

FPC Item Summary			
Todd Elementary			
Item #	ARCHITECTURAL ITEMS	Cost	Priority
2	Add fall protection to existing dome skylights (21 locations).	\$29,400	IA
13	Add missing handrails at interior ramps (wall or post mounted).	\$168,000	IA
16	Remove and replace corridor partition/doors with wood louvers and gypsum infills (at Storage/Custodial Rms) with rated CMU construction and doors. Extend demising walls to underside of roof deck. (3 locations).	\$97,450	IB
17	Additional storm drainage and piping near Library.	\$35,000	II
19	Repair leaks at Corridor windows (near interior courtyards).	\$17,500	II
20	Replace EPDM roof areas (1995).	\$619,000	II
21	Replace TPO roof areas (2002).	\$2,352,000	II
22	Install missing gutters and downspouts at pitched roof. Reconnect existing loose or missing downspouts.	\$105,000	II
24	Security vestibule upgrades (transaction window and security film over existing glazing).	\$32,900	II
29	Replace caulking at masonry control joints and expansion joints.	\$30,800	III
30	Tuckpoint mortar joints and replace damaged brick.	\$112,000	III
	ARCHITECTURAL TOTAL	\$3,599,050	
	HVAC ITEMS	Cost	Priority
1	Replace six older type rooftop exhaust fans to restore to proper operation, and provide adequate ventilation in the bathroom areas.	\$120,000	IA
2	Provide a relief air path from classroom 111, which was subdivided from classroom 110.	\$10,000	IA
3	Ensure that all rooftop exhaust fans are turned on during occupied times. It was observed during our walkthrough that several of the bathroom fans did not appear to be on. Upgrade controls as required.	\$50,000	IA

4	Cap all unused ducts in room 155 storage room as required by code.	\$5,000	IA
6	Provide humidity controls on the two unit ventilators in the library to alleviate the musty odor as discussed.	\$15,000	IB
	HVAC TOTAL	\$200,000	
	PLUMBING ITEMS	Cost	Priority
1	Provide a separate drinking fountain basin in room 217, and remove the bubbler from the classroom sink as required by code.	\$5,000	IA
2	Provide a natural gas leak detection system in the boiler room area.	\$50,000	IB
4	Replace seven waterless urinals with new low flow urinals as discussed.	\$42,000	III
	PLUMBING TOTAL	\$97,000	
	ELECTRICAL ITEMS	Cost	Priority
1	Provide exit lighting, fire alarm pull stations, and raise the light fixture in the small courtyard.	\$15,000	IA
2	Retrofit the original Metropolitan circuit breaker panel in the slop sink and fill all missing spaces as required by code.	\$20,000	IA
3	Replace the non-functional exit signs in the larger courtyard, as well as adding pull stations and one horn/strobe unit.	\$15,000	IA
4	In the other larger courtyard, replace the non-functional exit signs, and add two fire alarm pull stations as required.	\$12,500	IA
5	In the front courtyard provide pull stations and replace the non-functional exit signs as required.	\$10,000	IA
8	Retrofit the original Frank Adams circuit breaker panels, for which replacement parts are no longer available. Assume six panels total.	\$120,000	II
11	Provide hardwired carbon monoxide detectors tied into the building's fire alarm system to replace the current battery and line voltage detectors.	\$17,500	II
27	Replace the screw in fuse type panel in the repair garage with a new 100 amp circuit breaker panel.	\$15,000	III

34	Provide surge suppression at the main switchgear location to eliminate power surges.	\$30,000	III
	ELECTRICAL TOTAL	\$255,000	
	<u>TODD ELEMENTARY SCHOOL TOTALS</u>		
	ARCHITECTURAL TOTAL	\$3,599,050	
	HVAC TOTAL	\$200,000	
	PLUMBING TOTAL	\$97,000	
	ELECTRICAL TOTAL	\$255,000	
	BUILDING TOTAL	\$4,151,050	

Middle School/ High School

	ARCHITECTURAL ITEMS	Cost	Priority
3	Replace guardrail at exterior Auditorium ramp with proper height and baluster spacing at High School.	\$25,200	IA
4	Firestop/seal penetrations and top of wall in Auditorium Mechanical Rm., Switchgear Rm. and Art Rm. at High School.	\$24,500	IA
6	Provide required rated separation between Maresca Center and Corridor with doors/partition (near Rm. 102) at High School.	\$22,750	IA
9	Repair missing spray applied fireproofing over structural steel columns/braces in Mechanical Room at Middle School.	\$3,500	IA
10	Firestop/seal penetrations and top of wall in Electrical Rm. (near Rm. 218) at Middle School.	\$4,750	IA
15	Remove corridor lockers where egress width is reduced to less than 8'-0" wide when locker doors are open at High School.	\$21,000	IA
16	Remove manual hold open devices at Gymnasium Corridor doors (replace door closer or add magnetic holders).	\$4,480	IA
17	Remove floor stops (w/ padlocks) in Boys/Girls toilet rooms at High School (near Rm. 120).	\$700	IA
21	Replace guardrail/ballusters and handrails in interior stairwells (four locations) at High School.	\$138,600	IB

22	Replace damaged, coated or bulging brick and tuckpoint mortar joints (both sides) at fuel tank/electrical enclosure. Tuckpoint mortar joints and replace damaged brick at High School.	\$265,000	II
23	Replace exterior concrete stairs/handrails at parking lot (3) and upper level tennis courts. (excludes MS entry and MS Cafeteria stairs).	\$490,000	II
24	Replace EPDM roof areas (2002) and modify masonry/flashing (excludes Gym) at Middle School.	\$2,181,725	II
25	Replace damaged/clogged roof leader and scupper (near loading dock) at Middle School.	\$2,450	II
26	Replace EPDM roof areas (1998), skylights and modify masonry/flashing (excludes Gym) at High School.	\$4,898,775	II
28	Security vestibule upgrades (transaction window and security film over existing glazing at High School and Middle School.	\$32,900	II
33	Replace carpet in Music Rm. 90 at Middle School.	\$23,758	III
37	Replace Auditorium seating (200 seats) at Middle School.	\$107,800	III
38	Provide single key system (replace 200 cores) at High School.	\$42,000	III
-	Infill Light Well	\$644,000	-
	ARCHITECTURAL TOTAL:	\$8,933,888	
	HVAC ITEMS	Cost	Priority
1	It was reported that the building exhaust fans were controlled by an old day/night control system, that no longer works. This system should be repaired or replaced, as these fans are required to operate whenever the school is occupied. This is one of a few control system items, which are all priced individually, but should be addressed as a whole.	\$50,000	IA
2	Replace the non-functional exhaust fan in the main electrical meter room to restore to operation.	\$20,000	IA

3	Uncover the combustion air intake louver in the boiler room, and provide a motorized damper to automatically close the damper when the boilers are not firing.	\$20,000	IA
4	Provide an exhaust fan in the copy room adjacent to the nurses office, and vent directly to the exterior. The current fan exhausts into the hallway currently.	\$20,000	IA
5	Provide a new transfer grille in the art room 121 storage room to restore to original operation. Original grille has been permanently covered over.	\$10,000	IA
8	Repair the insulation on the MS cafeteria ductwork to eliminate condensation from dripping down onto the ceiling and then on down to the walls and floor.	\$25,000	II
10	Repair the insulation on the duct above the ceiling in HS room 110, which also drips onto the ceiling, and eventually down into the space.	\$15,000	II
11	Provide a Variable Frequency Drive (VFD) on the MS Cafeteria chilled water A/C unit supply fan, add a humidity sensor, and add controls to allow for the unit to better dehumidify the cafeteria, which is reported to get cool and humid.	\$35,000	II
12	Repair the chilled water pipe insulation in the MS/HS, especially at valves or saddles, where condensation forms and leaks down onto the hung ceiling tiles.	\$100,000	II
15	Replace 15 original rooftop exhaust fans, which are at or nearing end of life expectancy, to restore to proper operation.	\$300,000	II
18	Replace 7 older Carrier rooftop HVAC units, which are nearing the end of their life expectancy. New units will also improve comfort conditions and system energy efficiency. The units on the gyms will be replaced as part of the current gym roof replacement.	\$1,400,000	III

21	Upgrade the entire Automatic Temperature Control (ATC) system which currently consists of an older JCI Metasys panel as well as original pneumatic controls. Provide a new full DDC System to improve overall comfort levels, as well as eliminating the resultant over and under heating conditions. Provide new temperature sensors with a three degree adjustment band and an override feature.		
		\$750,000	III
22	Provide Rawal Valves and new humidity controls for the HS Cafeteria rooftop unit to reduce the humidity in the space.	\$25,000	III
	HVAC TOTAL	\$2,770,000	
	PLUMBING ITEMS	Cost	Priority
1	Provide air gaps on all kitchen equipment drains as required by code.	\$20,000	IA
2	Perform maintenance on the acid neutralizing pit in the HS electrical room adjacent to room 110, to reduce odors and restore system to proper operation.	\$20,000	IA
6	Repair or provide a new domestic hot water recirculation system and pumps for the Middle School to allow for hot water in the building in a timely manner as required by code.	\$100,000	IA
7	Provide a natural gas leak detection system in the boiler room area.	\$50,000	IB
12	Provide trap seals on floor drains that continuously dry out as discussed.	\$10,000	III
14	Replace nine waterless urinals with new low flow urinals.	\$54,000	III
	PLUMBING TOTAL	\$254,000	
	ELECTRIC ITEMS	Cost	Priority
1	The HS has a combination off bell/strobe units as well as horn/stroke units, which is not allowed by code. Convert all existing bell/strobe units over to the more prevalent horn/strobe unit configuration. Assume 50 units,	\$75,000	IA
5	Provide exit and emergency lighting in the HS chorus room, as it is classified as an area of assembly, and requires same.	\$10,000	IA

6	Provide exit lighting, emergency lighting, horn/strobe units and fire alarm pull stations in the library courtyard.	\$18,000	IA
7	Firestop all penetrations in the MS second floor electrical room as required by code.	\$5,000	IA
9	Provide magnetic hold open devices on large group spaces including the theatre, libraries, band/chorus rooms, gymnasiums, student cafeterias, etc., to allow for lockdowns as discussed. Assume 20 doors total.	\$120,000	II
22	Provide hardwired carbon monoxide detectors tied into the building's fire alarm system to replace the current battery and line voltage detectors.	\$25,000	II
29	Provide surge suppression at the main switchgear location to eliminate power surges.	\$30,000	III
	ELECTRICAL TOTAL	\$283,000	
	<u>HIGH SCHOOL/MIDDLE SCHOOL TOTALS</u>		
	ARCHITECTURAL TOTAL	\$8,933,888	
	HVAC TOTAL	\$2,770,000	
	PLUMBING TOTAL	\$254,000	
	ELECTRICAL TOTAL	\$283,000	
	BUILDING TOTAL	\$12,240,888	
	Todd/MS/HS Total	\$16,391,938	

BBS Architectual Recommended Additions			
Todd Elementary			
9	Renovate and enlarge Nurse's Office toilet for ADA accessibility.	\$77,000	IA
11	Renovate and enlarge Toilet Rms (near Rm. 156 and 125) for ADA .	\$208,325	IA
12	Provide District-Wide portable lift for ADA accessibility.	\$77,000	IA
	<u>Todd Addition Totals</u>	\$362,325	
Middle School/ High School			
7	Create alcove and reverse door swing toward corridor in spaces over 1000 sf at Classrooms 101/102 and 209/210 (with folding partitions) at Middle School.	\$165,250	IA

18	Create alcove and reverse door swing toward corridor in spaces over 1000 sf at Classrooms	\$247,800	IA
19	Enlarge and renovate student toilet rooms for ADA accessibility at High School (four locations).	\$1,479,800	IA
	<u>MS/HS Addition Totals</u>	\$1,892,850	
	BBS Addition Total	\$2,255,175	
Project Total w/ BBS Recommendations		\$18,647,113	