Heat Unit					
Paint (probable pre-1978 in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in	Hazardous Material	1 E	a. 4	\$283	6401
children-accessible area (measurement unit - each)					
Note: Cafeteria Heat Unit					





interior							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
	in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in measurement unit - linear feet)	Hazardous Material	500	LF	4	\$11,332	6351
Note:	Locker Rooms Metal Lockers						
Paint (probable pre-1978	in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in	Hazardous Material	150	LF	4	\$3,399	6361
	measurement unit - linear feet)						
Note:	B-Wing Corridor Metal Lockers						
	in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in measurement unit - linear feet)	Hazardous Material	20	LF	4	\$453	6372
Note:	Science Lab 109 Wood Casework - Base Cabinets						
	in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in	Hazardous Material	20	LF	4	\$453	6373
children-accessible area (measurement unit - linear feet)					****	
Note:	Science Department Office Wood Casework - Base Cabinets						
	in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in measurement unit - linear feet)	Hazardous Material	20	LF	4	\$453	6374
Note:	Science Lab 108 Wood Casework - Base Cabinets						
	in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in measurement unit - linear feet)	Hazardous Material	200	LF	4	\$4,533	6375
Note:	Library Wood Casework - Full Shelving						
	in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in measurement unit - linear feet)	Hazardous Material	20	LF	4	\$453	6377
Note:	Room 107 Wood Casework - Base Cabinets						
	in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in measurement unit - linear feet)	Hazardous Material	20	LF	4	\$453	6381
Note:	Science Room 106 Wood Casework - Base Cabinets						
	in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in measurement unit - linear feet)	Hazardous Material	20	LF	4	\$453	6384
Note:	Science Room 105 Wood Casework - Base Cabinets						
	in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in measurement unit - linear feet)	Hazardous Material	20	LF	4	\$453	6388
Note:	Room 103 Wood Casework - Base Cabinets						
	in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in measurement unit - linear feet)	Hazardous Material	20	LF	4	\$453	6416
Note:	Computer Room 215 Wood Casework - Base Cabinets						
	in base layer(s)) - damaged area < 9 sq. ft. OR overall worn AND in measurement unit - linear feet)	Hazardous Material	20	LF	4	\$453	6420
Note:	Computer Room 216 Wood Casework - Base Cabinets						
Room Lighting Is Inadequ	ate Or In Poor Condition.	Educational Adequacy	590	SF	4	\$22,601	Rollup
Classroom Door Requires	Vision Panel	Educational Adequacy	3	Ea.	5	\$1,239	Rollup
Interior Walls Require Rep	painting (Bldg SF)	Hazardous Material	3,600	SF	5	\$23,626	2595
Note:	Painted walls show signs of years of wear and tear. Paint is scuffed of	-					
Paint (probable pre-1978 accessible area (measure	in base layer(s)) - damaged area < 9 sq. ft. AND NOT in children- ment unit - linear feet)	Hazardous Material	30	LF	5	\$680	6355
Note:	Mechanical Room by Girls Lockers Painted Sewer Pipes						
Room lacks appropriate se	ound control.	Educational Adequacy	200	SF	5	\$6,996	Rollup
The Acoustical Ceiling Tile		Capital Renewal	122,525	SF	5	\$1,099,148	2604
Note:	Ceiling tiles are stained, bulging, and torn from previous pipe and roo						
		Sub Total for System	46	items		\$7,743,523	
Mechanical		0-1	01:	11-14	Delevite	Danais Oast	15
Deficiency The Air Handler HVAC Co	ampanant Paguiras Panlasamant	Capital Panawal		UoM Ea.	Priority 2	Repair Cost	1D
Note:	omponent Requires Replacement Heating units located above the ceiling.	Capital Renewal	4	⊏d.	2	\$171,386	2529
	· ·	Capital Banawal	6	Eo	2	\$602.4E6	2532
Note:	 Imponent Requires Replacement AHUs are original to the building and are visually deteriorating. Equip 	Capital Renewal		Ea.		\$603,456	2532
	ponent Requires Replacement	Capital Renewal	•	Ea.	2	\$33,164	2517
	Window units no longer function.	Сарнаі Renewai	10	⊑a.	2	φ33,104	2317
Note: Ductwork Requires Repla	· ·	Capital Renewal	145,000	SF	3	\$2,117,314	2551
Note:		Oapitai Nellewal	140,000	Oi.	J	ψ2,111,314	ا 502
	Ductwork is original to the building.	Canital Panawal	4	Ea	3	¢46 405	2522
Electric Unit Heater Requi	·	Capital Renewal	4	Ea.	3	\$16,125	2523
Note:	Electric unit heaters are original to the building and according to the convergence.		00	Eo	2	¢70.700	2400
Steam/HW Unit Heater Re Note:	Hallway and cabinet unit heaters are original to the building. Units are	Capital Renewal e obsolete and replacement par		Ea. ger avail	3 able. They fail	\$72,722 regularly according	2496 ng to
Stoom/HW/ Unit Hooter Dr	building occupants.	Canital Panawal	E4	Ea.	3	\$140 GA7	2497
Steam/HW Unit Heater Re		Capital Renewal	51	⊏a.	3	\$142,647	2497
Note:	Most cabinet unit heaters in classrooms have failed.						





Mechanical							
Deficiency		Category	Qty l	JoM	Priority	Repair Cost	ID
The Fin Tube Water Ra	diant Heater Requires Replacement	Capital Renewal	155 E	a.	3	\$257,896	2489
Note:	Finned wall radiators are original to the building and should b corrosive, per the building manager.	e replaced. Casings are visually deterior	ating through	out the b	ouilding. Hot	water system is v	very
The Mechanical / HVA	C Piping / System Is Beyond Its Useful Life	Capital Renewal	145,000 \$	SF	3	\$1,110,161	2502
Note:	Heating hot water piping showing signs of corrosion and failu	re. Valves and other components are co	rroded due to	poor wa	iter quality.		
_ab lacks an appropria	te fume hood.	Educational Adequacy	4 E	a.	4	\$88,415	Rollu
Small HVAC Circulating	g Pump Requires Replacement	Capital Renewal	4 E	a.	4	\$30,308	2521
Note:	Pumps are original and should be replaced. If they fail domes	•	•				
	ne Hood(s) Require Replacement	Capital Renewal	2 E	a.	4	\$56,658	2514
Note:	Fume hoods are obsolete and no longer operable.						
The Exhaust Hood Red	•	Capital Renewal	41 E		4	\$211,932	2534
Note:	Exhaust fans are original to the building and get re-built as th						
Unit Ventilators Are Ex		Acoustics	51 E	a.	4	\$321,413	471
Note:	All classrooms	Sub Total for System	14 i	tems		\$5,233,597	
Electrical							
Deficiency		Category	Qty l	JoM	Priority	Repair Cost	ID
The Panelboard Require	res Replacement	Capital Renewal	11 E	a.	2	\$52,975	2490
Note:	Branch panels are obsolete and original to building. Branch p	anels, breakers, etc. should be updated					
The Panelboard Requir	res Replacement	Capital Renewal	16 E	a.	2	\$99,718	287
Note:	Branch panels are obsolete and original to building. Branch p	anels, breakers, etc. should be updated					
Γhe Panelboard Requir	res Replacement	Capital Renewal	14 E	a.	2	\$133,523	287
Note:	Branch panels are obsolete and original to building. Branch p	anels, breakers, etc. should be updated	•				
Γhe Panelboard Requi	res Replacement	Capital Renewal	1 E	a.	2	\$17,668	287
Note:	Branch panels are obsolete and original to building. Branch p	anels, breakers, etc. should be updated					
Remove Abandoned E	quipment	Capital Renewal	2 E	a.	3	\$6,598	251
Note:	Abandoned domestic hot water equipment						
Remove Abandoned E	quipment	Capital Renewal	2 E	a.	3	\$6,598	2515
Note:	Abandoned electrical disconnects						
Room Has Insufficient	Electrical Outlets	Educational Adequacy	188 E	a.	5	\$93,798	Rollu
		Sub Total for System	7 i	tems		\$410,878	
Plumbing							
Deficiency		Category	Qty U	JoM	Priority	Repair Cost	ID
Sump Pump Requires	Replacement	Capital Renewal	1 E	a.	3	\$1,439	2501
Note:	Inoperable	·					
The Plumbing / Domes	tic Water Piping System Is Beyond Its Useful Life	Capital Renewal	145,000 \$	SF	3	\$1,158,797	2509
Note:	Domestic water piping is original to building. Poor water quali	ty is observed.					
The Showers Plumbing	Fixtures Require Replacement	Capital Renewal	40 E	a.	3	\$302,174	250
Note:	Locker room showers are original and obsolete. Many no lon-	ger function. When they fail replacement	parts cannot	be locat	ed.		
The Toilets Plumbing F	ixtures Require Replacement	Capital Renewal	43 E	a.	3	\$121,814	2494
Note:	Flush valves and toilets are original to 1967 unless they have building manager, flush valves fail regularly.	been repaired due to failure. Fixtures fa	il regularly an	d show :	signs of corro	sion. According t	to the
Γhe Urinal Plumbing Fi	xtures Require Replacement	Capital Renewal	15 E	a.	3	\$19,802	249
Note:	Urinals and flush valves are original to the building and require	·			egularly.		
Non-Refrigerated Drink	ing Fountain Requires Replacement	Capital Renewal	4 E	a.	4	\$40,605	250
Note:	Non-functional						
The Classroom Lavator	ries Plumbing Fixtures Require Replacement	Capital Renewal	25 E	a.	4	\$67,517	2503
Note:	Classroom sinks are original to the building and are showing	signs of corrosion and failure due to poo	r water quality	/.			
The Classroom Lavator	ries Plumbing Fixtures Require Replacement	Capital Renewal	3 E		4	\$8,102	2518
Note:	Trough sinks are aged, stained, and should be replaced.						
The Custodial Mop Or	Service Sink Requires Replacement	Capital Renewal	10 E	a.	4	\$25,590	2513
Note:	Mop sinks are deteriorated and failing.						
The Refrigerated Wate	r Cooler Requires Replacement	Capital Renewal	18 E	a.	4	\$131,899	250
Note:	Water fountains are non-functional.						
	es Plumbing Fixtures Require Replacement	Capital Renewal	39 E	a.	4	\$123,225	2865
		Educational Adequacy	6 E		5	\$6,652	Rollu
Room lacks a drinking i							
Room lacks a drinking The Class Room Lavat	ories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	31 E	a.	5	\$47,111	Rollu



Fire and Life Safety

i iic and Liic	Calciy						
Deficiency		Category		UoM	Priority	Repair Cost	ID
Room lacks shut-off val	lves for utilities.	Educational Adequacy		Ea.	3	\$20,821	Rollup
		Sub Total for System	1	items		\$20,821	
Technology							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks Interactive	White Board	Educational Adequacy	6	Ea.	3	\$18,065	Rollup
Technology: Campus la	acks security electronic access control.	Technology	8	Ea.	3	\$60,435	3879
Note:	Key scan Access Control System add Access Control with 10 doors						
Technology: Classroom	n AV/Multimedia systems are in need of improvements.	Technology	1	Ea.	3	\$9,443	3876
Note:	Refresh AV system in Library.						
Technology: Classroom	n AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	31	Ea.	3	\$614,736	3877
Note:	Technology: Add new classroom AV/Multimedia systems to support dig	gital formats.					
Technology: Gymnasiu	m sound system is nonexisitant, inadequate, or near end of useful life.	Technology	1	Ea.	3	\$9,065	3882
Note:	Refresh gym audio system						
Technology: Instruction	al spaces do not have local sound reinforcement.	Technology	50	Ea.	3	\$236,074	3874
Note:	Add sound reinforcement found in instructions spaces						
Technology: Intermedia existent.	ate Telecommunications Room grounding system is inadequate or non-	Technology	1	Ea.	3	\$5,288	3862
Note:	IDF Conf1 needs grounding system improvements.						
Technology: Intermedia existent.	ate Telecommunications Room grounding system is inadequate or non-	Technology	1	Ea.	3	\$5,288	3865
Note:	IDF Storage needs grounding system improvements.						
Technology: Intermedia existent.	ate Telecommunications Room grounding system is inadequate or non-	Technology	1	Ea.	3	\$5,288	3870
Note:	IDF 215 needs grounding system improvements.						
	ate Telecommunications Room is not dedicated. Room requires partial	Technology	1	Ea.	3	\$37,394	3861
walls and/or major impr		reconnected		Lu.	Ü	ψον,σσ-	0001
Note:	IDF Conf1 needs to be rezoned. Shared space, ups on floor						
	ate Telecommunications Room is not dedicated. Room requires partial	Technology	1	Ea.	3	\$37,394	3864
walls and/or major impr Note:	IDF Storage needs to be rezoned.						
	ate Telecommunications Room is not dedicated. Room requires partial	Technology	1	Ea.	3	\$37,394	3869
walls and/or major impr		Tournology		Lu.	Ü	ψον,σσ-	0000
Note:	IDF 215 needs to be rezoned.						
Technology: Main Tele	communications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	\$6,610	3858
Note:	MDF has no ground system.						
Technology: Main Tele	communications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3	\$49,859	3856
Note:	miff - Custodian Room shared with janitorial staff, has sink and drain, u	sed for storage					
Technology: Network control standards.	abling infrastructure is outdated (Cat 5 or less) and/or does not meet	Technology	60	Ea.	3	\$25,496	3859
Note:	MDF Existing category 5 cables serviced by this space.						
	abling infrastructure is outdated (Cat 5 or less) and/or does not meet	Technology	140	Ea.	3	\$59,491	3867
standards.					-	400 , 101	
Note:	IDF Storage Existing category 5 cables serviced by this space.						
Technology: Network candards.	abling infrastructure is outdated (Cat 5 or less) and/or does not meet	Technology	118	Ea.	3	\$50,142	3872
Note:	IDF 215 Existing category 5 cables serviced by this space.						
	ock system is inadequate and/or near end of useful life.	Technology	145,000	SF	3	\$246,461	3881
Note:	PA/Bell/Clock system is aging analog, replace.		,			4 =10,101	
	ameras and recording system are inadequate and/or near end of useful life	e. Technology	28	Ea.	3	\$132,201	3880
Note:	Digital camera system with 20 IP Cameras refresh and add 28 addition						
Technology: Special Sp	pace AV/Multimedia system is inadequate.	Technology	1	Ea.	3	\$53,825	3875
Note:	Add AV system to cafetorium.						
Technology: Telecomm	nunications Room (large size room) needs dedicated cooling system	Technology	1	Ea.	3	\$7,554	3857
improvements.							
Note:	MDF does not have dedicated AC unit, since it is MDF it is considered	•					
Technology: Telecomm improvements.	nunications Room (small size room) needs dedicated cooling system	Technology	1	Ea.	3	\$4,721	3863
Note:	IDF Conf1 needs dedicated AC unit.						
	nunications Room (small size room) needs dedicated cooling system	Technology	1	Ea.	3	\$4,721	3866
improvements.							
Note:	IDF Storage needs dedicated AC unit.						
Technology: Telecomm improvements.	nunications Room (small size room) needs dedicated cooling system	Technology	1	Ea.	3	\$4,721	3871
Note:	IDF 215 needs dedicated AC unit.						

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Technology

Technology: Telecommunications Room fiber connectivity infrastructure is outdated and nadequate.	/or Technology	<u>·</u>	Ea.			
nadequate.			La.	3	\$6,232	3860
Note: MDF Allowance to refresh Telecommunication Room fiber infr		4	г.	2	# C 222	2000
echnology: Telecommunications Room fiber connectivity infrastructure is outdated and/ ladequate.	/or Technology	1	Ea.	3	\$6,232	3868
Note: IDF Storage Allowance to refresh Telecommunication Room f	fiber infrastructure.					
echnology: Telecommunications Room fiber connectivity infrastructure is outdated and nadequate.	/or Technology	1	Ea.	3	\$6,232	3873
Note: IDF 215 Allowance to refresh Telecommunication Room fiber	infrastructure.					
echnology: Telephone handsets are inadequate and sparsely deployed throughout the		45	Ea.	3	\$67,989	3884
Note: Replace/add telephone handsets in classrooms and office spa					*** ,****	
Fechnology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	\$7,177	3883
Note: Phone system is aging Toshiba Strata analog, replace.	3,				. ,	
	Sub Total for System	29	items		\$1,815,530	
Conveyances						
Deficiency	Category	Otv	UoM	Priority	Repair Cost	ID
The Access Is Not ADA Compliant And Requires A Platform Lift	Barrier to Accessibility		Ea.	3	\$94,430	2492
Note: Lifts are inoperable.	Damer to / tossessimity			Ü	φο 1, 100	2.02
	Sub Total for System	1	items		\$94,430	
Specialties					*** 1, 100	
Specialties						
Deficiency	Category	$\overline{}$	UoM	Priority	Repair Cost	ID
Room has insufficient writing area.	Educational Adequacy		Ea.	3	\$3,533	Rollu
Welding Bays Are Required	Educational Adequacy		Ea.	4	\$4,779	Rollu
Room lacks an appropriate refrigerator.	Educational Adequacy		Ea.	5	\$29,553	Rollu
	Sub Total for System		items		\$37,865	
	otal for Building 01 - Main Building	130	items		\$18,771,358	
Building: 02 - Maintenance Shed						
Exterior						
Deficiency	Category	Otv	UoM	Priority	Repair Cost	ID
The Wood Exterior Door Requires Replacement	Capital Renewal		Door	2	\$8,267	2543
Note: Door is weathered and cracking.					, .	
	Sub Total for System	1	items		\$8,267	
Mechanical						
Deficiency	Category	Otv	UoM	Priority	Repair Cost	ID
Gas Unit Heater Requires Replacement	Capital Renewal		Ea.	3	\$4,550	2485
Note: Second floor unit heater is inoperable.	,				4 1,222	
	Sub Total for System	1	items		\$4,550	
Sub Total f	for Building 02 - Maintenance Shed		items		\$12,817	
Puilding, 06 Well Dump House	· ·					
Building: 06 - Well Pump House						
Exterior						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Exterior Door Requires Replacement	Capital Renewal	1	Door	2	\$8,267	2879
Note: Door is chipped and weathered and should be replaced.						
	Sub Total for System	1	items		\$8,267	
Electrical						
Deficiency	Category	Qtv	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	480	SF	2	\$2,833	2486
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,760	2487
Note: Panel is outdated and equipment is obsolete.						
• •	Sub Total for System	2	items		\$8,593	
Plumbing						
Deficiency	Category	Ωtv	UoM	Priority	Repair Cost	ID
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	80		3	\$639	2488
Note: Piping from inlet of pump to well is original and showing signs	·			*	4-30	
, 5	Sub Total for System	1	items		\$639	
Sub Total	for Building 06 - Well Pump House		items		\$17,500	
oub rotal		•				
	Total for Campus	130	items		\$21,092,586	



North Smithfield High School Condition Assessment

Buildings with no reported deficiencies

03 - Fire Pump House

04 - Concession Stand





North Smithfield High School - Life Cycle Summary Yrs 1-10 Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description			UoM		Remaining Life
Fences and Gates	Wood		470		\$116,175	5
Pedestrian Pavement	Sidewalks - Concrete		4,500		\$91,978	5
Fences and Gates	Fencing - Chain Link (8 Ft)	Cub Total for Custom	5,000		\$336,139	7
		Sub Total for System Sub Total for Building -		items	\$544,293 \$544,293	
Duilding 04 Main Duil	d:	Sub Total for Building -	3	items	\$544,293	
Building: 01 - Main Buil	aing					
Exterior						
Uniformat Description	LC Type Description			UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis		7,250	SF	\$689,255	10
		Sub Total for System	1	items	\$689,255	
Interior						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wall Paneling	Wood Panel wall		7,250	SF	\$66,169	5
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure		14,500	SF	\$165,421	7
Wall Painting and Coating	Painting/Staining (Bldg SF)		3,650	SF	\$24,117	7
Interior Door Supplementary Components	Door Hardware		48	Door	\$150,590	7
Wall Painting and Coating	Painting/Staining (Bldg SF)		3,600	SF	\$23,786	7
Interior Coiling Doors	Overhead		1	Door	\$36,792	8
Carpeting	Carpet		7,250	SF	\$157,732	8
Interior Swinging Doors	Wood		175	Door	\$806,904	10
Suspended Plaster and	Painted ceilings		7,975	SF	\$33,360	10
Wood Flooring	Wood Flooring - All Types		7,250	SF	\$240,550	10
		Sub Total for System	10	items	\$1,705,422	
Mechanical						
	LC Time Description		Other	LlaM	Danair Cost	Domaining Life
Uniformat Description	LC Type Description			UoM		Remaining Life
Exhaust Air	Kitchen Exhaust Hoods	Cub Total for Custom		Ea.	\$31,928	Э
		Sub Total for System	1	items	\$31,928	
Plumbing						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Mop/Service Sinks		12	Ea.	\$30,917	6
Not	e: Kitchen sinks					
Plumbing Fixtures	Showers		8	Ea.	\$60,845	6
Fuel Storage Tanks	Above Ground Fuel Oil StorageTank (10,000 Gal)		1	Ea.	\$83,851	7
		Sub Total for System	3	items	\$175,613	
Fire and Life Safety						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		145,000		\$424,995	9
		Sub Total for System		items	\$424,995	
Conveyances					, ,	
-						
Uniformat Description	LC Type Description			UoM		Remaining Life
Elevators	Hydraulic (Passenger Elev)			Ea.	\$285,209	6
		Sub Total for System	1	items	\$285,209	
Specialties						
			Qty	UoM	Repair Cost	Remaining Life
Uniformat Description	LC Type Description					
· · · · · · · · · · · · · · · · · · ·	LC Type Description Lockers		1,004	Ea.	\$493,954	6
Casework				Ea.	\$493,954	6
Casework Not	Lockers		1,004	Ea.	\$493,954 \$727,207	6
Uniformat Description Casework Not Casework	Lockers e: Hallway & locker room	Sub Total for System	1,004		. ,	

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Building: 02 - Maintenance Shed

Roofing

Uniformat Description	LC Type Description			UoM		Remaining Life
Steep Slope Roofing	Composition Shingle		1,064		\$30,346	10
_		Sub Total for System	1	items	\$30,346	
Exterior						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Utility Doors	Overhead		2	Door	\$73,584	8
		Sub Total for System	1	items	\$73,584	
Interior						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Specialty Suspended Ceilings	Ceiling - Wood		2,128	SF	\$14,162	7
Wood Flooring	Wood Flooring - All Types		1,064	SF	\$35,303	10
		Sub Total for System	2	items	\$49,464	
Mechanical						
Uniformat Description	LC Type Description		Otv	UoM	Renair Cost	Remaining Life
Decentralized Heating Equipment	Unit Heater Gas (80 MBH)		_	Ea.	\$4,580	9
Describanzed reading Equipment	Olin Floater Cas (co MET)	Sub Total for System		items	\$4,580	Ü
Clastrian!		ous rotal for dystem		Komo	Ψ4,000	
Electrical						
Uniformat Description	LC Type Description			UoM		Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)		2,128		\$12,644	10
		Sub Total for System	1	items	\$12,644	
Plumbing						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Gas Piping System (BldgSF)		2,128	SF	\$46,074	5
		Sub Total for System	1	items	\$46,074	
Building: 03 - Fire Pui		Sub Total for Building 02 - Maintenance Shed		items	\$216,693	
_	mp House		7	items	\$216,693	
Interior Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	
Interior		Sub Total for Building 02 - Maintenance Shed	Qty 110	UoM SF	Repair Cost \$1,202	Remaining Life
Interior Uniformat Description	LC Type Description	Sub Total for Building 02 - Maintenance Shed Sub Total for System	Qty 110 1	UoM SF items	Repair Cost \$1,202 \$1,202	
Interior Uniformat Description Wall Paneling	LC Type Description Metal Panel wall	Sub Total for Building 02 - Maintenance Shed	Qty 110 1	UoM SF	Repair Cost \$1,202	
Interior Uniformat Description	LC Type Description Metal Panel wall	Sub Total for Building 02 - Maintenance Shed Sub Total for System	Qty 110 1	UoM SF items	Repair Cost \$1,202 \$1,202	
Interior Uniformat Description Wall Paneling Building: 04 - Conces	LC Type Description Metal Panel wall	Sub Total for Building 02 - Maintenance Shed Sub Total for System	Qty 110 1	UoM SF items	Repair Cost \$1,202 \$1,202	Remaining Life
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior	LC Type Description Metal Panel wall ssion Stand	Sub Total for Building 02 - Maintenance Shed Sub Total for System	Qty 110 1 1	UoM SF items items	Repair Cost \$1,202 \$1,202 \$1,202	10
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description	LC Type Description Metal Panel wall ssion Stand LC Type Description	Sub Total for Building 02 - Maintenance Shed Sub Total for System	Qty 110 1 1 1 Qty	UoM SF items items	Repair Cost \$1,202 \$1,202 \$1,202	10 Remaining Life
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior	LC Type Description Metal Panel wall ssion Stand	Sub Total for Building 02 - Maintenance Shed Sub Total for System Sub Total for Building 03 - Fire Pump House	Qty 110 1 1 1 Qty 252	UoM SF items items	Repair Cost \$1,202 \$1,202 \$1,202 Repair Cost \$7,554	
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer	LC Type Description Metal Panel wall ssion Stand LC Type Description	Sub Total for Building 02 - Maintenance Shed Sub Total for System	Qty 110 1 1 1 Qty 252	UoM SF items items	Repair Cost \$1,202 \$1,202 \$1,202	10 Remaining Life
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description	LC Type Description Metal Panel wall ssion Stand LC Type Description	Sub Total for Building 02 - Maintenance Shed Sub Total for System Sub Total for Building 03 - Fire Pump House	Qty 110 1 1 1 Qty 252	UoM SF items items	Repair Cost \$1,202 \$1,202 \$1,202 Repair Cost \$7,554	10 Remaining Life
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer	LC Type Description Metal Panel wall SSION Stand LC Type Description Wood Siding - Bldg SF basis LC Type Description	Sub Total for Building 02 - Maintenance Shed Sub Total for System Sub Total for Building 03 - Fire Pump House	Qty 110 1 1 1 Qty 252 1 Qty	UoM SF items items UoM SF items	Repair Cost \$1,202 \$1,202 \$1,202 Repair Cost \$7,554	10 Remaining Life
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer Interior	LC Type Description Metal Panel wall SSION Stand LC Type Description Wood Siding - Bldg SF basis	Sub Total for Building 02 - Maintenance Shed Sub Total for System Sub Total for Building 03 - Fire Pump House	Qty 110 1 1 1 Qty 252 1 Qty	UoM SF items items	Repair Cost \$1,202 \$1,202 \$1,202 Repair Cost \$7,554	10 Remaining Life
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description	LC Type Description Metal Panel wall SSION Stand LC Type Description Wood Siding - Bldg SF basis LC Type Description	Sub Total for Building 02 - Maintenance Shed Sub Total for System Sub Total for Building 03 - Fire Pump House	Qty 110 1 1 1 Qty 252 1 Qty 252	UoM SF items items UoM SF items	Repair Cost \$1,202 \$1,202 \$1,202 Repair Cost \$7,554 Repair Cost	10 Remaining Life 10 Remaining Life
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description	LC Type Description Metal Panel wall SSION Stand LC Type Description Wood Siding - Bldg SF basis LC Type Description	Sub Total for Building 02 - Maintenance Shed Sub Total for System Sub Total for Building 03 - Fire Pump House Sub Total for System	Qty 110 1 1 1 Qty 252 1 Qty 252 1	UoM SF items UoM SF items	Repair Cost \$1,202 \$1,202 \$1,202 Repair Cost \$7,554 Repair Cost \$2,300	10 Remaining Life 10 Remaining Life
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description Wall Paneling	LC Type Description Metal Panel wall SSION Stand LC Type Description Wood Siding - Bldg SF basis LC Type Description Wood Panel wall	Sub Total for Building 02 - Maintenance Shed Sub Total for System Sub Total for Building 03 - Fire Pump House Sub Total for System	Qty 110 1 1 1 Qty 252 1 Qty 252 1	UoM SF items UoM SF items UoM SF items	Repair Cost \$1,202 \$1,202 \$1,202 Repair Cost \$7,554 Repair Cost \$2,300 \$2,300	10 Remaining Life 10 Remaining Life
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description Wall Paneling Building: 06 - Well Pu	LC Type Description Metal Panel wall SSION Stand LC Type Description Wood Siding - Bldg SF basis LC Type Description Wood Panel wall	Sub Total for Building 02 - Maintenance Shed Sub Total for System Sub Total for Building 03 - Fire Pump House Sub Total for System	Qty 110 1 1 1 Qty 252 1 Qty 252 1	UoM SF items UoM SF items UoM SF items	Repair Cost \$1,202 \$1,202 \$1,202 Repair Cost \$7,554 Repair Cost \$2,300 \$2,300	10 Remaining Life 10 Remaining Life
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description Wall Paneling	LC Type Description Metal Panel wall SSION Stand LC Type Description Wood Siding - Bldg SF basis LC Type Description Wood Panel wall	Sub Total for Building 02 - Maintenance Shed Sub Total for System Sub Total for Building 03 - Fire Pump House Sub Total for System	Qty 110 1 1 1 Qty 252 1 Qty 252 1	UoM SF items UoM SF items UoM SF items	Repair Cost \$1,202 \$1,202 \$1,202 Repair Cost \$7,554 Repair Cost \$2,300 \$2,300	10 Remaining Life 10 Remaining Life
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description Wall Paneling Building: 06 - Well Pu Exterior Uniformat Description	LC Type Description Metal Panel wall Sision Stand LC Type Description Wood Siding - Bldg SF basis LC Type Description Wood Panel wall Imp House LC Type Description	Sub Total for Building 02 - Maintenance Shed Sub Total for System	Qty 110 1 1 1 Qty 252 1 2 Qty	UoM SF items UoM SF items UoM UoM UoM UoM UoM UoM UoM UoM	Repair Cost \$1,202 \$1,202 \$1,202 Repair Cost \$7,554 \$7,554 Repair Cost \$2,300 \$2,300 \$9,854	Remaining Life 10 Remaining Life 10
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description Wall Paneling Building: 06 - Well Pu Exterior	LC Type Description Metal Panel wall Sision Stand LC Type Description Wood Siding - Bldg SF basis LC Type Description Wood Panel wall	Sub Total for Building 02 - Maintenance Shed Sub Total for System	Qty 110 1 1 1 1 1 2 2 5 2 2 1 2 2 Qty 480	UoM SF items UoM SF items UoM SF items UoM SF	Repair Cost \$1,202 \$1,202 \$1,202 \$1,202 Repair Cost \$7,554 \$7,554 Repair Cost \$2,300 \$9,854 Repair Cost \$77,577	Remaining Life 10 Remaining Life 10
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description Wall Paneling Building: 06 - Well Pu Exterior Uniformat Description	LC Type Description Metal Panel wall Sision Stand LC Type Description Wood Siding - Bldg SF basis LC Type Description Wood Panel wall Imp House LC Type Description	Sub Total for Building 02 - Maintenance Shed Sub Total for System	Qty 110 1 1 1 1 1 2 2 5 2 2 1 2 2 Qty 480	UoM SF items UoM SF items UoM UoM UoM UoM UoM UoM UoM UoM	Repair Cost \$1,202 \$1,202 \$1,202 Repair Cost \$7,554 \$7,554 Repair Cost \$2,300 \$2,300 \$9,854	Remaining Life 10 Remaining Life 10
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description Wall Paneling Building: 06 - Well Pu Exterior Uniformat Description	LC Type Description Metal Panel wall Sision Stand LC Type Description Wood Siding - Bldg SF basis LC Type Description Wood Panel wall Imp House LC Type Description	Sub Total for Building 02 - Maintenance Shed Sub Total for System	Qty 110 1 1 1 1 1 2 2 5 2 2 1 2 2 Qty 480	UoM SF items items UoM SF items UoM SF items UoM SF	Repair Cost \$1,202 \$1,202 \$1,202 \$1,202 Repair Cost \$7,554 \$7,554 Repair Cost \$2,300 \$9,854 Repair Cost \$77,577	Remaining Life 10 Remaining Life 10
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description Wall Paneling Building: 06 - Well Pu Exterior Uniformat Description Exterior Uniformat Description	LC Type Description Metal Panel wall Sision Stand LC Type Description Wood Siding - Bldg SF basis LC Type Description Wood Panel wall Imp House LC Type Description	Sub Total for Building 02 - Maintenance Shed Sub Total for System	Qty 110 1 1 1 Qty 252 1 Qty 480 1	UoM SF items items UoM SF items UoM SF items UoM SF	Repair Cost \$1,202 \$1,202 \$1,202 \$1,202 Repair Cost \$7,554 Repair Cost \$2,300 \$2,300 \$9,854 Repair Cost \$77,577	Remaining Life 10 Remaining Life 10 Remaining Life 10
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description Wall Paneling Building: 06 - Well Pu Exterior Uniformat Description Exterior Uniformat Description Exterior Uniformat Description	LC Type Description Metal Panel wall Sision Stand LC Type Description Wood Siding - Bidg SF basis LC Type Description Wood Panel wall Imp House LC Type Description Pre-cast Concrete Panel - Bid	Sub Total for Building 02 - Maintenance Shed Sub Total for System	Qty 110 1 1 1 Qty 252 1 Qty 480 1	UoM SF items UoM SF items UoM SF items items UoM UoM UoM UoM UoM UoM UoM UoM	Repair Cost \$1,202 \$1,202 \$1,202 \$1,202 Repair Cost \$7,554 Repair Cost \$2,300 \$2,300 \$9,854 Repair Cost \$77,577	Remaining Life 10 Remaining Life 10 Remaining Life 10
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description Wall Paneling Building: 06 - Well Pu Exterior Uniformat Description Exterior Uniformat Description Exterior Uniformat Description Exterior Uniformat Description Exterior Wall Veneer	LC Type Description Metal Panel wall Sision Stand LC Type Description Wood Siding - Bldg SF basis LC Type Description Wood Panel wall Imp House LC Type Description Pre-cast Concrete Panel - Bld LC Type Description	Sub Total for Building 02 - Maintenance Shed Sub Total for System	Qty 110 1 1 1 1 1 Qty 252 1 2 Qty 480 1 Qty 480	UoM SF items UoM SF items UoM SF items items UoM UoM UoM UoM UoM UoM UoM UoM	Repair Cost \$1,202 \$1,202 \$1,202 \$1,202 Repair Cost \$7,554 Repair Cost \$2,300 \$2,300 \$9,854 Repair Cost \$77,577 \$77,577	Remaining Life 10 Remaining Life 10 Remaining Life 10 Remaining Life
Interior Uniformat Description Wall Paneling Building: 04 - Conces Exterior Uniformat Description Exterior Wall Veneer Interior Uniformat Description Wall Paneling Building: 06 - Well Pu Exterior Uniformat Description Exterior Uniformat Description Exterior Uniformat Description Uniformat Description Uniformat Description	LC Type Description Metal Panel wall Sision Stand LC Type Description Wood Siding - Bldg SF basis LC Type Description Wood Panel wall Imp House LC Type Description Pre-cast Concrete Panel - Bld LC Type Description	Sub Total for System	Qty 110 1 1 1 1 Qty 252 1 Qty 480 1 Qty 480 1	UoM SF items UoM SF items UoM SF items items UoM SF items items	Repair Cost \$1,202 \$1,202 \$1,202 \$1,202 Repair Cost \$7,554 Repair Cost \$2,300 \$9,854 Repair Cost \$77,577 \$77,577	Remaining Life 10 Remaining Life 10 Remaining Life 10



Supporting Photos



Site Aerial



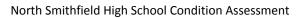
Pump House - Exterior



Pump House - Weathered Exterior Door



Main Building - Consumer Science Classroom







Main Building - Auditorium



Main Building - Girls Locker Room



Main Building - Roof General Condition



Main Building - Exterior



Main Building - Band Room



Main Building - Weight Room







Main Building - Stage



Main Building - Typical Restroom Fixtures And Finishes



Main Building - Cafeteria



Site - Baseball Field



Main Building - Gymnasium



Main Building - Boys Locker Room





Site - Weathered Asphalt Paving



Site - Basketball Courts



Main Building - Dedication Plaque



Site - Track And Field



Main Building - Entrance



Site - Cracked And Worn Asphalt Parking Lot







Main Building - Typical Science Classroom



Main Building - Library



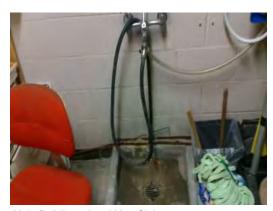
Main Building - Cafeteria Exterior



Main Building - Typical Classroom



Main Building - Stained And Leaking Trough Sink Fixture



Main Building - Aged Mop Sink

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Main Building - Original Hallway Unit Heater



Main Building - Inoperable Sump Pump



Main Building - Abandoned Storage Tank



Main Building - Urinals Out Of Service



Main Building - Worn And Faded Carpet



Main Building - Original Radiator

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Main Building - Faded Metal Exterior Doors



Main Building - Original Toilet Fixture



Main Building - Stained Ceiling Tiles



Main Building - Heating Hot Water Piping



Main Building - Failed Classroom Unit Heater



Main Building - Original AHU





Main Building - Typical Aged Panelboard



Main Building - Cracked And Missing VCT



Main Building - Cracking Wood Framed Window



Main Building - Cracked And Separating 9x9 Tile



Main Building - Typical Single-Pane Wood Framed Window



Main Building - Damaged Ceramic Tile Wall

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Main Building - Inoperable Fume Hood Used As Storage



Main Building - Corroded Classroom Sink



Main Building - Damaged Painted Classroom Wall



Main Building - Original Radiator



Main Building - Corrosion On Water Piping



Main Building - Weathered Wood Frame Window

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Main Building - Abandoned Electrical Disconnects



Main Building - Typical Single-Pane Window



Main Building - Aged Heating Unit Ventilator



Main Building - Non-Functional Drinking Fountain



Main Building - Typical Exhaust Fans



Main Building - Typical Original Wood Windows Weathered And Cracking





Main Building - Paint Peeling And Bubbling On Ceiling



Main Building - Non-Compliant Hardware



Main Building - Abandoned Circulators



Main Building - Aged Single-Pane Window



Main Building - Failing Shower Fixtures



Main Building - Poorly Functioning Unit Heater







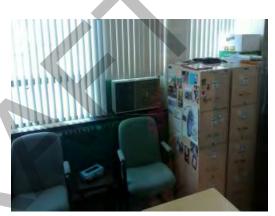
Main Building - Stained Ceiling Grid And Tiles



Main Building - Missing Ceramic Tiles



Main Building - Windows With Missing Pane



Main Building - Non-Functional Window Unit



Main Building - Corroded Classroom Sink



Main Building - Chipped Paint On Handrail





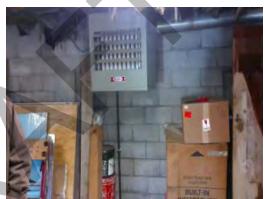
Main Building - Original AHU



Maintenance Shed - Interior Storage



Maintenance Shed - Damaged Exterior Door



Maintenance Shed - Non-Functional Unit Heater



Maintenance Shed - Elevation



Fire Pump House - Exterior







Fire Pump House - Interior



Concession Stand - Exterior



Concession Stand - Interior



Main Building - Original Pump



Pump House - Interior

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North Smithfield Middle School

October 2016

Address: 1850 Providence Pike, North Smithfield, RI 02896

Report Generated: October 06, 2016



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Executive Summary

North Smithfield Middle School, located at 1850 Providence Pike in North Smithfield, Rhode Island, was built in 1928. It comprises 116,400 gross square feet. Data in this report was collected in the spring/summer of 2016.

North Smithfield Middle School has an enrollment of 454, serves grades 6 - 8, and has 27 classrooms. The LEA reported capacity for North Smithfield Middle School is 550 with a resulting utilization of 83.00%. For master planning efforts, a RIDE Model Program Standard was established based on the RIDE School Construction Regulations. Applying RIDE's Model Program Standard, a facility of this size could ideally support an enrollment of approximately 654 students.

The total current deficiencies for this campus, in 2016 construction cost dollars, are estimated at \$4,207,817. For master planning purposes a five-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For North Smithfield Middle School the five-year need is \$4,741,801. The findings contained within this report resulted from an assessment of building systems. Assessments were performed by building professionals experienced in disciplines including: architecture, mechanical, plumbing, electrical, acoustics, hazardous material, and technology infrastructure.



Figure 1: Aerial view of North Smithfield Middle School

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North Smithfield Middle School Condition Assessment

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 the ages of a building's systems to forecast system replacement as it reaches the end of its 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.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each school to better identify significant deficiencies.

Discipline Specialists

All assessment teams produced current deficiencies that are 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 was incorporated 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.

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

Hazardous Materials: Schools constructed prior to 1990 were assessed by specialist 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: 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. Also, onsite personnel conducted an initial evaluation from data collected during the facility condition assessment. Based on the 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 acoustic, 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 systems noise and vibration control.

Educational Space Analysis: The evaluation of 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 create a listing of alterations that should be made to make the space a better environment for teaching and learning.

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System Summaries

The following tables summarize major building systems at North Smithfield Middle School campus, identified by discipline and building.

<u>Site</u>

The site level systems for this campus includes:

Site	Asphalt Parking Lot Pavement		
	Concrete Pedestrian Pavement		

Building Envelope

The exterior systems for the buildings at this campus includes:

01 - Main Building:	Brick Exterior Wall
	Metal Panel Exterior Wall
	Aluminum Exterior Windows
	Storefront / Curtain Wall
	Storefront Entrance Doors
	Steel Exterior Entrance Doors
	Overhead Exterior Utility Doors
02 - Building 02:	Brick Exterior Wall
	Wood Exterior Windows
	Storefront Entrance Doors

The roofing for the buildings at this campus consists of:

01 - Main Building:	EPDM Roofing
02 - Building 02:	Composition Shingle Roofing

Interior

The interior systems for the buildings at this campus includes:

-	
01 - Main Building:	Steel Interior Doors
	Wood Interior Doors
	Overhead Interior Coiling Doors
	Interior Door Hardware
	Exposed Metal Structure Ceiling
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Painted Ceilings
	Ceramic Tile Wall
	Acoustical Wall Paneling
	Vinyl/Fabric Wall Covering
	CMU Wall
	Interior Wall Painting

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01 - Main Building:	Concrete Flooring
	Ceramic Tile Flooring
	Wood Flooring
	Rubber Tile Flooring
	Vinyl Composition Tile Flooring
	Carpet
02 - Building 02:	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Wood Ceilings
	Wood Wall Paneling
	Interior Wall Painting
	Concrete Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring
	Carpet

Mechanical

The mechanical systems for the buildings at this campus includes:

O1 Main Buildings	4.200 MDH Cost Ivon Steam Bailer
01 - Main Building:	4,200 MBH Cast Iron Steam Boiler
	1,200 MBH Copper Tube Boiler
	Finned Wall Radiator
	Steam/Hot Water Heating Unit Vent
	DDC Heating System Controls
	2 Ton Ductless Split System
	3 Ton Fan Coil - Water Cool/Water Heat
	3 Ton Outside Air Cooled Condenser
	4,000 CFM Energy Recovery Unit
	15 HP VFD
	2-Pipe Hot Water Hydronic Distribution System
	10 HP Pump
	2,000 CFM Interior AHU
	Ductwork
	Large Roof Exhaust Fan
	Small Roof Exhaust Fan
	Supply Fan
	Kitchen Exhaust Hoods
	Fire Sprinkler System
02 - Building 02:	Finned Wall Radiator
	Electronic Heating System Controls
	3 Ton Condensing Unit



North Smithfield Middle School Condition Assessment

02 - Building 02:	Window Units			
	1 HP or Smaller Pump			
	Ductwork			
	5,000 CFM Interior AHU			
	Small Roof Exhaust Fan			

Plumbing

The plumbing systems for the buildings at this campus includes:

01 - Main Building:	3/4" Backflow Preventers
	Gas Piping System
02 - Building 02:	10 Gallon Electric Water Heater
01 - Main Building:	Domestic Water Piping System
02 - Building 02:	Domestic Water Piping System
01 - Main Building:	Classroom Lavatories
	Lavatories
	Mop/Service Sinks
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Showers
	Toilets
	Urinals
02 - Building 02:	Lavatories
	Restroom Lavatories
	Toilets
	275 Gallon Above Ground Fuel Oil Storage Tank

<u>Electrical</u>

The electrical systems for the buildings at this campus includes:

01 - Main Building:	300 kW Emergency Generator
	Automatic Transfer Switch
	2,000 Amp Switchgear
	112.5 KVA Transformer
	15 KVA Transformer
	225 KVA Transformer
	75 KVA Transformer
	Panelboard - 120/208 100A
	Panelboard - 120/208 225A
	Panelboard - 120/208 400A
	Panelboard - 277/480 100A
	Panelboard - 277/480 400A
	Electrical Disconnect
	Building Mounted Lighting Fixtures





01 - Main Building:	Canopy Mounted Lighting Fixtures			
	Light Fixtures			
02 - Building 02:	Panelboard - 120/240 225A			
	Building Mounted Lighting Fixtures			
	Light Fixtures			



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North Smithfield Middle School Condition Assessment

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.

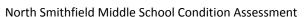
Priority 2 - Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, 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, re-carpeting, improved signage, or other improvements to the facility environment.

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

Table 1: System by Priority

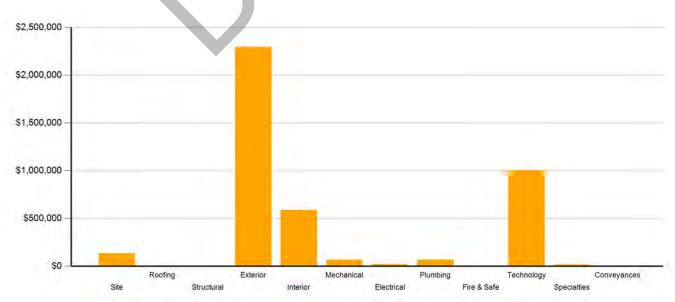
			Priority				
System	1	2	3	4	5	Total	% of Total
Site	-	-	-	\$38,533	\$95,580	\$134,113	3.19 %
Roofing	-	\$396	-	-	-	\$396	0.01 %
Structural	-	-	-	-	-	\$0	0.00 %
Exterior	-	-	-	\$2,296,361	-	\$2,296,361	54.57 %
Interior	-	\$3,137	\$105,507	\$476,015	\$3,911	\$588,571	13.99 %
Mechanical	-	\$3,339	\$60,410	\$4,521	-	\$68,270	1.62 %
Electrical	-	-	-	-	\$19,957	\$19,957	0.47 %
Plumbing	-	\$38,028	\$4,183	\$3,181	\$23,780	\$69,172	1.64 %
Fire and Life Safety	-	-	\$8,923	-	-	\$8,923	0.21 %
Technology	-	-	\$1,003,144	_	-	\$1,003,144	23.84 %
Conveyances	-	-	-	-	-	\$0	0.00 %
Specialties	-	-	\$1,178	-	\$17,732	\$18,910	0.45 %
Total	\$0	\$44,900	\$1,183,345	\$2,818,612	\$160,961	\$4,207,817	

The building systems at the campus with the most need include:

Exterior	-	\$2,296,361
Technology	-	\$1,003,144
Interior	-	\$588,594

The table below represents the building systems and their percentages for overall campus need.

Figure 2: System Deficiencies





North Smithfield Middle School Condition Assessment

Current Deficiencies by Category

The deficiencies have been further grouped according to the observed deficiency category and priority.

- 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 and Rhode Island Governors Commission on Disability. Additional items 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 deficiency correcting planned work postponed beyond its regular life expectancy.
- Code compliance deficiencies relate 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 and are reflected in the master plan.
- Educational adequacy includes deficiencies identify how facilities align with the Basic Education Program and the RIDE School Construction Regulations.
- Functional deficiencies are deficiencies for a component or system that has failed before the end of its expected life or is 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 dedicate air conditioning for telecommunication rooms.
- **Traffic** site deficiencies relate to vehicle or pedestrian traffic, such as bus loops, crosswalks, and pavement markings.

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

Table 2: Deficiency Category by Priority

		Priority							
Category	1	2	3	4	5	Total			
Acoustics	-	-	\$67,384	-	-	\$67,384			
Barrier to Accessibility	-	-	\$1,331	-	-	\$1,331			
Capital Renewal	-	\$6,872	\$101,385	\$498,140	-	\$606,397			
Code Compliance	-	-	-	-	-	\$0			
Educational Adequacy	-	-	\$13,112	\$2,320,472	\$160,961	\$2,494,544			
Functional Deficiency	-	\$38,028	-	-	-	\$38,028			
Hazardous Material	-	-	-	-	-	\$0			
Technology	-	-	\$1,000,133	-	-	\$1,000,133			
Traffic	-	-	-	-	-	\$0			
Total	\$0	\$44,900	\$1,183,345	\$2,818,612	\$160,961	\$4,207,817			



Figure 3: Current deficiencies by priority



Life Cycle Capital Renewal Forecast

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

However, 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 10-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 the end of it's life before a planned construction project occurs.

The following chart shows all current deficiencies and the subsequent 10-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	Year 6 2022	Year 7 2023	Year 8 2024	Year 9 2025	Year 10 2026	Total	\$/GSF
Site	\$134,113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$982,631	\$0	\$380,580	\$1,363,211	\$11.71
Roofing	\$396	\$0	\$0	\$34,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,225	\$0.29
Structural	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Exterior	\$2,296,361	\$0	\$0	\$82,710	\$0	\$109,520	\$0	\$0	\$0	\$0	\$0	\$192,230	\$1.65
Interior	\$588,571	\$0	\$0	\$43,098	\$124,010	\$66,974	\$0	\$440,911	\$64,677	\$976,246	\$825,270	\$2,541,186	\$21.83
Mechanical	\$68,270	\$0	\$0	\$0	\$7,628	\$9,767	\$101,258	\$28,941	\$13,663	\$0	\$150,187	\$311,444	\$2.68
Electrical	\$19,957	\$0	\$14,260	\$9,602	\$0	\$0	\$0	\$0	\$19,755	\$0	\$0	\$43,617	\$0.37
Plumbing	\$69,172	\$0	\$0	\$0	\$951	\$1,829	\$0	\$103,284	\$0	\$0	\$0	\$106,064	\$0.91
Fire and Life Safety	\$8,923	\$0	\$0	\$7,034	\$0	\$0	\$334,134	\$0	\$0	\$0	\$0	\$341,168	\$2.93
Technology	\$1,003,144	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Specialties	\$18,910	\$0	\$0	\$22,376	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,376	\$0.19
Total	\$4,207,817	\$0	\$14,260	\$199,045	\$132,589	\$188,090	\$435,392	\$573,136	\$1,080,726	\$976,246	\$1,356,037	\$4,955,521	\$42.57

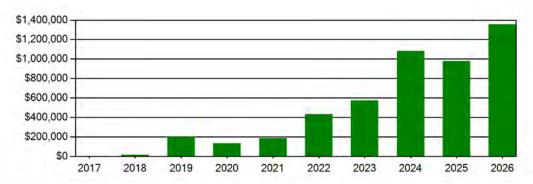


Figure 4: Life Cycle Capital Renewal Forecast

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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 National Association of College and University Business Officers has suggested for college planning that an FCI of less than 5 percent is good, an FCI between 5 and 10 percent is fair, and an FCI greater than 10 percent is poor. In K-12 public school planning, the gulf between 10 percent and 100 percent is just not stratified enough. Jacobs has used the following ranges to provide a little more gradation. FCI's less than 10 percent are considered good, 10 to 60 percent is fair, and anything greater than 60 percent is poor. Financial modeling has shown that over a 30-year period, schools that fall in the 65 percent or greater range are more cost-effective to replace than to repair. This is due to efficiency gains with more modern facilities 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/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 decision.

The FCI is calculated by dividing the total repair cost, including site-related repairs, by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. As a general rule, an FCI below 10% is considered good. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost of replacing that facility.

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 \$38,412,000. The total current cost for all deficiencies is \$4,207,817.

The North Smithfield Middle School facility has an overall FCI of 10.95%.

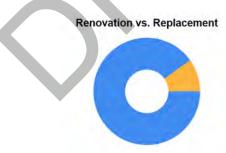


Figure 5: Renovation vs Replacement

Five Year FCI

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. For planning purposes, the total five-year need at North Smithfield Middle School is \$4,741,801 (Life Cycle Yrs 1-5 plus the Current Deficiencies)

A five year FCI was calculated by dividing the five year need by the total replacement cost. The North Smithfield Middle School facility has a five year FCI of 12.34% (Life Cycle Yrs 1-5 plus Current Deficiencies divided by the Total Replacement Cost).

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Summary of Findings

The table below summarizes the condition findings at North Smithfield Middle School.

Table 4: Facility Condition by Building

Number	Building Name	Gross Sq Ft	Built Date	Current Deficiencies	FCI	Total 5 Yr Need (Yr 1-5 + Current Defs)	5-Year FCI
	Exterior Site			\$2,425,911		\$2,425,911	
01	Main Building	114,000	2008	\$1,661,443	4.42%	\$1,785,453	4.75%
02	Building 02	2,400	1928	\$120,464	15.21%	\$530,438	66.97%
Totals		116,400		\$4,207,817	10.95%	\$4,741,801	12.34%

The following pages provide a listing of all current deficiencies and 10 year life cycle need for the site and building and the associated costs, followed by photos taken during the assessment.





Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Requires Replacement	Capital Renewal	3	CAR	4	\$9,859	4599
Note: Cracking at the northern side main drain.						
Backstops Require Replacement	Educational Adequacy	1	Ea.	4	\$28,674	28523
Note: Backstops Require Replacement						
PE / Recess Playfield is Missing and is Needed	Educational Adequacy	1	Ea.	5	\$95,580	28090
Note: PE / Recess Playfield is Missing and is Needed						
	Sub Total for System	3	items		\$134,113	
Exterior						
	0.4	0.		D: ::	5 . 6 .	
Deficiency	Category		UoM	Priority	Repair Cost	ID
Cafeteria does not meet standard size	Educational Adequacy	2,367	SF	4	\$1,493,170	53353
Note: Cafeteria does not meet required RI standard for space size. (Std=						
Media Center does not meet size standard	Educational Adequacy	1,266	SF	4	\$798,628	53240
Note: Library/Media Center does not meet required RI standard for space						
	Sub Total for System		items		\$2,291,798	
Sub	Total for School and Site Level	5	items		\$2,425,911	
Building: 01 - Main Building						
_						
Roofing						
Deficiency	Category		UoM	Priority	Repair Cost	ID
The Roof Drains Require Cleaning	Capital Renewal	10	Ea.	2	\$396	4617
Note: Roof drains are blocked allowing ice to form on the roof.						
	Sub Total for System	1	items		\$396	
Exterior						
Deficiency	Category	Qtv	UoM	Priority	Repair Cost	ID
Caulking Requires Replacement	Capital Renewal	300		4	\$4,563	4602
Note: Sealant around windows is failing and allowing for water infiltration	1.					
Location: Rooms 340 and 103						
	Sub Total for System	1	items		\$4,563	
Interior	,,				+ -,- 30	
	0-1	~	11-14	Detects	D 1 0 1	15
Deficiency The Interior Deer Headware Requires Depleament	Category		UoM	Priority	Repair Cost	1D
The Interior Door Hardware Requires Replacement	Capital Renewal	1	Door	2	\$3,137	4610
Note: Lock is missing.						
Location: Room 341				_	****	
Interior CMU Walls Require Repair	Capital Renewal	1,000	SF	3	\$36,317	4611
Note: Several large cracks exist in the CMU that should be repaired.						
Location: Hallways						
Room Is Excessively Reverberant	Acoustics	3,000	SF	3	\$67,384	27957
Location: Gym						
The Acoustical Ceiling Tiles Require Replacement	Capital Renewal	200		3	\$1,806	4603
Interior Gypsum Board Walls Require Repair	Capital Renewal	100	SF Wall	4	\$731	4618
Note: Gypsum board wall is cracking at windows.						
Interior Toilet Partition Requires Repair	Capital Renewal	1	Ea.	4	\$523	4609
Note: Toilet partition was installed crooked and should be repaired.						
Location: Third floor boys restroom						
Interior Walls Require Repainting (Bldg SF)	Capital Renewal	64,270	SF	4	\$424,654	4613
The Concrete Flooring Requires Replacement	Capital Renewal	30	SF	4	\$391	4619
Note: Floor slab is not sloping to the drain in the shower/toilet room in the	e boy's locker room office on the firs	t floor.				
The Vinyl Composition Tile Requires Replacement	Capital Renewal	310	SF	4	\$3,556	4606
Note: There are large cracks, particularly near expansion joints, gapping	at seams, and corrosion and tile dis	splacement				
Classroom Door Requires Vision Panel	Educational Adequacy	1	Ea.	5	\$413	Rollup
Room lacks appropriate sound control.	Educational Adequacy	100	SF	5	\$3,498	Rollup
	Sub Total for System	11	items		\$542,410	
Electrical						
	Colon	~ :	I lot4	D=::4	Desert Co.	10
Deficiency Page Has beefficient Floatisch Cutters	Category		UoM	Priority	Repair Cost	ID
Room Has Insufficient Electrical Outlets	Educational Adequacy		Ea.	5	\$19,957	Rollup
	Sub Total for System	1	items		\$19,957	





Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Booster Pump Is Missing And Needed	Functional Deficiency	1	Ea.	2	\$38,028	4615
Note: The drinking fountains on the first floor do not have adequate pressure.	A booster pump should be ins	stalled to pr	ovide ad	equate capacit	y to the drinking t	fountains.
The Existing Lavatory/Sink Pipes Are Not Insulated Correctly	Barrier to Accessibility	28	LF	3	\$1,331	4608
Note: Sinks are missing pipe insulation.						
Room lacks a drinking fountain.	Educational Adequacy	5	Ea.	5	\$5,544	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	12	Ea.	5	\$18,237	Rollup
	Sub Total for System	4	items		\$63,139	
Fire and Life Safety						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks shut-off valves for utilities.	Educational Adequacy		Ea.	3	\$8,923	Rollup
	Sub Total for System	1	items		\$8,923	
Technology						
Deficiency	Category	Otv	UoM	Priority	Repair Cost	ID
Room lacks Interactive White Board	Educational Adequacy		Ea.	3	\$3,011	Rollup
Technology: Campus lacks security electronic access control.	Technology		Ea.	3	\$15,211	3900
Note: Keyscan Access Control System add 2 doors	recritiology		La.	3	φ13,211	3900
Technology: Classroom AV/Multimedia systems are in need of improvements.	Technology	1	Ea.	3	\$9,507	3897
Note: Refresh AV system in Library.	realingly	· ·	Lu.	J	φο,σοι	0007
Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	20	Ea.	3	\$399,293	3898
Note: Technology: Add new classroom AV/Multimedia systems to support dig		20	Lu.	J	ψ000,200	0000
Technology: Gymnasium sound system is nonexisitant, inadequate, or near end of useful life.	Technology	1	Ea.	3	\$9,127	3903
Note: Refresh gym audio system	redifficiency		Lu.	J	ψ0,121	0000
Technology: Instructional spaces do not have local sound reinforcement.	Technology	30	Ea.	3	\$142,605	3895
Note: Add sound reinforcement found in instructions spaces	recrimology	30	La.	3	Ψ142,000	3033
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-	Technology	1	Ea.	3	\$5,324	3887
existent.	reciniology		La.	3	ψ5,524	3007
Note: IDF 338 needs grounding system improvements.						
Technology: Intermediate Telecommunications Room grounding system is inadequate or non-	Technology	1	Ea.	3	\$5,324	3889
existent.						
Note: IDF 134 needs grounding system improvements.	T		_		\$5.004	
Technology: Intermediate Telecommunications Room grounding system is inadequate or non- existent.	Technology	1	Ea.	3	\$5,324	3892
Note: IDF 160A needs grounding system improvements.						
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial	Technology	1	Ea.	3	\$37,648	3888
walls and/or major improvements.	•					
Note: IDF 134 needs to be rezoned. Room to small						
Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3	\$37,648	3891
Note: IDF 160A needs to be rezoned. Room to small						
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	\$6,655	3886
Note: MDF has no ground system.	recinology		La.	3	ψ0,000	3000
Technology: Main Telecommunications Room needs minor improvements.	Technology	1	Ea.	3	\$21,676	3885
Note: MDF 238- Very minor improvements	realingly		Lu.	J	Ψ21,070	0000
Technology: PA/Bell/Clock system is inadequate and/or near end of useful life.	Technology	10,000	SF	3	\$17,113	3902
Note: Add integration with phone system to PA/Bell/Clock system. Expand co	••	10,000	O.	J	ψ17,110	0002
Technology: Security cameras and recording system are inadequate and/or near end of useful life		28	Ea.	3	\$133,098	3901
Note: Digital camera system with 10 IP Cameras refresh and add 18 additional properties of the company of the c	0,	20	La.	3	ψ133,030	3301
Technology: Special Space AV/Multimedia system is inadequate.	Technology	1	Ea.	3	\$54,190	3896
Note: Add AV system to cafetorium.	recinology		La.	3	ψ34,130	3030
Technology: Special Space AV/Multimedia systems are in need of minor improvements.	Technology	2	Room	3	\$38,028	3899
Note: Technology: Improve special space AV/Multimedia systems.	realingly	_	rtoom	J	ψ00,020	0000
Technology: Telecommunications Room (small size room) needs dedicated cooling system	Technology	1	Ea.	3	\$4,753	3890
improvements.	realingly		Lu.	J	ψ4,700	0000
Note: IDF 134 needs dedicated AC unit.						
Technology: Telecommunications Room (small size room) needs dedicated cooling system	Technology	1	Ea.	3	\$4,753	3893
improvements.						
Note: IDF 160A needs dedicated AC unit.	Taskaslami				# 45 05 5	0005
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	30	Ea.	3	\$45,633	3905
Note: Replace/add telephone handsets in classrooms and office spaces.	Tarkarda		_	-	A	000:
Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	\$7,225	3904
Note: Phone system is aging Toshiba Strata analog, replace.	Cub Tatalitan C	•	14.0		64 000 11	
	Sub Total for System	21	items		\$1,003,144	





		_	_				
Deficiency		Category		UoM	Priority	Repair Cost	ID
Room has insufficient wr	•	Educational Adequacy		Ea.	3	\$1,178	Rollu
Room lacks an appropria	ate refrigerator.	Educational Adequacy		Ea.	5	\$17,732	Rollu
		Sub Total for System	2	items		\$18,910	
		Sub Total for Building 01 - Main Building	42	items		\$1,661,443	
Building: 02	2 - Building 02						
Interior							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Grid Requires Re	placement	Capital Renewal	1,200	SF	4	\$14,233	8357
Note:	Original ceiling grid.						
Interior Wood Walls Req	uire Replacement	Capital Renewal	2,160	SF	4	\$19,714	8358
Note:	Wood panels are in disrepair.						
The Acoustical Ceiling T	iles Require Replacement	Capital Renewal	1,200	SF	4	\$10,838	8355
Note:	Tiles are missing and sagging.						
The Vinyl Composition T	ile Requires Replacement	Capital Renewal	120	SF	4	\$1,377	8356
Note:	VCT is outdated and worn.						
Location:	Basement						
		Sub Total for System	4	items		\$46,161	
Mechanical							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
The Window AC Unit Co	mponent Requires Replacement	Capital Renewal	1	Ea.	2	\$3,339	4622
Note:	Aged window unit is not operational.						
Ductwork Requires Repl	acement (SF Basis)	Capital Renewal	2,400	SF	3	\$35,283	4624
Note:	Ductwork is no longer sealed at the joints and rust is b	eginning to appear.					
The Fin Tube Water Rad	liant Heater Requires Replacement	Capital Renewal	15	Ea.	3	\$25,127	4623
Note:	Baseboard heaters are old and damaged.						
Existing Controls Are Ina	dequate And Should Be Replaced With DDC Controls	Capital Renewal	2,400	SF	4	\$4,521	4625
Note:	Non-functional thermostats.						
		Sub Total for System	4	items		\$68,270	
Plumbing							
Deficiency		Category	Otv	UoM	Priority	Repair Cost	ID
	tures Require Replacement	Capital Renewal		Ea.	3	\$2,852	4621
•	Toilet is an old tank style unit with significant discolora			La.	3	Ψ2,032	4021
	Tonot is an old tarik style unit with significant discolora		4	Ea.		00.404	4620
Note:	s Plumbing Fixtures Require Replacement	Canital Renewal			4	\$3 1X1	
The Restroom Lavatories	s Plumbing Fixtures Require Replacement	Capital Renewal	'	Ea.	4	\$3,181	
	s Plumbing Fixtures Require Replacement Sink is aged and stained.				4		
The Restroom Lavatories		Capital Renewal Sub Total for System Sub Total for Building 02 - Building 02	2	items	4	\$3,181 \$6,033 \$120,464	



North Smithfield Middle School - Life Cycle Summary Yrs 1-10 Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description		Qty UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt		297 CAR	\$982,631	8
	Note: Parking lot and bus drives				
Pedestrian Pavement	Sidewalks - Concrete		2,000 SF	\$40,879	10
Playfield Areas	MS Athletic Components		1 Ea.	\$339,701	10
		Sub Total for System	3 items	\$1,363,211	
		Sub Total for Building -	3 items	\$1,363,211	

Building: 01 - Main Building

Interior

Uniformat Description		LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Carpeting		Carpet		5,700	SF	\$124,010	4
Wall Coverings		Vinyl/Fabric Wall Covering		2,280	SF	\$16,257	7
Wall Painting and Coating		Painting/Staining (Bldg SF)		64,270	SF	\$424,654	7
Suspended Plaster and		Painted ceilings		11,400	SF	\$47,687	8
Wall Paneling		Acoustical Panel Wall		1,850	SF	\$16,990	8
Resilient Flooring		Vinyl Composition Tile Flooring		68,000	SF	\$780,079	9
Resilient Flooring		Vinyl Composition Tile Flooring		17,100	SF	\$196,167	9
	Note:	Sheet vinyl					
Acoustical Suspended Ceilings		Ceilings - Acoustical Tiles		91,200	SF	\$823,684	10
			Sub Total for System	8	items	\$2,429,527	

Mechanical

Uniformat Description	LC Type Description		Qty U	oM Repair Cost	Remaining Life
Other HVAC Distribution Systems	VFD (15 HP)		2 E	a. \$20,820	7
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)		1 E	a. \$8,121	7
Decentralized Cooling	Ductless Split System (2 Ton)		2 E	a. \$13,663	8
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)		28 E	a. \$150,187	10
		Sub Total for System	4 ite	ems \$192,792	

Electrical

Uniformat Description	LC Type Description	(Qty UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)		10 Ea.	\$13,785	8
		Sub Total for System	1 items	\$13,785	

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Plumbing

Uniformat Description	LC Type Description		Qty UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain		14 Ea.	\$103,284	7
		Sub Total for System	1 items	\$103,284	

Fire and Life Safety

Uniformat Description	LC Type Description		Qty UoM	Repair Cost Remaining Life
Fire Detection and Alarm	Fire Alarm		114,000 SF	\$334,134 6
		Sub Total for System	1 items	\$334,134
		Sub Total for Building 01 - Main Building	15 items	\$3.073.522

Building: 02 - Building 02

Roofing

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Composition Shingle		1,200	SF	\$34,225	3
		Sub Total for System	1	items	\$34,225	
Exterior						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Wood - Windows per SF		360	SF	\$68,735	3
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum		3	Door	\$13,975	3
Exterior Wall Veneer	Brick - Bldg SF basis		2,400	SF	\$109,520	5
		Sub Total for System	3	items	\$192,231	

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Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)		240	SF	\$1,586	3
Wood Flooring	Wood Flooring - All Types		1,000	SF	\$33,179	3
Note:	Original flooring					
Carpeting	Carpet		200	SF	\$4,351	3
Wood Flooring	Wood Flooring - All Types		120	SF	\$3,982	3
Note:	Original plywood floor					
Interior Swinging Doors	Wood		6	Door	\$27,665	5
Interior Door Supplementary Components	Door Hardware		6	Door	\$18,824	5
Flooring Treatment	Concrete Floor - Finished		960	SF	\$12,499	5
Note:	Original floor in basement					
Specialty Suspended Ceilings	Ceiling - Wood		1,200	SF	\$7,986	5
Wall Painting and Coating	Painting/Staining (Bldg SF)		240	SF	\$1,586	10
		Sub Total for System	9	items	\$111,658	
Mechanical						
	107 . 5		0.		5 . 6 .	5
Uniformat Description	LC Type Description			UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)		1	Ea.	\$7,628	4
	Fuel oil pump			_	A 7.400	_
Decentralized Cooling	Condensing Unit (3 Ton)			Ea.	\$7,130	5
Exhaust Air	Roof Exhaust Fan - Small		1	Ea.	\$2,637	5
HVAC Air Distribution	AHU 5,000 CFM Interior		1	Ea.	\$101,258	6
		Sub Total for System	4	items	\$118,654	
Electrical						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)		2,400	SF	\$14,260	2
Power Distribution	Panelboard - 120/240 225A		1	Ea.	\$9,602	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)		4	Ea.	\$5,970	8
		Sub Total for System	3	items	\$29,833	
Plumbing						
-	LC Type Description		Other	HeM	Danair Coat	Demaining Life
Uniformat Description	LC Type Description			UoM Ea.		Remaining Life 4
Fuel Storage Tanks	Above Ground Fuel Oil StorageTank (275 Gal)			Ea.	\$951	5
Domestic Water Equipment	Water Heater - Electric - 10 gallon	Sub Tatal for Sustan			\$1,829	5
		Sub Total for System	2	items	\$2,780	
Fire and Life Safety						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm		2,400	SF	\$7,034	3
		Sub Total for System	1	items	\$7,034	
Specialties						
Uniformat Description	LC Type Description		Otv	UoM	Renair Cost	Remaining Life
Ormorriat Description				Room	\$22,376	3
Casawark				INDUITI	Φ∠∠,3/6	3
Casework	Fixed Cabinetry	Sub Total for System		itomo	£22.276	
Casework	·	Sub Total for System		items	\$22,376 \$518,700	
Casework	Sub Total for	Sub Total for System Building 02 - Building 02 Smithfield Middle School	24	items items items	\$22,376 \$518,790 \$4,955,523	



Supporting Photos



Damaged Baseboard Heater



Aged And Stained Toilet



Site Aerial



Front Entrance







School Signage



Generator



Fire Protection Entrance



Distribution Panel



Half-Bradley Wash Basin



Cafeteria

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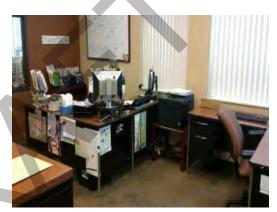
DDC Control Panel



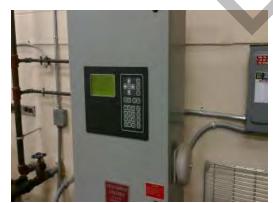
Shower Stalls



Transformer



Typical Office



Variable Frequency Drive



Rooftop Unit





Staff Restroom Fixtures And Finishes



Domestic Water Boilers



Separating Vinyl Tiles



Cracking Asphalt At Main Drain



Cracking At Asphalt Joint



Failed Sealant Allowing Leaks

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Sealant Failing At Window



Worn And Stained VCT



Stained Ceiling Tile



Cracked VCT Floor



Dedication Plaque



Crooked Toilet Partition

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Pipe Missing Insulation



Cracked CMU Wall



Missing Door Lock



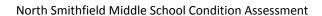
Typical Chipped Paint



Typical Chipped Paint



Heating Water Boilers







Typical Electrical Panels



Typical Drinking Fountains



Hallway Finishes



Exterior Finishes



Typical Classroom



Restroom Fixtures And Finishes









Room 350



Room 350



Damaged Gypsum Board Wall



Blocked Roof Drain



Cafeteria/Gymnasium

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Water Damage Due To Floor Slope At Shower



Science Lab



Exterior Finishes



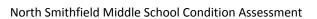
Worn Vinyl Tile



Gymnasium



Electrical Service







Fuel Oil Storage Tanks



Water Heater



Rear Elevation



Furnace



Side Elevation



Elevation







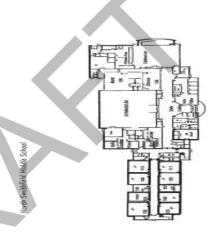
Casework



Hardwood Floor



Elevation



Floor_Plan_01_First

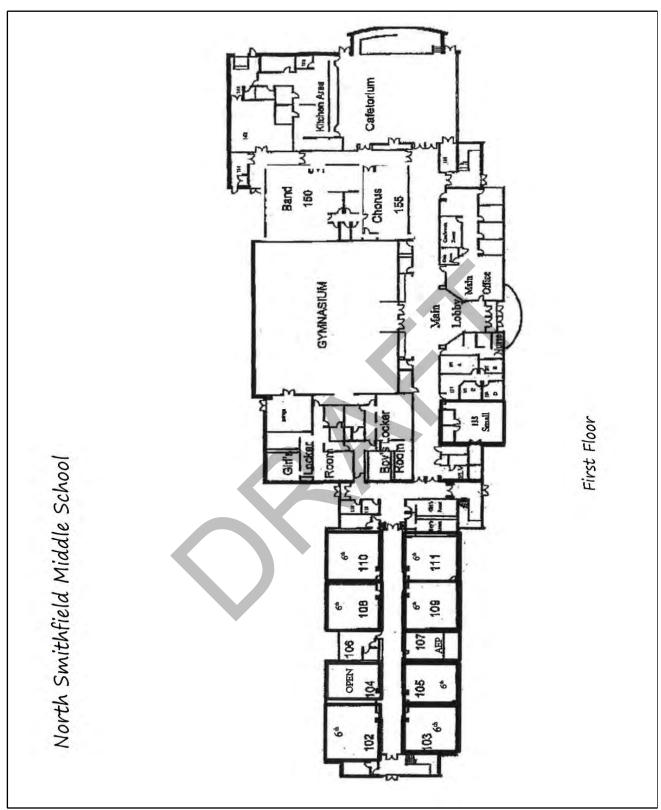


Floor_Plan_02_Second



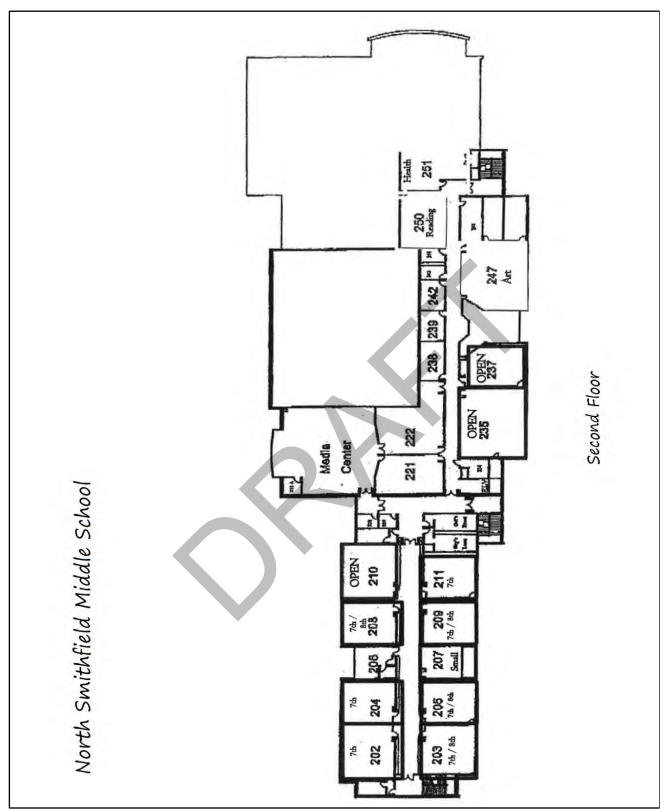
Floor_Plan_03_Third





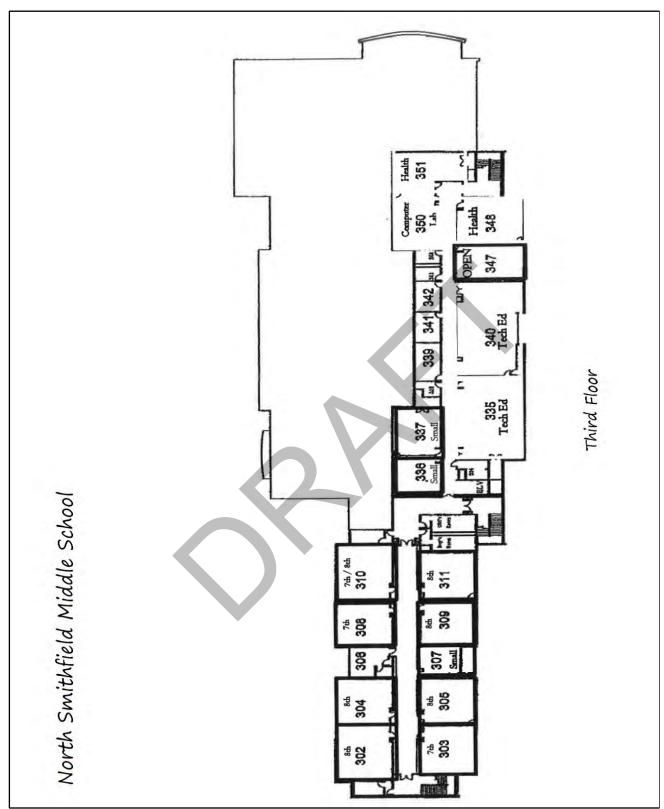
Floor_Plan_01_First





Floor_Plan_02_Second





Floor_Plan_03_Third