



Darien School District #61

Facilities Condition Assessment

Eisenhower Junior High School

Lace School

Mark DeLay School

September 13, 2021





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Facilities Condition Assessment

Eisenhower Junior High School

Lace School

Mark DeLay School

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EXECUTIVE SUMMARY

Executive Summary

Methodology

Surveys of Eisenhower Junior High School, Lace School, and Mark DeLay School in Darien School District #61 were conducted to identify the condition of the following facility elements: Site, Building Exterior, Building Interior, Mechanical Systems, Plumbing Systems, and Electrical Systems. The purpose of the surveys was to visually evaluate these elements and to provide a summary of the anticipated costs (in 2021 dollars) for elements requiring repair or replacement within the next 10 years.

The following information represents the result of these surveys. It is intended to be used as a tool for the District to prioritize repair and/or replacement of the evaluated elements, to identify a timeframe with which such repair and/or replacement can be completed based on available funding, and to potentially identify additional funding that may be required to complete the recommended repair and/or replacement scope. For each facility element that was evaluated, a summary worksheet (example shown below) has been created to itemize the observations made during the surveys. Each worksheet includes a further breakdown of the items evaluated as part of the larger facility element category.

ARCHITECTURAL ELEMENTS	GENERAL INFO / MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition					CONCEPTUAL BUDGET COST (\$)	COMMENTS	
				1 Poor	2 Fair	3 Good	4 Maintain	5 Excellent			
2. ARCHITECTURAL											
2.2 BUILDING INTERIOR										50	
FLOORING											
1968 ORIGINAL	Asbestos Tile / VCT / Carpet										Functionally serviceable but replacement recommended
1971 ADDITION	VCT / Carpet										Functionally serviceable but replacement recommended
2000 ADDITION	VCT										
CEILINGS / LIGHTING											See ELECTRICAL for lighting
1968 ORIGINAL	ACT										Functionally serviceable but replacement recommended
1971 ADDITION	ACT										Functionally serviceable but replacement recommended
2000 ADDITION	ACT										
INTERIOR DOORS											Primary doors have lever handles
1968 ORIGINAL	Wood										Functionally serviceable
1971 ADDITION	Wood										Functionally serviceable
2000 ADDITION	Wood										
CASEWORK											
1968 ORIGINAL	Science Labs										Wood cabinets; epoxy counters
1971 ADDITION	N/A										
2000 ADDITION											Plastic laminate shelves and counters
LOCKERS											
1968 ORIGINAL	Metal										Many lockers are not serviceable
1971 ADDITION	Metal										Many lockers are not serviceable
2000 ADDITION	Metal										
LOCKER ROOMS											Concrete floors; exposed ceilings
TOILET ROOMS											Porcelain fixtures; plastic toilet compartments; ceramic tile; ACT
GYMNASIUM											Wood floor; bleachers
SPRINKLER SYSTEM											
	2000 Addition										

CONDITION

1 POOR

Includes items that are in poor working order and have significant signs of wear and tear; and/or have reached the end of their useful life.

2 FAIR

Includes items that are generally in working order but have obvious signs of wear and tear; and/or are approaching the end of their expected lifespan.

3 GOOD

Includes items that are generally in working order and have minimal signs of wear and tear; and/or have at least five years before the end of their expected lifespan.

4 MAINTAIN

Includes items that have extended lifespans and are in good condition; and/or have at least ten years before the end of their expected lifespan.

Summary Budget Recommendations

An order of magnitude budget (**in 2021 dollars**) has been assigned to items that have been identified for repair and/or replacement within the stipulated timeframes. **These budgets are intended to represent the anticipated total cost; including hard construction costs, fees, and contingencies; as if the work was being performed at the time of the survey.** These budgets are not based on detailed designs, and as such they are only intended to help the District understand the order of magnitude of the potential costs. All budgets will need to be re-evaluated at the time the work is intended to be performed in order to account for detailed design requirements, and to account for cost escalation.

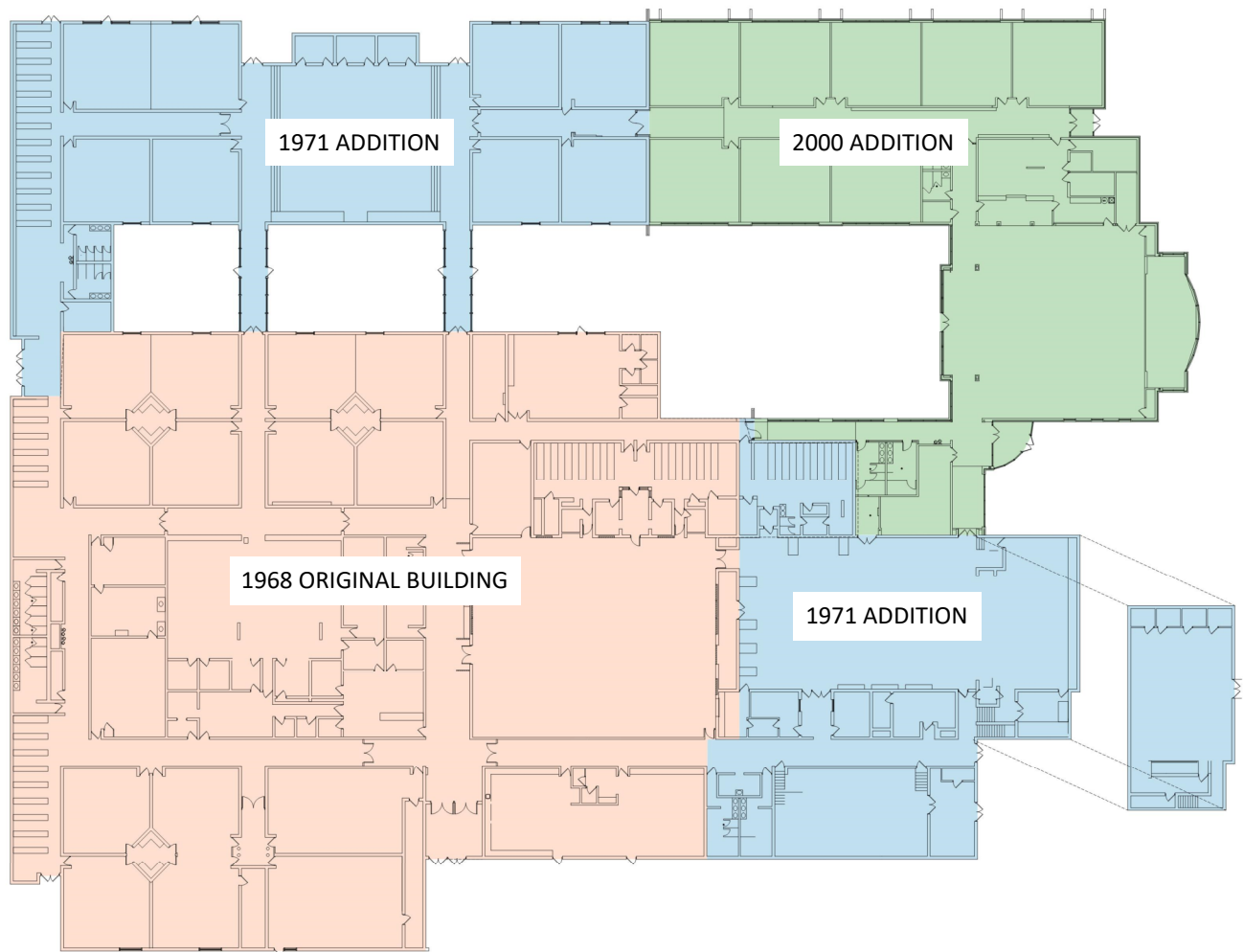
This facilities assessment has identified two subgroups of costs for each school. The first subgroup is for required maintenance to address facility elements that have inherent lifespans, and especially those which will adversely affect school operations if such elements were to fail. Examples of items that are included within this subgroup are roofs, pavement, mechanical equipment, etc. The second subgroup is for renovation associated with elements or spaces that are generally in poor condition, and that are recommended as priorities as part of any future renovations that are considered. These elements or spaces are generally serviceable (functional enough to continue to be used) but have reached a point where they have noticeable damage and/or discoloration, or are archaic enough that their continued use is no longer consistent with best design practices. Examples of items that are included within this subgroup are flooring, ceilings and lighting, specialty spaces, etc. Note that the order of magnitude budgets associated with the recommended priorities are not necessarily additive: Some items represent a redundancy of scope, so that individual items may be completed without all items needing to be completed. If multiple items were to be completed a slight reduction in the order of magnitude budgets might occur, depending on whether or not they include any redundant scope.

REQUIRED MAINTENANCE—ORDER OF MAGNITUDE BUDGET SUMMARY

EISENHOWER JUNIOR HIGH SCHOOL	\$3,337,000
LACE SCHOOL	\$1,170,500
<u>MARK DELAY SCHOOL</u>	<u>\$1,516,000</u>
TOTAL	\$6,023,500

Note that order of magnitude budgets associated with the recommended priorities are identified within the individual facility assessment summary for each school.

Overall Floor Plan and Building Ages



▲
MAIN ENTRANCE

▲
NORTH

Summary / Site Elements

SITE ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
				1 Poor	2 Fair	3 Good	4 Maintain		
1. SITE									\$378,000
WEST PARKING	Asphalt		8-10 yrs					\$24,000	Grind & Overlay
SOUTH DRIVE	Asphalt		8-10 yrs					\$36,000	Grind & Overlay
EAST PARKING	Asphalt		5-8 yrs					\$288,000	Partial Reconstruction
SITE ACCESSIBILITY	Parking / Entrances	(3) locations	1-2 yrs						Recommend ADA compliant entrance on west side, resolve ADA parking non-compliance. Provide ADA route to ROW.
SITE DRAINAGE	Surface Drainage								No evidence of significant drainage issues
UTILITY STRUCTURES									Regular maintenance
SIDEWALKS	Concrete		2-5 yrs					\$30,000	Spot concrete repair

Summary / Site Elements

ASPHALT PAVING

In general the asphalt pavements range in condition from fair to poor depending on location.

The West parking areas are in fair condition. The West lot should be continued to be crack filled and seal coated every two years. Grind and overlay for the west lot should be planned for in 8-10 years.

The south main drive is in fair condition. This area should be continued to be crack filled and seal coated every two years. Grind and overlay for the south main drive should be planned in the next 8-10 years.

The East parking lot and drive area is in fair to poor condition. This area should continue to be crack filled and seal coated every two years. Full depth patching is required for all pothole areas and failed pavement. Partial reconstruction should be budgeted in the next 5-8 years.

CONCRETE SIDEWALKS

In general the sidewalks around the building range from good to fair condition. They are older but still in fair serviceable condition. Broken and cracked sidewalk should be inspected yearly and replaced as needed. Any areas that settle or become tripping hazards should also be replaced as needed. Spot concrete repair should be budgeted for in the next 3-5 years.

SITE ACCESSIBILITY

A general assessment of site accessibility was performed and resulted in the following recommendations / comments.

Along the west side of the building the concrete adjacent to the stoop has settled and there is a tripping hazard. This concrete should be replaced and doweled into the stoop.

No accessible route from the right-of-way to the building main entrance is provided, and it would be preferred to include one.

The parallel ADA spaces along the south main drive to not meet code. An access aisle should be provided along with the missing accessible signage. Only two ADA spaces are provided while four are required.

SITE DRAINAGE

There is no evidence of any significant drainage issues on-site.

UTILITY STRUCTURES

It is recommended that the District continue with ongoing maintenance. Manhole and catch basins should be cleaned at a minimum every 1-2 years.

Summary / Architectural Elements

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
				1 Poor	2 Fair	3 Good	4 Maintain		
2. ARCHITECTURAL									
2.1 BUILDING EXTERIOR								\$2,349,000	
ROOFING									
1968 ORIGINAL		~44,000 sf	1-2 yrs					\$1,188,000	Modified bitumen roof membrane
1971 ADDITION		~34,000 sf	1-2 yrs					\$918,000	Modified bitumen roof membrane
2000 ADDITION		~9,000 sf	5 yrs					\$243,000	Ballasted EPDM (5 yrs) / standing seam metal (10+ yrs)
EXTERIOR WALLS									
1968 ORIGINAL	Brick		10+ yrs						No significant work anticipated
1971 ADDITION	Brick		10+ yrs						No significant work anticipated
2000 ADDITION	Brick		10+ yrs						No significant work anticipated
EXTERIOR DOORS									
ALL AREAS	Hollow Metal		10+ yrs						No significant work anticipated
EXTERIOR WINDOWS									
ALL AREAS	Aluminum		10+ yrs						No significant work anticipated

Summary / Architectural Elements

ROOF

Roofing at the older portions of the building is in poor condition. Roofing at these areas is a modified bituminous membrane. Multiple areas were indicated to have leaks, with at least one leak observed during the survey. The roofing at the older portions of the building is exhibiting fatigue, including on the membrane itself, as well as at seams / patches. Full replacement of these older portions of roofing is recommended within the next two years. The roofing at the 2000 Addition appears to be in fair condition. Roofing in this area includes a ballasted EPDM membrane, as well as an area of standing seam metal. The ballasted EPDM roofing is beginning to approach the end of its useful lifespan, and replacement should be planned for within the next five years.



EXTERIOR WALLS

Exterior walls appear to be in fair to good condition. The entire building façade is brick. No areas of significant concern were identified at the exterior perimeter walls of the building or at the interior courtyard walls.

EXTERIOR DOORS

Exterior doors appear to be in fair to good condition. Doors are primarily hollow metal with some locations being aluminum. Although some of these doors are showing signs of wear and tear they appear to be in functionally serviceable condition.

EXTERIOR WINDOWS

Exterior windows appear to be in fair condition. There are limited exterior windows in the older portions of the building, with many of those openings being aluminum storefront. The 2000 Addition includes operable aluminum windows. No work at the exterior windows is anticipated within the next ten years.



Summary | Architectural Elements

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
				1 Poor	2 Fair	3 Good	4 Maintain		
2. ARCHITECTURAL									
2.2 BUILDING INTERIOR								\$0	
FLOORING									
1968 ORIGINAL	Asbestos Tile / VCT / Carpet								Functionally servicable but replacement recommended
1971 ADDITION	VCT / Carpet								Functionally servicable but replacement recommended
2000 ADDITION	VCT								
CEILINGS / LIGHTING									See ELECTRICAL for lighting
1968 ORIGINAL	ACT								Functionally servicable but replacement recommended
1971 ADDITION	ACT								Functionally servicable but replacement recommended
2000 ADDITION	ACT								
INTERIOR DOORS									Primary doors have lever handles
1968 ORIGINAL	Wood								Functionally servicable
1971 ADDITION	Wood								Functionally servicable
2000 ADDITION	Wood								
CASEWORK									
1968 ORIGINAL	Science Labs								Wood cabinets; epoxy counters
1971 ADDITION	N/A								
2000 ADDITION									Plastic laminate shelves and counters
LOCKERS									
1968 ORIGINAL	Metal								Many lockers are not servicable
1971 ADDITION	Metal								Many lockers are not servicable
2000 ADDITION	Metal								
LOCKER ROOMS									Concrete floors; exposed ceilings
TOILET ROOMS									Porcelain fixtures; plastic toilet compartments; ceramic tile; ACT
GYMNASIUM									Wood floor; bleachers
SPRINKLER SYSTEM	2000 Addition								

Summary / Architectural Elements

GENERAL INTERIOR

In general little to no interior renovation has occurred in a majority of the classrooms and corridors since the original building and additions were constructed.

FLOORING

Flooring appears to be in fair condition. Corridor and classroom floors are typically asbestos tile or VCT flooring, with some rooms having carpet. Wall base is either glazed block or vinyl/rubber base. The flooring has seen significant wear and tear and many areas are patched with dissimilar flooring materials. Flooring can continue to be serviced by replacing discrete locations of failed flooring, but full replacement of the flooring should be considered to provide a new, more cohesive installation that can be maintained for an extended period of time.

CEILINGS AND LIGHTING

Ceilings and lighting appear to be in fair condition. Most spaces include acoustic tile ceilings with recessed lighting. The ceilings generally appear worn and many locations have notable discoloration due to age. It is recommended that the ceilings in the older portions of the building be replaced with new ceilings. Refer to the Electrical Elements Summary for additional information regarding lighting; however it is recommended that lighting be upgraded to LED fixtures for a significant energy savings.

INTERIOR DOORS

Interior doors appear to be in fair condition. Typical doors to interior rooms are wood with lever handles; however many smaller rooms within classrooms (offices, etc.) still have knobs. Although many of the doors are showing signs of wear and tear they appear to be in serviceably functional condition.

CASEWORK

Casework is generally limited to the 2000 Addition and the science labs, and generally appears to be in good condition. Typical casework in the 2000 Addition is plastic laminate, while the science lab casework is wood with epoxy tops.

TOILET ROOMS

Group toilet rooms were renovated in 2015 and are in very good condition. Typical toilet rooms include porcelain plumbing fixtures, solid plastic toilet partitions, ceramic tile floors, and acoustic tile ceilings with recessed lighting. Some toilet rooms also include ceramic tile on the walls.

GYMNASIUM

The gymnasium appears to be in good condition. A new wood floor and new bleachers were installed in 2012. The bleachers were not opened / operated as part of this assessment and have not been evaluated for functionality. Based on the visual condition of the bleachers it is assumed that they are in serviceable condition.

Summary / Mechanical Elements

MEP ELEMENTS	GENERAL INFO/ MATERIAL	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
3. MEP SYSTEMS										
3.1 MECHANICAL SYSTEMS									\$540,000	
1. COOLING SYSTEMS										
DFSS		15								
CHILLER		25								
PUMPS		20								
CHW PIPING		40								
INSULATION		20								
COOLER / FREEZER		20	20+	0					\$30,000	At end of useful life
2. HEATING SYSTEMS										
HW BOILERS		25								
PUMPS		15								
PUMPS		20								
GAS PIPING		30	14	16						Changes based on RTU/MAU replacement
INSULATION		15-20								
3. AIR HANDLING SYSTEMS										
ROOFTOP UNITS (15)		20	6	14					\$360,000 \$140,000	Maintain ones installed in 2015
ROOFTOP UNITS (2)		20	14	6						Serve 2007 addition
KITCHEN MAU (1)		20	14	6						Serves Kitchen of 2007 addition
AIR HANDLING UNITS		25								
AIR HANDLING UNITS		25								
FAN COIL UNITS		20								
UNIT VENTILATORS		25	20	5						
TERMINAL DEVICES		20								
EXHAUST FANS (KITCHEN)		20	14	6					\$10,000	New unit to replace exst
EXHAUST FANS		20	20+	0						
DUCTWORK		30	14	16						Changes due to RTU/MAU repl.
INSULATION		15-20	14	1						Changes due to RTU/MAU repl.
4. TEMPERATURE CONTROLS										
DDC SYSTEM		20	20+	0						Upgrade for new eqpm. to exst BAS

Summary | Mechanical Elements

HEATING AND COOLING

Fifteen (15) packaged DX rooftop units (RTUs) serve the older portions of the school. These units were installed in 2015 and are in good working condition. Cooling to the older portions of the school is provided by these units. Heating to the school is provided by gas heat at the RTUs, and electric baseboard heaters in all classroom areas. The RTUs for the older portions of the school shall continue to serve the school for the foreseeable future and no replacement is necessary. The baseboard heaters were installed in 2015 and will continue to serve the school for the foreseeable future. The 2000 addition is served by two (2) packaged DX units for cooling. These units are original to the addition, and utilize R-22 refrigerant, which has been phased out since 2020 and is no longer commercially produced. The units are in fair condition and will need to be replaced in the next 3-5 years, particularly if they develop refrigerant leaks and need to be refilled with very expensive reclaimed R-22 refrigerant.

VAV BOXES

All retrofit and VAV boxes are newly installed in 2015 and shall continue to serve the school for the foreseeable future

EXHAUST FANS

Exhaust fans (EFs) serving the school are original to each addition. These EFs are in good condition and continue to function.

DUCTWORK AND INSULATION

Ductwork and insulation serving the school ranges from old to new. Most of the ductwork and insulation is in good condition and does not require repair or work. However, since some ductwork is old it should be periodically inspected for any damage and repair as required.

KITCHEN

The kitchen area is part of the 2000 addition and is served by a gas fired make-up air unit. This unit is in fair condition and replacement is recommended in the next 3-5 years. The kitchen exhaust fan is also in fair condition and replacement is also recommended in the next 3-5 years.

CONTROLS

The school District uses Trane Tracer controls. All new equipment, such as the RTUs for the 2000 addition and the make up air unit for the kitchen should be added to the existing BAS system when replaced.

Summary / Plumbing Elements

MEP ELEMENTS	GENERAL INFO/ MATERIAL	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
3. MEP SYSTEMS										
3.2 PLUMBING / FIRE PROTECTION SYSTEMS									\$70,000	
WATER HEATER (original)		20	3	17						
WATER HEATER (kitchen addition)		20								
WATER HEATER (water service)		20	20+	0						
PLUMBING FIXTURES		20	20+	0						Recommend fixtures not replaced in 2015 are replaced with low-flow sensor operated fixtures.
HW CIRCULATING PUMP										
DOM. WATER PIPING									\$70,000	See narrative for additional information
SUMP PUMP										Could not confirm age or condition of drain tile sump pump near band room.
SPRINKLERS										Building partially sprinklered.

Summary | Plumbing Elements

WATER SERVICE

There are two incoming water services for this building. One water service enters the building in Mech 129 (adjacent to Gym 160). It is a 6" water main that splits into a 3" domestic water and a 4" fire protection service. The domestic water has a meter and a reduced pressure zone backflow preventer, and the fire protection service has a dual detector check backflow preventer. The other service enters in Room 112. It is a 3" service for domestic water only, with a 2" meter.

DOMESTIC HOT WATER

Domestic hot water is being provided by three gas fired domestic water heaters. The water heater serving the 2000 addition is a 75 gallon, 300,000 BTU/Hr water heater with a master thermostatic mixing valve and recirculation pump. Another water heater serving the other portion of the 2000 addition is in the water service room. It is a 40 gallon, 34,000 BTU/Hr water heater. The water heater serving the remainder of the building is in the boiler room. It is a 75 gallon, 76,000 BTU/Hr water heater with a master thermostatic mixing valve and two recirculation pumps. The adjacent storage tank is abandoned in place and no longer needed.

STORM WATER

Storm water is drained to roof drains which are connected to internal storm piping. There is a sump pump located in the basement that pumps the foundation drainage away from the building. The age of the sump pump is unknown but is assumed to be in working order.

TOILET ROOMS

Most of the public toilet rooms were renovated in 2015. The fixtures in these rooms have wall mounted water closets and urinals. The flush valves and faucets are all sensor operated for lavatories and manual flush valves for water closets and urinals. Thermostatic mixing valves are provided on lavatories. Insulation for traps, angle valves and supplies were observed for accessible lavatories. The remainder of the building, including locker room and single-user toilet rooms, have older fixtures with manual flush valves and metering faucets. The locker rooms have showers that have been abandoned in place.

DOMESTIC WATER PIPING

The domestic water piping is a mixture of galvanized piping and copper. The 2000 addition is all copper and assumed to be in good condition. The piping serving the science classrooms and renovated toilets have copper piping up to the fixtures. The other portions of the building have had most of the galvanized piping replaced. The family and consumer science room, single-user toilet rooms, and other individual fixtures still have galvanized piping.

FIRE PROTECTION SYSTEMS

There are no sprinklers in the older section of the building. The entire 2000 addition is sprinklered.

Summary | Electrical Elements

MEP ELEMENTS	GENERAL INFO/ MATERIAL	LIFE EXPEC. (yrs.)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
3. MEP SYSTEMS										
3.3 ELECTRICAL SYSTEMS									\$0	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	20	10						208/120V 2000A
MAIN SERVICE #2		30	10	20						208/120V 1200A
EM ELEC SERVICE										
GENERATOR										
DISTRIBUTION PANELS		30	15	2						Good condition
BRANCH PANELBOARDS		30	10	20						Good condition
SURGE PROTECTION										SPD not present
2. LIGHTING										
INTERIOR		25	20	5						Recommend replace fluorescent with LED
INTERIOR CONTROLS		25	20	5						Recommend adding occ. sensors
BUILDING EXTERIOR		20	20+	5						Existing,
SITE EXTERIOR		20	10	5						Recommend replace HID with LED
EXTERIOR CONTROLS		20	10	10						Existing in fair condition
EXIT		20	15	5						LED Exit lights
EMERGENCY		20	15	5						EM battery pack
3. BRANCH POWER (RECEPT)										
CLASSROOMS										
4. FIRE ALARM										
MAIN PANEL		20	15+	5						Recommend replacing with Voice/Mass Notification System
ANNUNCIATOR		20	15+	5						Existing in good condition
INITIATE/ALARM DEVICES		20	15+	5						Existing in good condition
5. INTERCOM/PA										
HEAD END		20	20+	0						
DEVICES		20	20	0						
6. CLOCK										
HEAD END		20	20+	0						recommend replacing head end
DEVICES		20	20+	0						Recommend new wireless synchronized clocks

Summary | Electrical Elements

SERVICE ENTRANCE SWITCHBOARDS AND DISTRIBUTION

The existing building has two electrical services located in the main electrical rooms. They are served from pad mounted utility company transformers located outside. One is in the courtyard: The location of this transformer makes it impossible for the utility company to access the transformer, and consideration should be given to relocating the transformer. The first existing service is rated at 2000 Amps 208/120V. 3 phase 4 wire. It utilizes circuit breaker type distribution and is in good condition. The second existing service is rated at 1200 Amps 208/120V. 3 phase 4 wire. It utilizes circuit breaker type distribution and is in good condition. The building does have newer panelboards in most areas while some are original to their construction era. This service has no surge protection. There is no back-up generator at this facility.

LIGHTING

The existing general interior lighting throughout the facility is T8 fluorescent lighting. The lighting is controlled by wall switches. Lighting levels were observed in most areas and met IES recommendations. It is recommended that all fluorescent lighting be replaced with LED lighting. Additionally, as part of any lighting replacement occupancy and/or daylight sensors shall be added to control the lighting in classrooms, corridors, offices, cafeterias, storage rooms, toilet rooms, etc.

The existing exit lighting appears to be most all LED type. Emergency lighting is provided in most areas by battery type wall packs.

The existing site and exterior lighting is older and utilizes flood style HID lamps. These fixtures should be replaced with new LED fixtures that are dark sky friendly and have full cut-off.

GENERAL POWER / TECHNOLOGY

The existing classrooms have sufficient technology and power.

INTERCOM / PA

The existing Dukane intercom head end system is located in the main office. There are intercom speakers and call switches located throughout the school and communicate with the main office. This system is in good condition.

CLOCK SYSTEM

The clocks appear to be quartz analog clocks that have replaced an older clock system. These are non-synchronized clocks and must be set individually. To have synchronized clocks a new master clock system would need to be added in the main Office, with new wireless clocks added throughout the building.

FIRE ALARM

The existing fire alarm panel is a Notifier AFP addressable type panel located in an electrical room. This panel and its devices are working and will need to continue to be maintained. The fire alarm annunciator panel is located in the main vestibule.

Note that any new buildings / additions will require a voice evacuation/mass notification type Fire Alarm Control Panel and system. Additionally, if there are a significant amount of renovations to the existing building then it could trigger the need to provide a voice evacuation/mass notification type Fire Alarm Control Panel and system throughout the entire existing facility.

Recommended Priorities

LOCKER ROOMS

Locker rooms are in poor condition. The lockers themselves are in poor condition, many of the old shower areas remain and are currently being used for storage, and in several instances student access to the lockers is severely limited due to poor spacing between the locker banks. It is recommended that the locker rooms be fully renovated to bring them into alignment with best practices.

MAIN OFFICE

It was noted that the main office is located in an interior space and does not include a way to force visitors through the main office immediately after they enter. This potentially allows visitors access to the rest of the building before checking in at the main office. It is recommended that relocation of the main office be considered to allow visitors to be redirected into the main office immediately after entering.

FAMILY AND CONSUMER SCIENCE (FACS) LAB

The FACS lab is comprised of a kitchen area and a sewing area. Both of these areas could use significant improvements to update and upgrade the functionality of the space. It is recommended that renovation be considered to bring these areas into alignment with current culinary arts and fashion design curricula.

LOCKERS

Lockers in the older portions of the building appear to be in poor condition. Many of the lockers are not serviceable and as a result are unusable. Additional lockers in the 2000 Addition appear to be in fair condition. The remaining serviceable locker count appears to be sufficient for the current student population. It is recommended that the lockers be replaced to improve their general functionality.



Recommended Priorities



“LIGHT & BRIGHT”

In general little to no interior renovation has occurred in a majority of the classrooms and corridors since the original building and additions were constructed. It is recommended that a renovation be considered to replace the flooring, paint the walls, replace older ceilings, and replace lighting throughout all classroom and corridor spaces, or at least throughout all corridor spaces.

OLD TECH LAB

The old tech lab is currently underutilized. This is a rather large space that has the potential to be repurposed to a more effective function. It is recommended that the old tech lab be renovated into a modern STEM lab or other such function to allow for a more current curriculum use.



LIBRARY

The library is a large open space that includes a depressed floor area. A large portion of the space is allocated to stairs and ramps in order to access the depressed area. It is recommended that the library be renovated, with consideration given to the potential infill of the existing depressed floor area. Renovation would improve the usable size and quality of the space, and would allow incorporation of current educational amenities within the library.



“CORE” AREA

Several noted areas, including the main office and the old tech lab, fall within a “core” area in the middle of the building. If these areas are identified for renovation, then consideration should be given to a more comprehensive renovation of the “core” area to maximize the potential of these areas, including the incorporation of current educational amenities within the “core” area.

Order of Magnitude Budgets

Required Maintenance

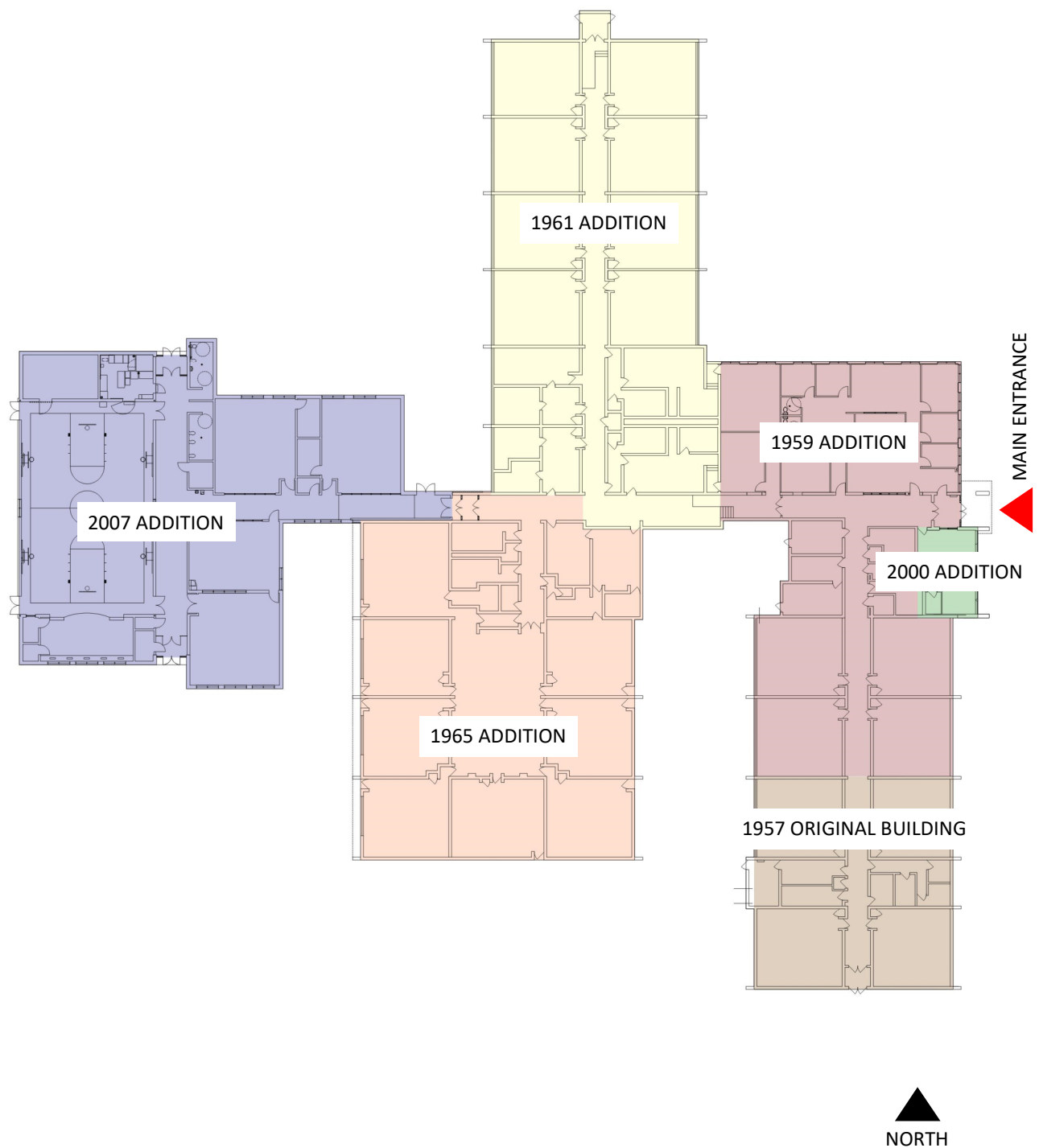
	Years					
Building Envelope						
Roof						
1968 Original Building	1-2	44,000 sf	x \$27	per sf	=	\$1,188,000
1971 Addition	1-2	34,000 sf	x \$27	per sf	=	\$918,000
2000 Addition	5	9,000 sf	x \$27	per sf	=	\$243,000
SUBTOTAL						\$2,349,000
Mechanical						
Rooftop Units						
2000 Addition	3-5	2 each	x \$180,000	per each	=	\$360,000
Makeup Air Units						
2000 Addition	3-5	1 each	x \$140,000	per each	=	\$140,000
Kitchen Exhaust Fan	3-5	1 each	x \$10,000	per each	=	\$10,000
Cooler / Freezer (cooling equipment)	1-2	2 each	x \$15,000	per each	=	\$30,000
SUBTOTAL						\$540,000
Plumbing						
Galvanized Piping	3-5	1 each	x \$70,000	per each	=	\$70,000
Site						
Parking Lots						
East Lot (reconstruct)	5	36,000 sf	x \$8.00	per sf	=	\$288,000
West Lot (grind and overlay)	10	12,000 sf	x \$2.00	per sf	=	\$24,000
Main Drive (grind and overlay)	10	18,000 sf	x \$2.00	per sf	=	\$36,000
Misc. Sidewalk Replacement	3-5	1 each	x \$30,000.00	per each	=	\$30,000
SUBTOTAL						\$378,000
REQUIRED MAINTENANCE SUBTOTAL						\$3,337,000

Recommended Priorities

Renovations						
Locker Rooms		3,600 sf	x \$275	per sf	=	\$990,000
Main Office Relocation		3,000 sf	x \$250	per sf	=	\$750,000
FACS Lab(s)		2,400 sf	x \$250	per sf	=	\$600,000
Locker Replacement		650 sf	x \$350	per sf	=	\$227,500
"Light & Bright" All Classrooms and Corridors		58,500 sf	x \$60	per sf	=	\$3,510,000
"Light & Bright" Corridors Only		19,000 sf	x \$60	per sf	=	\$1,140,000
New STEM Lab (Old Tech Lab)		3,000 sf	x \$225	per sf	=	\$675,000
Library		4,700 sf	x \$100	per sf	=	\$470,000
"Core" Renovation		10,000 sf	x \$250	per sf	=	\$2,500,000

LACE SCHOOL

Overall Floor Plan and Building Ages



Summary / Site Elements

SITE ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
				1 Poor	2 Fair	3 Good	4 Maintain		
1. SITE									\$339,000
NORTH PARKING	Asphalt		8-10 yrs					\$102,000	Grind & Overlay
EAST MAIN DRIVE	Asphalt		8-10 yrs					\$25,000	Grind & Overlay
SOUTH PAVEMENT AREA	Asphalt		8-10 yrs					\$192,000	Partial Reconstruction
SITE ACCESSIBILITY	Parking / ROW/Playground	(3) locations	1-2 yrs						Recommend ADA compliant ramp and sidewalk to the playground area. Revise ADA parking access aisle. Provide future accessible route from ROW.
SITE DRAINAGE	Surface Drainage								No evidence of significant drainage issues
UTILITY STRUCTURES									Regular maintenance
SIDEWALKS	Concrete		2-5 yrs					\$20,000	Spot concrete repair

Summary / Site Elements

ASPHALT PAVING

In general the asphalt pavements range in condition from fair to poor depending on location.

The North parking areas are in Fair condition. The North lots should continue to be crack filled and seal coated every two years. Grind and overlay for the south lot should be planned for in 8-10 years.

The East main drive is in fair condition. This area should continue to be crack filled & seal coated every two years. Grind and overlay should be planned in the next 8-10 years.

The South pavement area is in fair to poor condition. This area should continue to be crack filled and seal coated every two years. Partial reconstruction should be budgeted in the next 8-10 years. Areas will need to be full depth patched at failure area. Patch as necessary yearly.

CONCRETE SIDEWALKS

In general the sidewalks around the building range from good to fair condition. They are older but still in fair serviceable condition. Broken and cracked sidewalk should be inspected yearly and replaced as needed. Any areas that settle or become tripping hazards should also be replaced as needed. Spot concrete repair should be budgeted for in the next 3-5 years.

SITE ACCESSIBILITY

A general assessment of site accessibility was performed and resulted in the following recommendations / comments.

ADA parking spaces within the east main drive are not to code: The parallel spaces do not have a proper access aisle.

No accessible route from the right-of-way to the building main entrance is provided, and it would be preferred to include one.

No accessible walk or ramp is provided to the existing playground. Consider providing an accessible sidewalk and ramp to the playground.

SITE DRAINAGE

There is no evidence of any significant drainage issues on-site.

UTILITY STRUCTURES

It is recommended that the District continue with ongoing maintenance. Manhole and catch basins should be cleaned at a minimum every 1-2 years.

Summary / Architectural Elements

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
				1 Poor	2 Fair	3 Good	4 Maintain		
2. ARCHITECTURAL									
2.1 BUILDING EXTERIOR								\$315,500	
ROOFING									
1957 ORIGINAL & 1959 ADDITION			10+ yrs						Single-ply membrane
1961 ADDITION			10+ yrs						Single-ply membrane
1965 ADDITION			10+ yrs						Single-ply membrane
2000 ADDITION	School Office		10+ yrs						Single-ply membrane
2007 ADDITION			6-10 yrs					\$265,500	Single-ply membrane; standing seam metal; vegetative
EXTERIOR WALLS		Allowance						\$50,000	Masonry / tuckpointing allowance for all areas
1957 ORIGINAL & 1959 ADDITION	Brick		3-5 yrs						Misc. tuckpointing
1961 ADDITION	Brick		3-5 yrs						Misc. tuckpointing
1965 ADDITION	Brick		3-5 yrs						Misc. tuckpointing / rebuild north courtyard wall
2000 ADDITION	Brick		10+ yrs						No significant work anticipated
2007 ADDITION	Brick		10+ yrs						No significant work anticipated
EXTERIOR DOORS									
ALL AREAS	Hollow Metal								No significant work anticipated
EXTERIOR WINDOWS									
ALL AREAS	Aluminum								No significant work anticipated

Summary / Architectural Elements

ROOF

Roofing at the older portions of the building has been replaced within the last decade and is in good condition. Roofing at these areas is a single-ply EPDM membrane. Replacement of these older portions of roofing is not anticipated within the next ten years. The roofing at the 2007 Addition appears to be in fair to good condition. Roofing in this area includes a single-ply EPDM membrane, as well as an area of standing seam metal and an area of vegetative roof covering. The single-ply EPDM roofing is past the midpoint of its useful lifespan, and replacement should be planned for within the next six to ten years.



EXTERIOR WALLS

Exterior walls appear to be in fair condition. The entire building façade is brick. There were several minor areas where tuckpointing is recommended to address mortar cracking. One area near at the north courtyard wall (between the 1959 and 1965 Additions) appears to have been construction on a projecting steel angle that has deflected over time, and which has led to mortar cracking. Repair of this area may require reconstruction of the brick veneer in order to replace the steel angle with concrete to more fully support the brick.

EXTERIOR DOORS

Exterior doors appear to be in fair to good condition. Doors are primarily hollow metal with some locations being aluminum. Although some of these doors are showing signs of wear and tear they appear to be in functionally serviceable condition.

EXTERIOR WINDOWS

Exterior windows appear to be in fair condition. Windows are typically operable aluminum windows throughout the entire building. No work at the exterior windows is anticipated within the next ten years.



Summary | Architectural Elements

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
				1 Poor	2 Fair	3 Good	4 Maintain		
2. ARCHITECTURAL									
2.2 BUILDING INTERIOR								\$0	
FLOORING									
2007 ADDITION	VCT / Carpet								Functionally serviceable but replacement recommended
ALL OTHER AREAS	VCT / Carpet								Functionally serviceable but replacement recommended
CEILINGS / LIGHTING									See ELECTRICAL for lighting
2007 ADDITION	ACT								Functionally serviceable
ALL OTHER AREAS	ACT / Exposed								Functionally serviceable but replacement recommended
INTERIOR DOORS									Primary doors have lever handles
2007 ADDITION	Wood								
ALL OTHER AREAS	Wood								Veneer delamination
CASEWORK									
2007 ADDITION									Plastic laminate shelves and counters
ALL OTHER AREAS									Steel Shelves; plastic laminate shelves and counters
TOILET ROOMS									Porcelain fixtures; plastic toilet compartments; ceramic tile; ACT
GYMNASIUM									VCT floor; stage
SPRINKLER SYSTEM	2007 Addition								

Summary / Architectural Elements

GENERAL INTERIOR

In general only a limited amount of interior renovation has occurred in a majority of the classrooms and corridors since the original building and additions were constructed. The limited renovation includes flooring and some acoustical tile ceiling installation, which appears to have occurred up to two decades ago.

FLOORING

Flooring appears to be in fair condition. Corridor and classroom floors are typically carpet, with some spaces having VCT. Wall base is either glazed block or vinyl/rubber base. The carpet flooring has handled wear and tear well but is approaching the end of its useful life. Full replacement of the flooring should be considered to provide a new installation that can be maintained for an extended period of time.

CEILINGS AND LIGHTING

Ceilings and lighting appear to be in fair condition. Most spaces include either exposed gypsum decks or acoustic tile ceilings, both with surface mounted lighting. Newer areas include acoustic tile ceilings with recessed lighting. Refer to the Electrical Elements Summary for additional information regarding lighting; however it is recommended that lighting be upgraded to LED fixtures for a significant energy savings.

INTERIOR DOORS

Interior doors appear to be in fair condition. Typical doors to interior rooms are wood with lever handles; however many smaller rooms within classrooms (closets, etc.) still have knobs. Although many of the doors are showing signs of wear and tear they appear to be in serviceably functional condition.

CASEWORK

Casework is generally limited to the 2007 Addition, and generally appears to be in good condition. Typical casework in the 2000 Addition is plastic laminate.

TOILET ROOMS

Group toilet rooms were renovated in 2015 and are in very good condition. Typical toilet rooms include porcelain plumbing fixtures, solid plastic toilet partitions, ceramic tile floors, and acoustic tile ceilings with recessed lighting. Some toilet rooms also include ceramic tile on the walls.

GYMNASIUM

The gymnasium appears to be in good condition. The gymnasium includes VCT flooring and an exposed metal deck with suspended lighting. The gymnasium also includes a stage at the south end of the room. The gymnasium also features translucent panels above the egress doors on the west side of the room.

Summary / Mechanical Elements

MEP ELEMENTS	GENERAL INFO/ MATERIAL	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
3. MEP SYSTEMS										
3.1 MECHANICAL SYSTEMS									\$343,000	
1. COOLING SYSTEMS										
DX CONDENSING UNITS		20	6	14						Installed in 2015, good condition
CHILLER		25								
PUMPS		20								
CHW PIPING		40								
INSULATION		20	6	14						Installed in 2015
2. HEATING SYSTEMS										
HW BOILERS		20	6	14						Camus Boilers, Installed in 2015
PUMPS		15	6	9						B & G - QTY - 4, Inline/ Base Mtd.
GAS PIPING ETC.		20								For new RTU's only
HW PIPING		30	6	24						Piping is new, need new for VAV
INSULATION		15-20	20+	0						Insulation/jacketing is new
3. AIR HANDLING SYSTEMS										
ROOFTOP UNITS (School)		15	6	9					\$80,000	All new except computer room
ROOFTOP UNITS (Admin)		15	14	1					\$200,000	(2) @ 7.5 Ton - District Office
AIR HANDLING UNITS		25	6	19						Gym TRANE - QTY - 1
FURNACE UNIT		15	15	0					\$15,000	Gym Stage (Furnace + DX Cond unit)
AIR HANDLING UNITS		25								
FAN COIL UNITS		20	6	14						All new from 2015
UNIT VENTILATORS		25	6	19						All new from 2015
TERMINAL DEVICES		15	15	0						Need new in District Office
EXHAUST FANS		20								
EXHAUST FANS		20								Some were older
DUCTWORK		30	6	24						In District office only
INSULATION		15-20	6	9-14						In District office only
4. TEMPERATURE CONTROLS										
DDC SYSTEM		20	6	14					\$48,000	Required for District office

Summary | Mechanical Elements

HEATING AND COOLING

The building is served by rooftop units (RTUs), air handling units (AHUs), unit ventilators (UVs) and fan coil units (FCUs). The RTUs serve the admin offices, District office and computer lab. The UVs serve most all of the classrooms and learning spaces, with fan coil units serving small offices throughout the school. The indoor AHU provides the ventilation and cooling for the gymnasium with a remote roof mounted condensing unit. The stage area is served by a heating only furnace unit. The three classroom wings are also served by dehumidification units that recirculate air in the classroom wings to maintain relative humidity within design parameters.

The RTUs are equipped with DX cooling and gas heating. The AHUs and UVs are equipped with DX coils and hot water coils. Roof mounted condensing units (2-5 tons) serve the classroom unit ventilators and other fan coil units serving office areas throughout the school. The RTUs for the District Office and computer lab are past their normal life span and utilize R-22 refrigerant, which has been phased out since 2020. These units should be replaced in the next 3-5 years. The RTU for the Admin office was installed in 2015 and is in good working condition and should serve the school for the foreseeable future. The classroom UVs and office FCUs, and their corresponding roof mounted condensing units were also installed in 2015 and are in good working condition. The classroom wing dehumidification units were installed in 2016 and should serve the school for the foreseeable future. The gymnasium AHU and corresponding condensing unit were installed in 2015 as well and are in good working condition.

HEATING AND COOLING (CONTINUED)

Heating for parts of the school is provided by (2) 2000 MBH Camus Boilers. These boilers, pumps and piping system, and connections to all heating equipment including UV's, FCU's, AHU's, baseboards, CUH's etc. were installed in 2015, are in good working condition, and should serve the school for the foreseeable future. The stage area of the gymnasium is served by a heating only furnace unit. This unit is past its normal life span and should be replaced in the next 3-5 years.

EXHAUST FANS

Exhaust fans (EFs) serving the school were replaced approximately five years ago and are in good condition.

DISTRICT OFFICE

The District office utilizes an antiquated VVT terminal system with no HW reheat. It is recommended that the RTUs for this area be replaced with those that allows variable air flow; and that all VVT terminal units be replaced with VAV boxes and hot water reheat for better comfort and controllability.

DUCTWORK AND INSULATION

Ductwork and insulation serving the school ranges from old to new. Most of the ductwork and insulation is in good condition and does not require repair or work. However, since some ductwork is old it should be periodically inspected for any damage and repair as required. Ductwork and insulation in the District office will need to be modified as required based on conversion from a VVT to a VAV system.

CONTROLS

The school District uses Trane Tracer controls. All new equipment, such as the District Office RTUs, computer room RTU, and terminal VAV units, should be added to the existing BAS system when replaced.

Summary / Plumbing Elements

MEP ELEMENTS	GENERAL INFO/ MATERIAL	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
3. MEP SYSTEMS										
3.2 PLUMBING / FIRE PROTECTION SYSTEMS									\$230,000	
Water Heater #1		20	14	6					\$30,000	Lacks return pump and expansion tank
Water Heater #2 (gym)		20	13	7					\$30,000	
WATER HEATER #3		20	14	6					\$30,000	Lacks return pump and expansion tank
WATER HEATER #4		20	5	15						Lacks return pump and expansion tank
HW CIRCULATING PUMP		20	13	7						
DOM. WATER PIPING									\$140,000	
Plumbing fixtures		20	20+	0						
SEWAGE EJECTOR (GYM)		20	14	6						
SPRINKLERS										

Summary | Plumbing Elements

WATER SERVICE

There are two incoming water services for this building. One domestic water service enters the building in water heater room next to Classroom 7. The 2007 addition added a new 2" domestic water service with water meter and backflow preventer in room 318. A new 4" fire protection service and backflow preventer was also added in Room 318. The makeup water for the heating boilers has a reduced pressure backflow preventer.

DOMESTIC HOT WATER

Domestic hot water is being provided by four water heaters. One water heater is located by the group toilet rooms adjacent to the music room. It is a 30 gallon electric water heater with two 4.5 kW non-simultaneous heating elements. The next water heater is in the 2007 addition. It is a 50 gallon gas fired water heater with 40,000 BTU/Hr input. The third water heater is in the 1959 addition and is a 40 gallon, 40,000 BTU/Hr gas fired water heater. The fourth water heater is in the original building and is a 40 gallon electric water heater with two 4.5 kW non-simultaneous heating elements.

STORM WATER

Storm water is drained to roof drains which are connected to internal storm piping.

SEWAGE EJECTOR

There is a duplex sewage ejector in the 2007 addition that serves all sanitary for this addition. It is assumed to be in good working order.

PLUMBING FIXTURES

Most of the public toilet rooms were renovated in 2015. The fixtures in these rooms have wall mounted water closets and urinals. The flush valves and faucets are all sensor operated for lavatories and manual flush valves for water closets and urinals. Thermostatic mixing valves are provided on lavatories. Insulation for traps, angle valves and supplies were observed for accessible lavatories. The remainder of the building, including single-user toilet rooms, have older fixtures with manual flush valves and metering faucets.

DOMESTIC WATER PIPING

The domestic water piping is a mixture of galvanized piping and copper. The 2007 addition is all copper and assumed to be in good condition. The remainder of the building is a mixture of galvanized from the original construction with copper installed for all renovation / repair work.

FIRE PROTECTION SYSTEMS

There are no sprinklers in the older section of the building. The entire 2007 addition is sprinklered.

Summary | Electrical Elements

MEP ELEMENTS	GENERAL INFO/ MATERIAL	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
3. MEP SYSTEMS										
3.3 ELECTRICAL SYSTEMS									\$0	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	20	10						208/120V 1600A
MAIN SERVICE #2										
Photovoltaic Array										Newer
GENERATOR										
DISTRIBUTION PANELS		30	15	2						Good condition
BRANCH PANELBOARDS		30	10	20						Good condition
SURGE PROTECTION										SPD not present
2. LIGHTING										
INTERIOR		25	20	5						Recommend replace fluorescent with LED
INTERIOR CONTROLS		25	20	5						Recommend adding occ. sensors
BUILDING EXTERIOR		20	20+	5						Existing,
SITE EXTERIOR		20	10	5						Recommend replace HID with LED
EXTERIOR CONTROLS		20	10	10						Existing in fair condition
EXIT		20	15	5						LED Exit lights
EMERGENCY		20	15	5						EM battery pack
3. BRANCH POWER (RECEPT)										
CLASSROOMS										
4. FIRE ALARM										
MAIN PANEL		20	15+	5						Recommend replacing with Voice/Mass Notification System
ANNUNCIATOR		20	15+	5						Existing in good condition
INITIATE/ALARM DEVICES		20	15+	5						Existing in good condition
5. INTERCOM/PA										
HEAD END		20	20+	0						
DEVICES		20	20	0						Existing in good condition
6. CLOCK										
HEAD END		20	20+	0						recommend replacing head end
DEVICES		20	20+	0						Recommend new wireless synchronized clocks

Summary | Electrical Elements

SERVICE ENTRANCE SWITCHBOARDS AND DISTRIBUTION

The existing building has one main electrical service located in the main electrical room. It is served from a pad mounted utility company transformer located outside. The existing service is rated at 1600 Amps 208/120V. 3 phase 4 wire. It utilizes circuit breaker type distribution and is in good condition. The building does have newer panelboards. This service has no surge protection. There is no back-up generator at this facility.

This building also has a newer large photovoltaic (PV) array on the roof with room mounted inverters. The main PV disconnect and transformer are located directly outside of the main electrical room.

LIGHTING

The existing general interior lighting throughout the facility is T8 fluorescent lighting. The lighting is controlled by wall switches. Lighting levels were observed in most areas and met IES recommendations. It is recommended that all fluorescent lighting be replaced with LED lighting. Additionally, as part of any lighting replacement occupancy and/or daylight sensors shall be added to control the lighting in classrooms, corridors, offices, cafeterias, storage rooms, toilet rooms, etc.

The existing exit lighting appears to be most all LED type. Emergency lighting is provided in most areas by battery type wall packs.

The existing site and exterior lighting is older and utilizes flood style HID lamps. These fixtures should be replaced with new LED fixtures that are dark sky friendly and have full cut-off to avoid any light pollution violations.

GENERAL POWER / TECHNOLOGY

The existing classrooms have sufficient technology and power.

INTERCOM / PA

The existing Simplex intercom head end system is located in a small closet. There are intercom speakers and call switches located throughout the school and communicate with the main office. This system is in good condition.

CLOCK SYSTEM

The clocks appear to be quartz analog clocks that have replaced an older clock system. These are non-synchronized clocks and must be set individually. To have synchronized clocks a new master clock system would need to be added in the main Office, with new wireless clocks added throughout the building.

FIRE ALARM

The existing fire alarm panel is an addressable type panel located in an electrical room. This panel and its devices are working and will need to continue to be maintained. The fire alarm annunciator panel is located in the main office: Consider relocating this to the main vestibule as part of any future renovations in this area.

Note that any new buildings / additions will require a voice evacuation/mass notification type Fire Alarm Control Panel and system. Additionally, if there are a significant amount of renovations to the existing building then it could trigger the need to provide a voice evacuation/mass notification type Fire Alarm Control Panel and system throughout the entire existing facility.

Recommended Priorities

“LIGHT & BRIGHT”

In general little to no interior renovation has occurred in a majority of the classrooms and corridors since the original building and additions were constructed. It is recommended that a renovation be considered to replace the flooring, paint the walls, replace older ceilings, and replace lighting throughout all classroom and corridor spaces; or at least throughout all corridor spaces. Consideration should be given to including the District and School Offices in this renovation to ensure a cohesive installation.

COMMON AREA

The common area in the 1965 Addition is a larger open spaces that are used for a variety of small group activities. It is recommended that this space be considered for renovation to provide task-specific areas that are more specifically designed for the intended uses. Renovation would also allow incorporation of current educational amenities within the common area.



Recommended Priorities



LIBRARY / STEM LAB

The STEM lab is currently located within a classroom sized space, and lacks the amenities that would be preferred for a STEM lab. Additionally, the library, which is adjacent to the STEM lab, is isolated from surrounding spaces. Consideration should be given to remodeling these spaces to better connect them to the surrounding spaces, and to incorporate current educational amenities.



Order of Magnitude Budgets

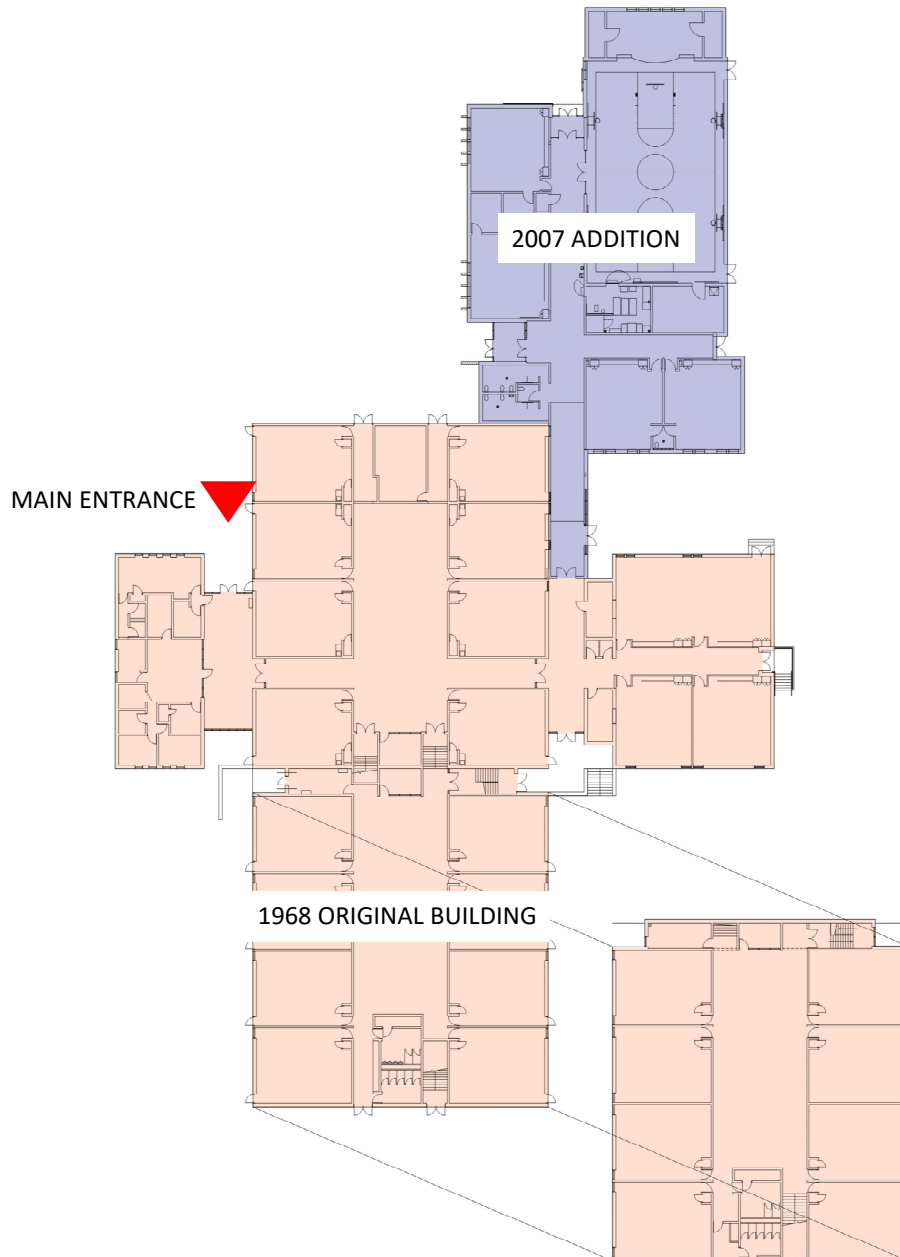
Required Maintenance

	Years					
Building Envelope						
Roof						
2007 Addition	6-10	9,500 sf	x \$27	per sf	=	\$256,500
Tuckpointing / Masonry Restoration	3-5	1 each	x \$50,000	per each	=	\$50,000
SUBTOTAL						\$306,500
Mechanical						
Rooftop Units						
District Office	3-5	2 each	x \$100,000	per each	=	\$200,000
Computer Lab	3-5	1 each	x \$80,000	per each	=	\$80,000
Stage Furnace Unit	3-5	1 each	x \$15,000	per each	=	\$15,000
SUBTOTAL						\$295,000
Plumbing						
Galvanized Piping	3-5	1 each	x \$140,000	per each	=	\$140,000
Water Heaters	3-5	3 each	x \$30,000	per each	=	\$90,000
SUBTOTAL						\$230,000
Site						
Parking Lots						
North Lots (grind and overlay)	10	51,000 sf	x \$2.00	per sf	=	\$102,000
Main Drive (grind and overlay)	10	12,500 sf	x \$2.00	per sf	=	\$25,000
South Lot (reconstruct)	10	24,000 sf	x \$8.00	per sf	=	\$192,000
Misc. Sidewalk Replacement	3-5	1 each	x \$20,000.00	per each	=	\$20,000
SUBTOTAL						\$339,000
REQUIRED MAINTENANCE SUBTOTAL						\$1,170,500

Recommended Priorities

Renovations						
"Light & Bright" All Classrooms and Corridors	40,000 sf	x \$60	per sf	=	\$2,400,000	
"Light & Bright" District and School Offices	3,900 sf	x \$60	per sf	=	\$234,000	
"Light & Bright" Corridors Only	9,400 sf	x \$60	per sf	=	\$564,000	
Common Area (1965 Wing)	2,400 sf	x \$100	per sf	=	\$240,000	
Library / STEM Lab	2,000 sf	x \$225	per sf	=	\$450,000	

Overall Floor Plan and Building Ages



Summary / Site Elements

SITE ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
				1 Poor	2 Fair	3 Good	4 Maintain		
1. SITE									\$161,000
SOUTH PARKING LOT EAST PARKING NORTH PARKING SITE ACCESSIBILITY SITE DRAINAGE UTILITY STRUCTURES SIDEWALKS	Asphalt		10+					\$16,500	Grind & Overlay
	Asphalt							\$20,250	Regular maintenance: crack sealing and sealcoating, and full depth
	Asphalt		2-5 yrs					\$94,250	Full Reconstruction
	Playground/ Entrances	(4) locations	1-2 yrs						Both playgrounds do not have ADA ramps and sidewalk routes. Provide ADA ramp at drop-off. Improve Main Entrance accessibility.
	Surface Drainage								No evidence of significant drainage issues
									Regular maintenance
	Concrete		2-5 yrs					\$30,000	Spot concrete repair

Summary | Site Elements

ASPHALT PAVING

In general the asphalt pavements range in condition from good, fair, and poor depending on location.

The South Lot and Loop Drive is in Good to Fair condition. The South Lot and Loop drive should continue to be crack filled and seal coated every two years. Grind and overlay for the south lot should be planned for in 10-12 years.

The West parking area has good and poor areas. The lot has been patched multiple times. Continue to maintain and patch degrading areas as necessary.

The North Parking lot is in poor condition and should be budgeted to be partially or fully reconstructed in 5 years. Once the lot is repaired it should continue to be crack filled and seal coated every two years.

CONCRETE SIDEWALKS

In general the sidewalks around the building range from good to fair condition. They are older but still in fair serviceable condition. Broken and cracked sidewalk should be inspected yearly and replaced as needed. Any areas that settle or become tripping hazards should also be replaced as needed. Spot concrete repair should be budgeted for in the next 3-5 years.

SITE ACCESSIBILITY

A general assessment of site accessibility was performed and resulted in the following recommendations / comments.

Both the north and south playground locations do not have an ADA compliant path. Consider providing an accessible sidewalk and ramp to the south playground. The newer sidewalk to the north playground is not ADA compliant. Consideration should be given to providing an accessible route and ramp .

The south drop-off/loop drive area does not have an accessible ramp/curb cut, and consideration should be given to providing one in the future.

The main office entrance is not ADA accessible. Consideration should be given to improving the entrance with a ramp in the future.

SITE DRAINAGE

There is no evidence of any significant drainage issues on-site.

UTILITY STRUCTURES

It is recommended that the District continue with ongoing maintenance. Manhole and catch basins should be cleaned at a minimum every 1-2 years.

Summary / Architectural Elements

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
				1 Poor	2 Fair	3 Good	4 Maintain		
2. ARCHITECTURAL								\$1,080,000	
2.1 BUILDING EXTERIOR								\$1,080,000	
ROOFING									
1968 ORIGINAL		~31,000 sf	1-2 yrs					\$837,000	Modified bitumen roof membrane
2007 ADDITION		~9,000 sf	6-10 yrs					\$243,000	Ballasted EPDM (6-10 yrs) / standing seam metal (10+ yrs)
EXTERIOR WALLS									
1968 ORIGINAL	Brick		10+ yrs						No significant work anticipated
2007 ADDITION	Brick		10+ yrs						No significant work anticipated
EXTERIOR DOORS									
ALL AREAS	Hollow Metal		10+ yrs						No significant work anticipated
EXTERIOR WINDOWS									
ALL AREAS	Aluminum		10+ yrs						No significant work anticipated

Summary / Architectural Elements

ROOF

Roofing at the original building is in poor condition. Roofing at this area is a modified bituminous membrane. The roofing at the original building is exhibiting fatigue, including on the membrane itself, as well as at seams / patches. Full replacement of this older portion of roofing is recommended within the next two years. The roofing at the 2007 Addition appears to be in fair to good condition. Roofing in this area includes a single-ply EPDM membrane, as well as an area of standing seam metal. The single-ply EPDM roofing is past the midpoint of its useful lifespan, and replacement should be planned for within the next six to ten years.

EXTERIOR WALLS

Exterior walls appear to be in fair to good condition. The entire building façade is brick. No areas of significant concern were identified at the exterior perimeter walls of the building.

EXTERIOR DOORS

Exterior doors appear to be in fair to good condition. Doors are primarily aluminum with some locations being hollow metal. Although some of these doors are showing signs of wear and tear they appear to be in functionally serviceable condition.

EXTERIOR WINDOWS

Exterior windows appear to be in fair condition. Windows in the original building are generally aluminum storefront, with classroom exterior doors incorporated into the assemblies at grade. The 2007 Addition includes operable aluminum windows. No work at the exterior windows is anticipated within the next ten years.



Summary | Architectural Elements

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
				1 Poor	2 Fair	3 Good	4 Maintain		
2. ARCHITECTURAL									
2.2 BUILDING INTERIOR								\$0	
FLOORING									
1968 ORIGINAL	VCT / Carpet								Functionally serviceable but replacement recommended
2007 ADDITION	VCT / Carpet								Functionally serviceable but replacement recommended
CEILINGS / LIGHTING									See ELECTRICAL for lighting
1968 ORIGINAL	ACT								Functionally serviceable
2007 ADDITION	ACT								Functionally serviceable
INTERIOR DOORS									Primary doors have lever handles
1968 ORIGINAL	Wood								Veneer delamination
2007 ADDITION	Wood								
CASEWORK									
1968 ORIGINAL	N/A								
2007 ADDITION									Plastic laminate shelves and counters
TOILET ROOMS									
GROUP ROOMS									Porcelain fixtures; plastic toilet compartments; ceramic tile; ACT
SINGLE USER ROOMS									Single user rooms within classrooms not accessible
GYMNASIUM									VCT floor; stage
SPRINKLER SYSTEM	2007 Addition								

Summary / Architectural Elements

GENERAL INTERIOR

In general only a limited amount of interior renovation has occurred in a majority of the classrooms and corridors in the original building since it was constructed. The limited renovation includes flooring and ceiling tile replacement, which appears to have occurred up to two decades ago.

FLOORING

Flooring appears to be in fair condition. Corridor and classroom floors are typically carpet, with some spaces having VCT. Wall base is either glazed block or vinyl/rubber base. The carpet flooring has handled wear and tear well but is approaching the end of its useful life. Full replacement of the flooring should be considered to provide a new installation that can be maintained for an extended period of time.

CEILINGS AND LIGHTING

Ceilings and lighting appear to be in fair to good condition. Most spaces include acoustic tile ceilings with recessed lighting. Refer to the Electrical Elements Summary for additional information regarding lighting; however it is recommended that lighting be upgraded to LED fixtures for a significant energy savings.

INTERIOR DOORS

Interior doors appear to be in poor to fair condition. Typical doors to interior rooms are wood with lever handles; however many smaller rooms within classrooms (closets, etc.) still have knobs. Although many of the doors are showing signs of wear and tear, including pronounced veneer delamination, they appear to be in serviceably functional condition.

CASEWORK

Casework is generally limited to the 2007 Addition, and generally appears to be in good condition. Typical casework in the 2000 Addition is plastic laminate.

TOILET ROOMS

Group toilet rooms were renovated in 2015 and are in very good condition. Typical toilet rooms include porcelain plumbing fixtures, solid plastic toilet partitions, ceramic tile floors, and acoustic tile ceilings with recessed lighting. Some toilet rooms also include ceramic tile on the walls. The Kindergarten rooms include single-user toilet rooms that are in poor condition. Additionally, these toilet rooms are significantly smaller than what would be required to make them accessible.

GYMNASIUM

The gymnasium appears to be in good condition. The gymnasium includes VCT flooring and an exposed metal deck with suspended lighting. The gymnasium also includes a stage at the north end of the room. The gymnasium also features translucent panels above the egress doors on the east side of the room.

Summary / Mechanical Elements

MEP ELEMENTS	GENERAL INFO/ MATERIAL	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
3. MEP SYSTEMS									\$15,000	
3.1 MECHANICAL SYSTEMS									\$15,000	
1. COOLING SYSTEMS										
CONDENSING UNIT		15	0	15						Need new for Stage Furnace
CHILLER		25								
PUMPS		20								
DX PIPING		20	0	20						Need new for Stage Furnace+CU
INSULATION		20	20+	0						Need new for Stage Furnace+CU
2. HEATING SYSTEMS										
HW BOILERS		25								
PUMPS		15								
PUMPS		20								
GAS PIPING		30	20+	10						Need new for new furnace unit
INSULATION		15-20								
3. AIR HANDLING SYSTEMS										
ROOFTOP UNITS		20	6	15						All RTU's are new from 2015
ROOFTOP UNITS		15								
FURNACE UNIT		15	15	0					\$15,000	Replace unit for Gym Stage
AIR HANDLING UNITS		25								
AIR HANDLING UNITS		25								
FAN COIL UNITS		15								
UNIT VENTILATORS		25								
TERMINAL DEVICES		15								All new from 2015
EXHAUST FANS		20	6	14						All new from 2015
EXHAUST FANS		20								
DUCTWORK		30	6	24						Need new for furnace unit
INSULATION		15-20	6	9-14						Need new for furnace unit
4. TEMPERATURE CONTROLS										
DDC SYSTEM		20	20+	0						Tie FU into new DDC

Summary | Mechanical Elements

HEATING AND COOLING

Ten (10) packaged DX units serve the entire school. These units were installed in 2015 and are in good working condition. Cooling to the school is provided by these units. Heating to the school is provided by gas heat at the RTUs, and electric baseboard heaters in all classroom areas. The RTUs for the older portions of the school shall continue to serve the school for the foreseeable future and no replacement is necessary. The baseboard heaters were installed in 2015 and will continue to serve the school for the foreseeable future. The stage area of the gymnasium is served by a heating only furnace unit. This unit is past its normal life span and should be replaced in the next 3-5 years.

VAV BOXES

All retrofit and VAV boxes are newly installed in 2015 and shall continue to serve the school for the foreseeable future

EXHAUST FANS

Exhaust fans (EFs) serving the school are original to each addition. These EFs are in good condition and continue to function.

DUCTWORK AND INSULATION

Ductwork and insulation serving the school ranges from old to new. Most of the ductwork and insulation is in good condition and does not require repair or work. However, since some ductwork is old it should be periodically inspected for any damage and repair as required.

CONTROLS

The school District uses Trane Tracer controls. Any newly installed equipment should be added to the existing BAS system.

Summary / Plumbing Elements

MEP ELEMENTS	GENERAL INFO/ MATERIAL	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
3. MEP SYSTEMS										
3.2 PLUMBING / FIRE PROTECTION SYSTEMS									\$240,000	
First DWH		20	20+	0					\$30,000	Includes pump and expansion tank
2nd DWH		20	13	7					\$30,000	
Galvanized Piping		30	30+	0					\$180,000	
Fire Protection										
Plumbing Fixtures		20	20+	0						
SPRINKLERS										

Summary | Plumbing Elements

WATER SERVICE

There are two incoming water services for this building. One is a 3" domestic water service that enters the building at Room 5. It has a water meter with no backflow preventer. The second water service is strictly for fire protection service. It is located in the sprinkler room adjacent to the stage of the 2007 addition.

DOMESTIC HOT WATER

Domestic hot water is being provided by two water heaters. One water heater serves the 2007 addition. It is a 50 gallon gas fired heater with 40,000 BTU/Hr heating capacity. The domestic water heater in Room 5 serves the remainder of the building. It is an A.O. Smith Model FSGT 50 with a storage capacity of 48 gallons and a heating capacity of 60,000 BTU/Hr. The heating plant also consists of an expansion tank and hot water circulating pump.

STORM WATER

Storm water is drained to roof drains which are connected to internal storm piping.

PLUMBING FIXTURES

Most of the public toilet rooms were renovated in 2015. The fixtures in these rooms have wall mounted water closets and urinals. The flush valves and faucets are all sensor operated for lavatories and manual flush valves for water closets and urinals. Thermostatic mixing valves are provided on lavatories. Insulation for traps, angle valves and supplies were observed for accessible lavatories. The remainder of the building, including single-user toilet rooms, have older fixtures with manual flush valves and metering faucets.

DOMESTIC WATER PIPING

The domestic water piping is a mixture of galvanized piping and copper. The 2007 addition is all copper and assumed to be in good condition. The remainder of the building is a mixture of galvanized from the original construction with copper installed for all renovation / repair work.

FIRE PROTECTION SYSTEMS

There are no sprinklers in the older section of the building. The entire 2007 addition is sprinklered.

Summary | Electrical Elements

MEP ELEMENTS	GENERAL INFO/ MATERIAL	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
3. MEP SYSTEMS										
3.3 ELECTRICAL SYSTEMS									\$20,000	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	30	5						480/277V 1200A
MAIN SERVICE #2										
EM ELEC SERVICE										
GENERATOR										
DISTRIBUTION PANELS		30	25	5						Faircondition
BRANCH PANELBOARDS		30	10	20						Good condition
SURGE PROTECTION										SPD not present
2. LIGHTING										
INTERIOR		25	20	5						Recommend replace fluorescent with LED
INTERIOR CONTROLS		25	20	5						Recommend adding occ. sensors
BUILDING EXTERIOR		20	20+	5						Existing,
SITE EXTERIOR		20	10	5						Recommend replace HID with LED
EXTERIOR CONTROLS		20	5	15						Existing in fair condition
EXIT		20	15	5						LED Exit lights
EMERGENCY		20	15	5						EM battery pack
3. BRANCH POWER (RECEPT)										
CLASSROOMS										
4. FIRE ALARM										
MAIN PANEL		20	20	0					\$20,000	Recommend replacing with Voice/Mass Notification System
ANNUNCIATOR		20	20	0						Outdated
INITIATE/ALARM DEVICES		20	20	0						Outdated
5. INTERCOM/PA										
HEAD END		20	20+	0						
DEVICES		20	20	0						
6. CLOCK										
HEAD END		20	20+	0						recommend replacing head end
DEVICES		20	20+	0						Recommend new wireless synchronized clocks

Summary | Electrical Elements

SERVICE ENTRANCE SWITCHBOARDS AND DISTRIBUTION

The existing building has one electrical service located in the main electrical room. It is served from a pad mounted utility company transformer located outside the electrical room exit door. The existing service is rated at 1200 Amps 480/277V. 3 phase 4 wire. It utilizes switch/fuse type distribution and is in fair condition. There are dry-type step down transformers throughout the building to provide the 208/120V power to the branch panelboards. The building does have newer panelboards in most areas while some are original to their construction era. This service has no surge protection. There is no back-up generator at this facility.

LIGHTING

The existing general interior lighting throughout the facility is T8 fluorescent lighting. The lighting is controlled by wall switches. The gym does have LED light fixtures. Lighting levels were observed in most areas and met IES recommendations. It is recommended that all fluorescent lighting be replaced with LED lighting. Additionally, as part of any lighting replacement occupancy and/or daylight sensors shall be added to control the lighting in classrooms, corridors, offices, cafeterias, storage rooms, toilet rooms, etc.

The existing exit lighting appears to be most all LED type. Emergency lighting is provided in most areas by battery type wall packs.

The existing building exterior lighting is LED and full cutoff.

GENERAL POWER / TECHNOLOGY

The existing classrooms have sufficient technology and power.

INTERCOM / PA

The existing Dukane intercom head end system is located in the main office. There are intercom speakers and call switches located throughout the school and communicate with the main office. This system is in good condition.

CLOCK SYSTEM

The clocks appear to be quartz analog clocks that have replaced an older clock system. These are non-synchronized clocks and must be set individually. To have synchronized clocks a new master clock system would need to be added in the main Office, with new wireless clocks added throughout the building.

FIRE ALARM

The existing main fire alarm panel is a Simplex 4002 zoned type with a Notifier NFW-50 addressable type panel "piggy backed" to it and located in an electrical room. This panel and its devices are working and will need to continue to be maintained. The fire alarm annunciator panel is located in the main vestibule.

Note that any new buildings / additions will require a voice evacuation/mass notification type Fire Alarm Control Panel and system. Additionally, if there are a significant amount of renovations to the existing building then it could trigger the need to provide a voice evacuation/mass notification type Fire Alarm Control Panel and system throughout the entire existing facility.

Recommended Priorities

“LIGHT & BRIGHT”

In general little to no interior renovation has occurred in a majority of the classrooms and corridors since the original building and additions were constructed. It is recommended that a renovation be considered to replace the flooring, paint the walls, replace older ceilings, and replace lighting throughout all classroom and corridor spaces; or at least throughout all corridor spaces.

KINDERGARTEN TOILET ROOMS

The Kindergarten rooms include single-user toilet rooms that are in poor condition. Additionally, these toilet rooms are significantly smaller than what would be required to make them accessible. It is recommended that these be considered for renovation to improve accessibility of the toilet rooms. The feasibility of this would need to be further evaluated: Such a renovation would require additional floor area and would make the classrooms correspondingly smaller, which may not be acceptable.

OFFICE / LOBBY

The lobby is currently underutilized. This is a fairly large space that has the potential to be repurposed to a more effective function. Additionally, while the office is located at the main entrance it does not include a way to force visitors through the main office immediately after they enter. It is recommended that renovation of the lobby and office be considered to maximize the functionality of the space, and allow visitors to be redirected into the main office immediately after entering.



Recommended Priorities

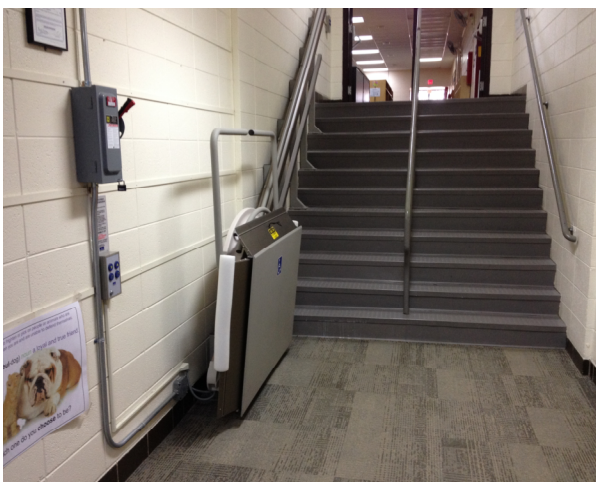


COMMON AREAS

The common areas are larger open spaces that are used for a variety of functions; including the library, small group activities, and technology services. It is recommended that these spaces be considered for renovation to provide task-specific areas that are more specifically designed for the intended uses. Renovation would also allow incorporation of current educational amenities within the common areas.

ELEVATOR

The building currently is a 'split-level' configuration with two sets of stairs. A lift has been provided to provide accessibility between the main and lower levels. It is recommended that a full elevator be considered to allow accessibility between all three levels of the building. The inclusion of an elevator would require a significant remodeling at the interior of the building, and would result in the loss of functional space within the building. As such an elevator is recommended only in conjunction with a larger renovation project that would allow additional elements to be modified in order to accommodate the elevator.



Order of Magnitude Budgets

Required Maintenance

	Years					
Building Envelope						
Roof						
1968 Original Building	1-2	31,000 sf	x \$27	per sf	=	\$837,000
2007 Addition	6-10	9,000 sf	x \$27	per sf	=	\$243,000
SUBTOTAL						\$1,080,000
Mechanical						
Stage Furnace Unit	3-5	1 each	x \$15,000	per each	=	\$15,000
Electrical						
Upgrade Fire Alarm Panel	1-2	1 each	x \$20,000	per each	=	\$20,000
Plumbing						
Galvanized Piping	3-5	1 each	x \$180,000	per each	=	\$180,000
Water Heaters	3-5	2 each	x \$30,000	per each	=	\$60,000
SUBTOTAL						\$240,000
Site						
Parking Lots						
North Lot (reconstruct)	5	14,500 sf	x \$6.50	per sf	=	\$94,250
East Lot (grind and overlay)	10	13,500 sf	x \$1.50	per sf	=	\$20,250
South Loop (grind and overlay)	10	11,000 sf	x \$1.50	per sf	=	\$16,500
Misc. Sidewalk Replacement	3-5	1 each	x \$30,000.00	per each	=	\$30,000
SUBTOTAL						\$161,000
REQUIRED MAINTENANCE SUBTOTAL						\$1,516,000

Recommended Priorities

Renovations						
"Light & Bright" All Classrooms and Corridors	46,000 sf	x \$60	per sf	=	\$2,760,000	
"Light & Bright" School Office	2,200 sf	x \$60	per sf	=	\$132,000	
"Light & Bright" Corridors Only	12,000 sf	x \$60	per sf	=	\$720,000	
Common Area (Main Level)	2,400 sf	x \$100	per sf	=	\$240,000	
Common Area (Lower Level)	2,400 sf	x \$100	per sf	=	\$240,000	
Common Area (Upper Level)	2,400 sf	x \$100	per sf	=	\$240,000	
Office / Lobby Renovation	2,900 sf	x \$250	per sf	=	\$725,000	
Kindergarten Toilet Rooms	8 each	x \$50,000	per each	=	\$400,000	
Elevator (including adjacent renovation)	1 each	x \$500,000	per each	=	\$500,000	