

**Region 8 - RHAM**  
**Facilities Conditions Assessment**  
*Detailed Project Inventory by Building and System*

**Building: RHAM High School**

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
<b><u>Exterior Shell</u></b>						
316	Arch Features	Columns		Repair roof and refinish rusting column at main entrance	\$4.0	1
318	Arch Features	Other Arch Features		Refinish metal support rods, repair flashing to stop water intrusion, and repair EIFS on main entrance walk canopy	\$4.5	2
309	Openings	Exterior Doors		Refinish selected exterior doors	\$1.6	2
312	Openings	Windows		Recaulk windows at classrooms 505 and 506	\$0.8	1
311	Roof	Leaders	Roof	Replace deteriorated downspout splash blocks at east side of gymnasium	\$0.5	1
303	Roof	Membrane		Replace EPDM and PVC membrane roofs	\$3,287.8	3
310	Structural	Chimney		Refinish chimney cap	\$1.2	1
305	Structural	Deck/Slab		Repair loading dock slabs	\$12.5	1
308	Structural	Deck/Slab		Reconstruct slab and refinish railings at exterior door from northwest corner of classroom wing	\$5.0	1
315	Walls	Exterior Masonry	Roof	Repair EIFS and install control joints as needed at roof level	\$20.0	1
304	Walls	Exterior Masonry		Recaulk control joints and joints at foundations/sidewalks throughout	\$137.5	2
306	Walls	Exterior Masonry		Repoint exterior screen/retaining wall at loading dock	\$0.8	2
319	Walls	Exterior Masonry	Roof	Repair/repoint exterior masonry wall at north side of gymnasium between Kalwall clerestory windows	\$3.0	2
317	Walls	Fascia/Trim		Repair metal fascia/rake in selected locations	\$0.7	1
<b>Exterior Shell Subtotal</b>					<b>\$3,479.9</b>	
<b><u>Interior Shell</u></b>						
267	Floor	Carpet		Replace carpet throughout	\$176.3	2
275	Floor	Vinyl	MS Cafeteria	Repair vinyl floor tile and install expansion joint threshold at entries from middle school cafeteria to servery	\$3.5	1
268	Floor	Vinyl	Music Corridor	Repair vinyl floor in music/art corridor	\$5.0	1
264	Floor	Vinyl	Classrooms	Replace vinyl floor tile in selected classrooms where gaps have formed between tiles	\$144.0	2
266	Floor	Vinyl	Kitchen	Replace floor in kitchen with pured epoxy	\$81.3	2
263	Floor	Vinyl	Corridors	Replace vinyl floor tile in 1st floor corridors	\$162.0	3
269	Furnishings	Acad. Furniture		Replace selected furniture in art classrooms	\$30.0	2
280	Furnishings	Acad. Furniture	Science labs	Replace/refinish student furniture in science lab	\$65.0	2

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265	Furnishings	Acad. Furniture		Replace 15% of classroom furnishings throughout	\$94.5	2
276	Furnishings	Specialty Furniture	MS Cafeteria	Replace tables in middle school cafeteria	\$36.4	1
313	Furnishings	Specialty Furniture	Boys locker room	Repair lockers in boys locker room	\$0.5	1
272	Furnishings	Specialty Furniture	Auditorium	Replace acoustical panels in rear lobby of auditorium	\$59.5	2
281	Furnishings	Specialty Furniture		Refinish lockers on 2nd floor at rooms 201-206	\$9.0	2
270	Furnishings	Specialty Furniture	Media Center	Reupholster chairs and repair shelving in Media Center	\$25.0	2
271	Furnishings	Specialty Furniture	115	Replace acoustical panels in lecture room 115	\$16.2	2
279	Other Interior	Stairwells	Stairs	Refinish handrails on stairs and ramps	\$15.0	2
273	Walls & Partitions	Wall Painting	Gymnasium	Paint CMU wall at clerestory window in gymnasium	\$1.5	1
314	Walls & Partitions	Wall Painting	Locker Rooms	Repaint showers in locker rooms	\$5.6	1

<b>Interior Shell Subtotal</b>	<b>\$930.3</b>
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**HVAC**

337	Building End Use	AHU/A.C.	314	Provide additional cooling in media center CPU room 314	\$12.0	2
326	Building End Use	Fans	Chiller Room	Install exhaust system to serve chiller room	\$7.5	2
321	Building End Use	Rooftop Unit	Roof	Add cooling/or replace AHU H1/H2 serving fitness room, (2) classrooms, and locker rooms	\$60.0	4
338	Building End Use	VAV	233	Repair/replace VAV box in room 233 to halt condensing on diffusers	\$3.5	1
322	Distribution	Distribution Piping	Chiller Room	Repipe secondary chilled water to gym/auditorium	\$37.5	2
324	Distribution	Pumps	Boiler Room	Replace pump variable frequency drives	\$14.0	2
323	Generation	Boilers	Boiler Room	Upgrade boiler burner controls	\$24.0	2
325	Generation	Cooling Tower	Chiller Room	Replace cooling tower sump	\$30.0	3
327	Mechanical	Kitchen Equipment	Kitchen	Install melink for kitchen hood	\$24.0	3
320	Mechanical	Laboratory Equipment	Roof	Extend fume hood exhaust stacks above roof line	\$21.0	1

<b>HVAC Subtotal</b>	<b>\$233.5</b>
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**Electrical**

329	Lighting	Light Fixtures	General	Install motion sensor controls in common/locker areas	\$24.0	4
328	Lighting	Light Fixtures	Vestibule	Install daylighting controls at entrance	\$15.0	4
332	Power	Branch Circuitry	Media Center	Upgrade electrical power and wire management system for Media Center computers	\$15.0	1

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333	Power	Outlets		Repair/replace damaged electrical floor box covers in classrooms	\$20.0	1
339	Specialty Systems	Emerg. Generator/AT		Install new 1,000 kW emergency generator to carry emergency shelter loads	\$1,500.0	4
<b>Electrical Subtotal</b>					<b>\$1,574.0</b>	
<b><u>Plumbing</u></b>						
342	Domestic Water	DHW Heater	Science Wing	Replace 80-gallon electric domestic hot water heater in Science Wing	\$5.0	1
<b>Plumbing Subtotal</b>					<b>\$5.0</b>	
<b><u>Statutory</u></b>						
278	Building Safety	Other Safety	Scene Shop	Install flammable storage cabinet in auditorium scene shop	\$1.5	1
330	Egress	Emergency Lights	E639	Repair emergency light in electrical room E639	\$0.3	1
343	Fire Safety	Fire Separation		Ensure proper fire separation at egress paths, mechanical rooms, and storage areas.	\$84.0	1
277	Fire Safety	Fire Separation		Replace damaged fire-proofing on steel beams in boiler room	\$1.5	2
<b>Statutory Subtotal</b>					<b>\$87.3</b>	
<b>RHAM High School Subtotal</b>					<b>\$6,310.0</b>	



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<b><u>Exterior Shell</u></b>						
295	Arch Features	Other Arch Features		Provide appropriate venting of soffit area in main entrance canopy to prevent moisture in canopy	\$3.5	1
300	Arch Features	Other Arch Features	Roof	Refinish rusted roof ladder	\$1.2	2
301	Structural	Chimney	Roof	Replace chimney cap	\$1.2	2
302	Structural	Deck/Slab		Reset and regrade pavement to stop water collecting at door at ramp to cafeteria	\$4.0	1
293	Walls	Exterior Masonry		Investigate and address apparent movement in exterior wall above windows in classrooms 100-105 and 200-205	\$40.0	1
296	Walls	Pointing		Recaulk control joints and window perimeters on original building	\$38.5	1
297	Walls	Pointing		Reset block at top of wall and repoint corner of east side of gymnasium	\$1.5	1
<b>Exterior Shell Subtotal</b>					<b>\$89.9</b>	
<b><u>Interior Shell</u></b>						
284	Floor	Carpet		Replace carpet throughout	\$57.5	2
290	Floor	Vinyl	Stairwells	Replace rubber floor tile in stairwells	\$30.0	1
283	Floor	Vinyl	Science Labs	Replace vinyl floor tile in science labs	\$31.1	1
282	Floor	Vinyl	Corridors	Replace broken vinyl floor tile in corridors	\$4.0	2
341	Floor	Wood	Gymnasium	Replace wood floor in gymnasium	\$135.0	3
289	Furnishings	Acad. Furniture	Classrooms	Replace 75% of student furniture throughout	\$322.5	2
287	Furnishings	Acad. Furniture	Media Center	Repair and refinish tables in media center	\$3.0	2
285	Furnishings	Specialty Furniture	Main Office	Replace (3) administrative work stations	\$7.5	1
291	Furnishings	Specialty Furniture	Purple Team	Refinish lockers in Purple Team area	\$4.5	1
288	Other Interior	Stairwells		Refinish railings in stairs and ramps	\$10.8	2
<b>Interior Shell Subtotal</b>					<b>\$605.9</b>	
<b><u>HVAC</u></b>						
292	Mechanical	Other Mechanical		Replace/upgrade dust control system serving middle school and high school wood shops	\$15.0	1
<b>HVAC Subtotal</b>					<b>\$15.0</b>	
<b><u>Electrical</u></b>						

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294	Lighting	Light Fixtures		Replace (12) exterior light fixtures under canopy at main entrance	\$4.2	1
334	Specialty Systems	Data	130	Relocate/add outlets and data jacks in office 130	\$3.0	2
<b>Electrical Subtotal</b>					<b>\$7.2</b>	
<b>Plumbing</b>						
335	Domestic Water	DHW Heater	A143	Replace 250-gallon gas-fired domestic hot water heater in mechanical room A143	\$18.0	1
336	Domestic Water	DHW Heater	E100	Replace 80-gallon electric domestic hot water heater in E100	\$5.0	1
<b>Plumbing Subtotal</b>					<b>\$23.0</b>	
<b>Statutory</b>						
299	Building Safety	Mech. Equip. Safety	Roof	Add (2) roof rails at fans and roof hatch within 10' of roof edge	\$3.0	1
298	Egress	Doors		Construct landing at exit door to eliminate step down at door at southeast corner of building	\$0.8	3
<b>Statutory Subtotal</b>					<b>\$3.8</b>	
<b>RHAM Middle School Subtotal</b>					<b>\$744.8</b>	
<b>Total Project Inventory</b>					<b>\$7,054.8</b>	