



Griffith Public Schools Multi-Year Capital Plan

Project Number: 217047.00

December 22, 2017



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EXECUTIVE SUMMARY



December 22, 2017

George N. Jerome
Director of Finances &
Operations
Griffith Public Schools
602 N. Raymond
Griffith, IN 46319

Re: Multi-Year Capital Plan
Griffith Public Schools
Griffith, IN
Project No. 217047.00

Dear Mr. Jerome:

We would like to thank you for giving Fanning Howey the opportunity to prepare the Multi-Year Capital Plan (MYCP) for Griffith Public Schools.

On May 2, 2017, Fanning Howey was authorized to proceed with preparing the MYCP in accordance to our Proposal dated April 28, 2017. The proposal is included for reference. The MYCP includes Beiriger Elementary School, Ready Elementary School, Wadsworth Elementary School, Griffith Middle and High School, Football Stadium Press boxes and the Baseball and Softball Press boxes.

Since then, we have met with you on various occasions, Peter Morikis, Superintendent, and other personnel from your administration, maintenance and custodial staff. Members of our team have visited each facility included in the MYCP on different occasions to assess various system conditions. The OA Meeting Reports and Job Visit Reports issued as a result of our visits are included for reference.

As a result of the current conditions of some of the building systems and the need for immediate attention, it was concluded that the MYCP would be prepared in two phases. **Phase 1** addresses immediate needs and **Phase 2** addresses the remaining building systems that are part of the MYCP.

The building systems that are part of **Phase 1** are as follows:

- Roofing
- Windows

The Roofing and Window systems were considered most critical initially due to the current condition at some facilities. Therefore, the preparation of the MYCP related to Phase 1 was to proceed immediately. Our Condition Assessments started on May 18, 2017. These building systems have been observed by our staff. The documents related to Phase 1 are included within.

The building systems that are part of **Phase 2** are as follows:

- Plumbing
- Mechanical
- Electrical
- Site

Our Condition Assessments related to **Phase 2** commenced on June 26, 2017 and was completed in August, 2017. These building systems have been observed by our staff and completed the Condition Assessment forms.

Individual Condition Assessments are prepared for every building system at each facility for both, Phase 1 and Phase 2. This process consisted of observing and assessing the condition at each of the building systems referenced above

and procuring information from building staff. Based on our on-site observations and information received, we were able to determine if the building system was considered satisfactory, marginal, or unsatisfactory.

Based on our system Condition Assessments, we then identified the priority level from low to high as to when a building element or condition needed to be addressed. With the priority level in mind, we then projected, within the next 10-years, when the element should be addressed by Griffith Public Schools. This is a judgment call based on professional experience, observations and discussions with your staff, and our consultants when necessary. We used both Condition Assessments and warranty information, if available, in determining the Project Start calendar year. We focused more on the actual condition of the building system being observed than the manufacturer's warranty period, where the warranty information was able to be determined.

During our Condition Assessments, particularly related to the roof systems, we observed other exterior façade conditions potentially detrimental to the weather tightness of the facility, such as masonry distress. We felt it necessary to appraise Griffith Public Schools of the condition and identified same within the Condition Assessments, even though not directly related to roof system.

Once the Project Start calendar year was determined, the Opinion of Probable Costs is identified for the condition noted for each facility in the Plan. Each subsequent calendar year takes into account, an increase of five percent annually from 2017. Costs related to roofing are based on a recently bid and awarded Project at Gavit High School for the School City of Hammond. We used the average of the four bids received to determine a square foot cost, and then calculated the Opinion of Probable Costs for the respective roof area. The Opinion of Probable Costs related to the Window Systems was procured from our discussion with EFCO, an aluminum window manufacturer.

When all of the information was identified on the individual Condition Assessment forms for a specific facility and building system, we then prepared the Overall Condition Assessment Summary. This Summary identifies each facility, each building system, and the total respective cost under the Project Start. This Summary identifies the funds that should be budgeted for Calendar Year 2017 through 2026 for all facilities. Please note that these budgeted funds do not include soft costs related to the preparation of Construction Documents, Bidding and Construction Administration for the various Scopes of Work. In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year.

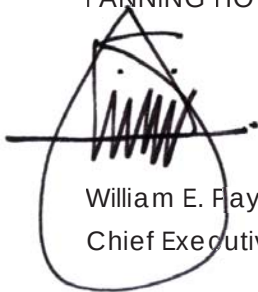
We feel there is a substantial amount of information contained with the Plan. Once you have the opportunity to review the information, we feel it would be a benefit to all involved to meet and discuss the contents and implementation of the Plan.

As stated in the opening of the Executive Summary, we very much appreciate and extend our thanks to Griffith Public Schools for allowing Fanning Howey to prepare the Multi-Year Capital Plan.

We look forward to hearing from you to continue our discussion.

Sincerely,

FANNING HOWEY



William E. Payne, AIA, LEED AP
Chief Executive Officer / Principal



Edward J. Sawa, LEED AP BD+C
Project Manager / Principal

OWNER/ARCHITECT MEETING REPORT



OWNER/ARCHITECT MEETING REPORT

Griffith Public Schools
Griffith, Indiana

Date: May 9, 2017

Re: Multi-Year Capital Plan
Griffith Public Schools
Griffith, IN
Project No. 217047.00

Present: Griffith Public Schools
Peter Morikis, Superintendent
George N. Jerome, Director of Finances and Operations
Megan Damron, Human Resources & Financial Director
Kevin Huzzie, Maintenance Buildings and Grounds Director

Fanning Howey (FH)
Edward J. Sawa

Purpose: Kick-off Meeting for development of the Master Multi-Year Capital Plan

1. FH distributed a handwritten list of items to start this meeting. Please refer to attachment.
2. The main contact for project communications is George Jerome. The second contact is Megan Damron.
3. Kevin Huzzie will be the main contact for procurement and issuance of project related records for each of the existing facilities. Kevin's cell phone number is (219) 742-6047.
4. The names of the FH team members are as follows:

William E. Payne, AIA, LEED AP, Project Executive / Principal

Edward J. Sawa, LEED AP BD+C, Project Manager / Principal

Al Fitzpatrick, AIA, Project Manager

Gary L. Matthews, AIA, LEED Green Associate, Project Manager/Architect

Angel Roger Benalcazar, Project Manager

The above referenced team members will be primarily associated with Phase 1, which is related to the observations and assessments of the windows and roofing systems. FH will advise as to the team members to be assigned to Phase 2.
5. FH noted the following items that should be procured in regards to the roofing systems:
 - a. Existing guarantees currently in effect.
 - b. Warranties that have expired.

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OWNER/ARCHITECT MEETING REPORT

Multi-Year Capital Plan
Griffith Public Schools
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May 9, 2017
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- c. Records pertaining to when roof systems have been removed and replaced.
 - d. Location of leaks and/or issues that are currently being experienced by the staff within each of the schools.
 - e. Kevin Huzzie will procure this information.
- Preliminary roof information offered at this meeting was as follows:
- a. **Beiriger Elementary School:** A new roof system was installed in 2010, which included the removal of the existing roof system in its entirety down to the structural deck elevation. The roof area at the east hallway remained in place up to the point of new connection.
 - b. **Wadsworth Elementary School:** The entire roof at this facility was replaced in 2016
 - c. **Ready Elementary School:** The roof system at the gymnasium was replaced in 2016. The balance of the roof area at this facility was replaced in 1999. The single-ply sheet membrane roof system at the cafeteria is currently in a failed condition and is no longer adhered to the substrate. Temporary sand bags have been placed over this roof membrane as a means of securement.
 - d. **Griffith Middle School:** Approximately 50 percent of the existing roof system was replaced in its entirety in 2003. No other reroofing operations have been performed on the remaining 50 percent of this roof area.
 - e. **Griffith High School:** A portion of the existing roof was replaced in 2007.
6. FH noted the following items that should be procured in regards to the windows:
- a. Existing Warranties currently in effect.
 - b. Warranties that have expired.
 - c. Records pertaining to when windows have been removed and replaced.
 - d. Location of leaks and/or issues that are currently being experienced by the staff within each of the schools.
 - e. Kevin Huzzie will procure this information.
7. The following information was offered about the construction of the existing facilities:
- a. Ready Elementary School: was constructed in 1958.
 - b. Wadsworth Elementary: School was constructed in 1966.

OWNER/ARCHITECT MEETING REPORT

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Griffith, IN
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- c. Beiriger Elementary School: was constructed in 1970. Renovations were completed in 2010
 - d. Griffith Middle and High Schools: were constructed in 1950.
 - e. These dates should be confirmed.
8. Kevin Huzzie will develop lists for each of the facilities that identify issues or conditions that are being experienced at each of the facilities related to windows and roofing systems. This information will be beneficial in the preparation of the Multi-Year Capital Plan. It is thought this information will be forwarded to FH no later than May 15, 2017.
9. Kevin Huzzie will procure 8-1/2-inch x 11-inch key plans for each of the facilities.
10. George Jerome indicated he is discussing assessments related to the dining room equipment and will address outside of the Multi-Year Capital Plan.
11. FH previously completed mechanical upgrades to Beiriger Elementary School under Project No. 207142.00, which was completed in 2008.
12. FH previously completed a roofing replacement project at Griffith Middle and Griffith High School under Project No. 206123.00, which was completed in 2007.
13. The roof system at Wadsworth Elementary School was recently replaced and leaks are still being experienced.
14. At Ready Elementary School, window screens no longer available, therefore, the operable windows are not utilized.
15. The roof and window systems at the football field press boxes were upgraded 10-12 years ago.
16. FH revisited the Proposal dated April 28, 2017, that identified the Scope of Work to prepare Multi-Year Capital Plan, and the Preliminary Major Task Schedule identified in the Proposal. Because of this Preliminary Major Task Schedule, FH presented a more detailed schedule for the development of the Multi-Year Capital Plan. A copy of the preliminary schedule was distributed to all present. The schedule was reviewed, which identified Phase 1 and Phase 2. Phase 1 addressed the window and roofing observations. Phase 2 addresses the site and building assessments. FH indicated the primary focus, at this time, was on Phase 1. The start dates were identified for both assessment areas. Following review of the schedule for Phase 1, the schedule was acceptable. The roofing observations will start on May 18, 2017, in lieu of May 17, 2017, as illustrated on ID No. 16. Further clarification will be needed to confirm the dates when actual visits will occur at each of the facilities for both areas of assessments. Please refer to the attachment.
- Phase 2 needs to be further developed, as the preliminary schedule currently reflects the same start dates and number of days for assessments. FH will advise when the schedule is further defined.

OWNER/ARCHITECT MEETING REPORT

Multi-Year Capital Plan
Griffith Public Schools
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- Following review of the Phase 2 preliminary schedule and proposed submission of the final Multi-Year Capital Plan to Griffith Public Schools by November 30, 2017, this schedule was considered acceptable as well. Some adjustments may be necessary later. The initial goal set with George was to have the Multi-Year Capital Plan submitted by December 31, 2017.
- 17. Kevin Huzzie indicated that a Johnson Controls Metasys building management system is employed that serves each of the facilities within the school corporation.
 - 18. Kevin Huzzie noted that Beiriger Elementary School is the only facility that is equipped with a two pipe heating and cooling system. All other facilities are equipped with a four-pipe system.
 - 19. Griffith Middle School and Griffith High School can be accessed after 2:30 p.m. Monday through Friday. The Elementary Schools can be accessed after 3:00 p.m. Rooms such as dining rooms and media centers may be able to be accessed earlier if arranged in advance with the Principal at each facility.
 - 20. Kevin Huzzie reviewed with FH, the existing severed copper piping sections above the ceiling elevation of Corridor H1 after the meeting. It appears these piping sections extended up to a unit ventilator that was removed from the exterior corridor wall at H2. Kevin noted that after rainstorms, water is observed dripping from the piping at the H1 corridor ceiling space. It appears storm water is somehow penetrating the exterior façade and entering piping that is most probably cut flush with the H2 corridor floor.
 - 21. Kevin Huzzie reviewed with FH, the lift area outside of E Hall. He noted that after heavy rains, the carpet at the floor level at the low point of the lift becomes saturated. The location of condition of the existing below slab storm piping is not known at this time.
 - 22. Kevin Huzzie reviewed with, a floor area just outside of E Hall in the area of Room E104b. The floor carpet becomes saturated next to an existing masonry pier. There is an existing copper piping section visible from within Room E104b. Selective demolition operations have taken place to determine the source of the moisture. The source of the moisture has not been determined at this point.

Edward J. Sawa, LEED AP BD+C
Project Manager / Principal

ejs/mm

attachments

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GRIFFITH PUBLIC SCHOOLS.

M.Y.C.P.

- 1. MAIN CONTRACT FOR CAVALRY.
- 2. SECOND
- 3. HEAD MAINTENANCE / CUSTODIAL.

TEAM

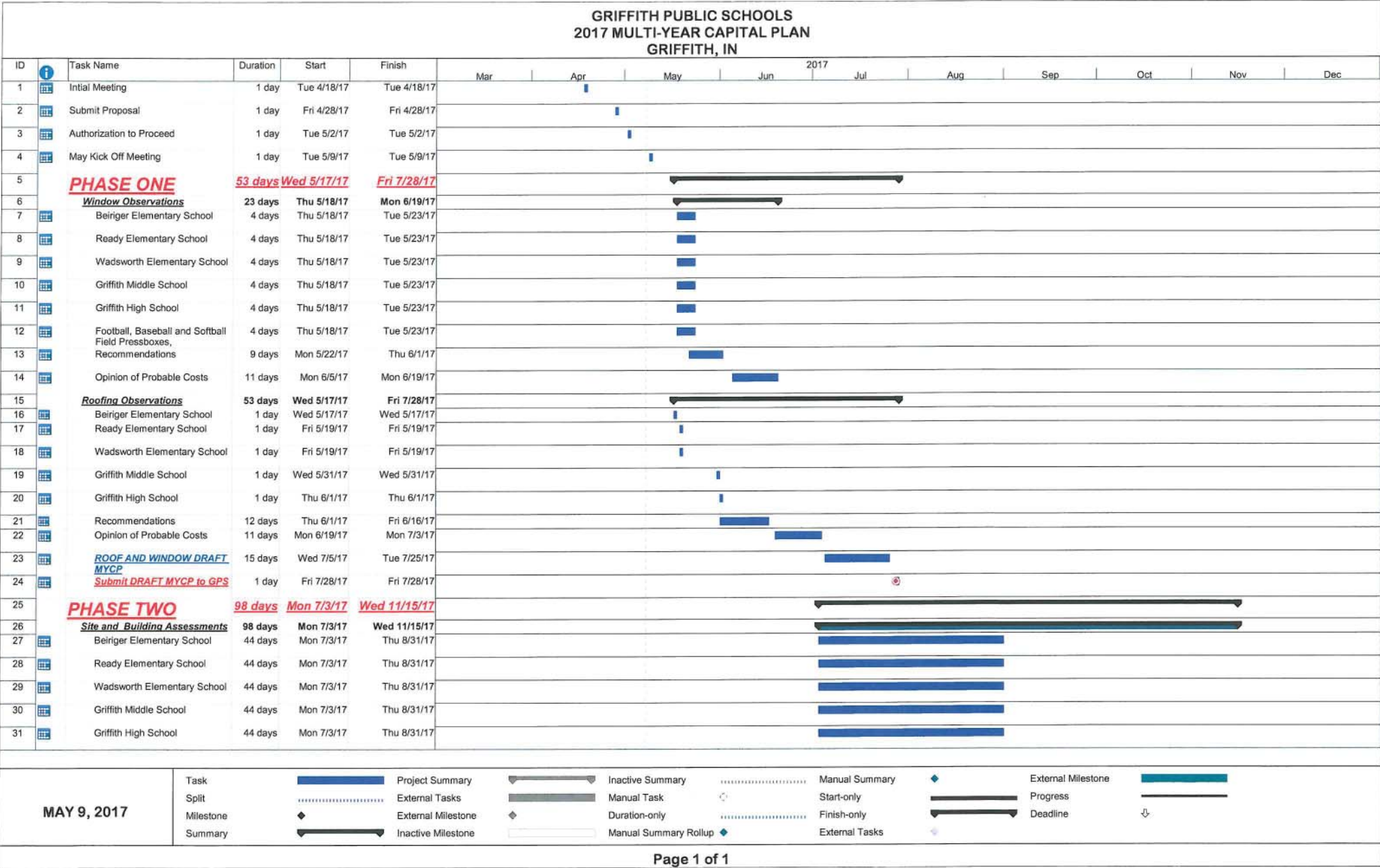
- B. PAYNE
- A. FURSPATRICK
- G. MATTHEWS
- L. MOCK
- A. BENELCZAK
- E. SOWA
- F.F.O.

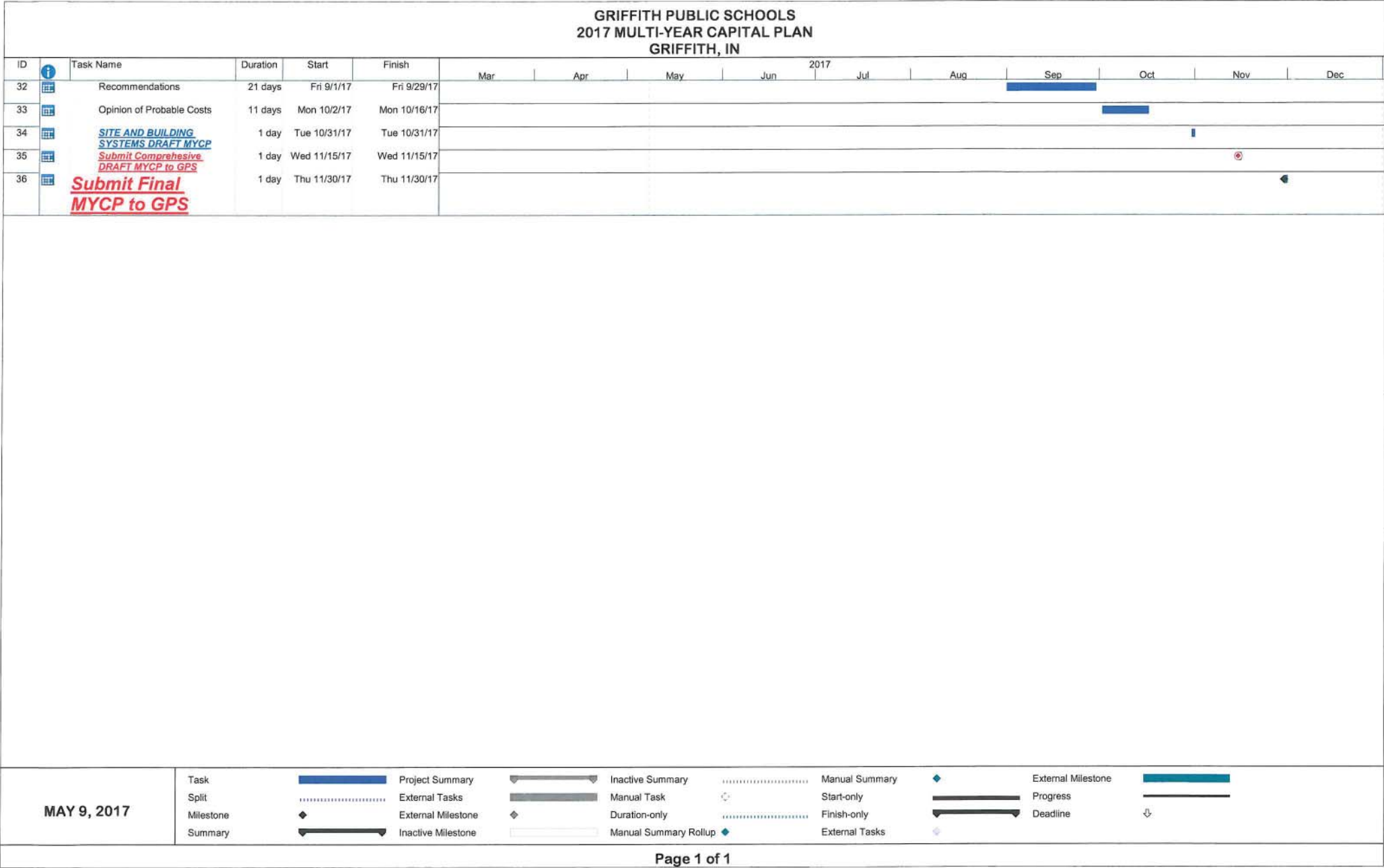
ROOF INFO.

- 1. CONTACT PERSON & GPS
- 2. WARRANTY
- 3. ROOF REPLACEMENTS
- 4. LEAKS / ISSUES.
- 5. 8 1/2 x 11 KEY EVACUATION PLANS.

WINDOWS

- 1. CONTACT PERSON & GPS
- 2. WARRANTY
- 3. REPLACEMENTS OF SYSTEMS
- 4. LEAKS / OPERATION ISSUES





OWNER/ARCHITECT MEETING REPORT

Griffith Public Schools
Griffith, Indiana

Date: August 10, 2017

Re: Multi-Year Capital Plan
Griffith Public Schools
Griffith, IN
Project No. 217047.00

Present: Griffith Public Schools
George N. Jerome, Director of Finances and Operations

Fanning Howey (FH)
Edward J. Sawa

Purpose: Review development of the Multi-Year Capital Plan

1. In May 2017, Fanning Howey (FH) was authorized to proceed on preparing a Multi-Year Capital Plan (MYCP). The MYCP focuses on roof, windows, plumbing, HVAC, electrical and site building systems. The MYCP addresses the following facilities:
- a. Beiriger Elementary School
 - b. Wadsworth Elementary School
 - c. Ready Elementary School
 - d. Griffith Middle School
 - e. Griffith High School
 - f. Football Stadium Press Boxes
 - g. Baseball/Softball Stadium Press Boxes

On July 28, 2017, FH hand delivered two draft copies of the MYCP, dated July 28, 2017, addressing the roof and window building systems, which are considered to be under Phase 1. These copies were delivered to the attention of Mr. Jerome for his review and comment as these were considered drafts.

Phase 2 addresses plumbing, HVAC, electrical and site building systems.

2. A meeting was scheduled today with Mr. Jerome, to review his comments respective to the draft copy. Mr. Jerome indicated the MYCP met his expectations and he was pleased with the information the Phase 1 draft provided. Mr. Jerome was able to review each page included in the Phase 1 draft.

FH will; however, revise the Executive Summary to reflect the address of the Administration Offices. We also discussed including tabs in the MYCP identifying Phase 1, Overall Summary, Beiriger, Wadsworth and Ready Elementary Schools, etc. Including these revisions in the final MYCP for both Phase 1 and 2 would be acceptable. FH will address accordingly.

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Multi-Year Capital Plan
Griffith Public Schools
Griffith, IN
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August 10, 2017
Page 2

3. FH presented Mr. Jerome with a reimbursable invoice for consideration related to scanning various sets of construction drawings for the Beiriger, Wadsworth and Ready Elementary Schools, Griffith Middle and High Schools for preparation of the Plan. Mr. Jerome indicated this was an acceptable reimbursable expense and would process accordingly.
- FH and Mr. Jerome visited the website of raplanroom.com, under private projects, with Keynote Griffith, where all of the scanned Construction Documents could be observed. Mr. Jerome was able to review after downloading these files. FH was to contact Kevin Brown at Reprographic Arts regarding the potential of scanning other documents as determined by Mr. Jerome.
4. FH asked Mr. Jerome to forward the last three-years of bills for gas and electric utilities for each facility in the MYCP. Mr. Jerome will procure this information and forward to FH for use in preparing the MYCP for Phase 2.
5. FH will contact Mr. Jerome during the development of the Condition Assessment Forms related to Phase 2 are nearing completion, similar to the approach used for Phase 1. The date for this meeting will be confirmed.

Edward J. Sawa, LEED AP BD+C
Project Manager / Principal

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JOB VISITS



JOB VISIT NO. 1

Date: May 18, 2017
By: Edward J. Sawa

MULTI-YEAR CAPITAL PLAN
GRIFFITH PUBLIC SCHOOLS
Griffith, IN
Project No. 217047.00

Present: Kevin Huzzie, Supervisor of Buildings and Grounds and Jim Messmer, Maintenance Operations, **Griffith Public Schools**; Luther Mock, **Foursquare Solutions**; John Stelter, **EFCO Corporation**; Al Fitzpatrick, Gary Matthews and Angel Benalcazar, **Fanning Howey (FH)**

Following is a report of our observations on the above date. If you find anything with which you disagree, please inform us, in writing, within 10 calendar days of receipt.

THE FOLLOWING ITEMS WERE OBSERVED:

- 1. Condition assessments commenced today for Phase 1 related to the Roof and Window systems at various facilities. This process will continue on Friday, May 19, 2017.
- 2. Jim Messmer will be involved with the condition assessments for Phase 2 related to the Site and Building systems at various facilities. The date as to when condition assessments will commence is to be confirmed.

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JOB VISIT NO. 2
Date: May 19, 2017
By: Edward J. Sawa

MULTI-YEAR CAPITAL PLAN
GRIFFITH PUBLIC SCHOOLS
Griffith, IN
Project No. 217047.00

Present: Kevin Huzzie, Supervisor of Buildings and Grounds, **Griffith Public Schools**; Luther Mock, **Foursquare Solutions**; Gary Matthews **Fanning Howey (FH)**

Following is a report of our observations on the above date. If you find anything with which you disagree, please inform us, in writing, within 10 calendar days of receipt.

THE FOLLOWING ITEMS WERE OBSERVED:

- 1. FH continued condition assessments today for Phase 1 related to the Roof and Window systems at various facilities. This process will continue.

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JOB VISIT NO. 3
Date: May 31, 2017
By: Edward J. Sawa

MULTI-YEAR CAPITAL PLAN
GRIFFITH PUBLIC SCHOOLS
Griffith, IN
Project No. 217047.00

Present: Christina Edward, Custodial Operations, **Griffith Public Schools**; Luther Mock, **Foursquare Solutions**

Following is a report of our observations on the above date. If you find anything with which you disagree, please inform us, in writing, within 10 calendar days of receipt.

THE FOLLOWING ITEMS WERE OBSERVED:

- 1. FH continued the preparation of the condition assessments related to the single ply sheet membrane roofing at Beiriger Elementary School today as part of Phase 1. The shingle roof systems for the softball and baseball press boxes were observed.

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JOB VISIT NO. 4
Date: June 1, 2017
By: Edward J. Sawa

MULTI-YEAR CAPITAL PLAN
GRIFFITH PUBLIC SCHOOLS
Griffith, IN
Project No. 217047.00

Present: George N. Jerome, Director of Finances and Operations, **Griffith Public Schools**

Following is a report of our observations on the above date. If you find anything with which you disagree, please inform us, in writing, within 10 calendar days of receipt.

THE FOLLOWING ITEMS WERE OBSERVED:

1. FH contacted Mr. Jerome to meet today to review the status of the condition assessments. Our team has observed the windows and roof systems at Beiriger, Ready and Wadsworth Elementary Schools, along with Griffith Middle School and Griffith High School. The football, baseball and softball field press boxes were also observed. This process is continuing.
2. The formats for the condition assessment and multi-year schedule were revisited that were part of the Proposal for this Project.
3. Mr. Jerome was presented with the condition assessment form in 11x17 format, which addressed the conditions of the respective building elements, opinion of probable costs and the calendar year for when repairs and/or replacements should be scheduled. Please refer to the attachment. Following review, Mr. Jerome thought this was an appropriate format so that all information can be observed from a single sheet.
4. Mr. Jerome indicated it would be of value to be able to identify which of the facilities would have greater priorities. It was concluded this information should be able to be derived from the calendar year schedule that would identify how soon repairs and/or replacements should occur. This was an acceptable approach with Mr. Jerome.

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JOB VISIT NO. 5
Date: June 12, 2017
By: Edward J. Sawa

MULTI-YEAR CAPITAL PLAN
GRIFFITH PUBLIC SCHOOLS
Griffith, IN
Project No. 217047.00

Present: George N. Jerome, Director of Finances and Operations, **Griffith Public Schools**

Following is a report of our observations on the above date. If you find anything with which you disagree, please inform us, in writing, within 10 calendar days of receipt.

THE FOLLOWING ITEMS WERE OBSERVED:

1. FH contacted Mr. Jerome about meeting today. Mr. Jerome was available.
2. FH presented Mr. Jerome with an updated format for the Condition Assessment Form for use in the Multi-Year Capital Plan. FH explained the revisions taking into account the observations, recommendations, conditions and priorities. Mr. Jerome thought the revisions were acceptable and FH will proceed accordingly. Please refer to the attached.
3. Mr. Jerome confirmed the first year for the Multi-Year Capital Plan, related to the start date, should be 2017.
4. FH advised Mr. Jerome of the following team members that will be related to Phase II. Phase II will address plumbing, mechanical, electrical and site assessments. The team members are as follows:
 - a. Stephen Hopf, Mechanical Designer
 - b. Ronald Himler, Electrical Designer
 - c. Jeffrey Bolinger, Landscape Architect

FH indicated we are focusing on the end of June or beginning of July 2017 to start the condition assessments related to the above Scopes of Work. These dates will be confirmed and Mr. Jerome will be advised.

5. Mr. Jerome would like to discuss the mechanical and building management systems related to the existing gymnasium with Steve Hopf during his site visits. This discussion will take place prior to or after the condition assessment related to this space. This will be confirmed by Mr. Hopf.
6. Mr. Jerome indicated the building management system has been upgraded to Metasys® 8.0. The previous version was 6.0.
7. FH will reach out to Jim Messmer, Maintenance Operations, after his vacation, and ask that a list be prepared that address plumbing and mechanical issues being experienced at each facility where applicable.

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JOB VISIT NO. 6

Date: June 15, 2017
By: Edward J. Sawa

MULTI-YEAR CAPITAL PLAN
GRIFFITH PUBLIC SCHOOLS
Griffith, IN
Project No. 217047.00

Present: Kevin Huzzie, Supervisor of Buildings and Grounds, **Griffith Public Schools**; Chris Walsh and Jeff Dobis, **Mechanical Concepts, Inc.**; Steve Hopf, **Fanning Howey (FH)** via conference call

Following is a report of our observations on the above date. If you find anything with which you disagree, please inform us, in writing, within 10 calendar days of receipt.

THE FOLLOWING ITEMS WERE OBSERVED:

1. FH contacted Kevin and asked if we could meet to discuss the existing mechanical systems in each of the facilities in advance of Phase 2 assessments. This was acceptable with Kevin. A telephone conference call was held with Steve to discuss the components of the existing mechanical systems.
2. Mechanical Concepts, Inc. was present at Griffith High School addressing chiller issues. While present, Chris along with Kevin described the mechanical systems at each of the facilities. It was concluded that the on-site assessments for Phase 2 would start on June 26, 2017, at 1:00 p.m. at Beiriger Elementary School. Kevin and Jim Messmer, Maintenance Operations will be present.

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JOB VISIT NO. 7

Date: June 26, 2017
By: Edward J. Sawa

MULTI-YEAR CAPITAL PLAN
GRIFFITH PUBLIC SCHOOLS
Griffith, IN
Project No. 217047.00

Present: Kevin Huzzie, Supervisor of Buildings and Grounds and Jim Messmer, Maintenance Operations, **Griffith Public Schools**; Steve Hopf, Ron Himler and Jeff Bolinger, **Fanning Howey (FH)**

Following is a report of our observations on the above date. If you find anything with which you disagree, please inform us, in writing, within 10 calendar days of receipt.

THE FOLLOWING ITEMS WERE OBSERVED:

1. FH started the Condition Assessments related to Phase II today. Phase II addresses the plumbing, mechanical and electrical systems along with site assessments.
2. Beiriger Elementary School was visited today.
3. The Condition Assessments related to Phase II will continue on June 27, 2017 at Griffith Middle School and Griffith High School.

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JOB VISIT NO. 8

Date: June 27, 2017
By: Edward J. Sawa

MULTI-YEAR CAPITAL PLAN
GRIFFITH PUBLIC SCHOOLS
Griffith, IN
Project No. 217047.00

Present: Kevin Huzzie, Supervisor of Buildings and Grounds and Jim Messmer, Maintenance Operations, **Griffith Public Schools**; Steve Hopf and Ron Himler, **Fanning Howey (FH)**

Following is a report of our observations on the above date. If you find anything with which you disagree, please inform us, in writing, within 10 calendar days of receipt.

THE FOLLOWING ITEMS WERE OBSERVED:

1. Phase II Condition Assessments continued today at Griffith Middle School and Griffith High School.
2. Steve and Ron met with George Jerome, Director of Finances and Operations, at the end of the day to discuss the preparation of the Condition Assessments.
3. The Phase II Condition Assessments will continue on June 28, 2017 at Griffith Middle School and Griffith High School, and then proceed to Ready Elementary School.

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JOB VISIT NO. 9

Date: June 28, 2017
By: Edward J. Sawa

MULTI-YEAR CAPITAL PLAN
GRIFFITH PUBLIC SCHOOLS
Griffith, IN
Project No. 217047.00

Present: Kevin Huzzie, Supervisor of Buildings and Grounds and Jim Messmer, Maintenance Operations,, **Griffith Public Schools**; Steve Hopf and Ron Himler, **Fanning Howey (FH)**

Following is a report of our observations on the above date. If you find anything with which you disagree, please inform us, in writing, within 10 calendar days of receipt.

THE FOLLOWING ITEMS WERE OBSERVED:

1. Condition Assessments continued this morning related to plumbing, mechanical and electrical systems at Griffith Middle School and Griffith High School.
2. Condition Assessments were also performed at Ready Elementary School today.
3. Condition Assessments will be performed at Wadsworth Elementary School June 29, 2017.

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JOB VISIT NO. 10

Date: July 10, 2017
By: Edward J. Sawa

MULTI-YEAR CAPITAL PLAN
GRIFFITH PUBLIC SCHOOLS
Griffith, IN
Project No. 217047.00

Present: George N. Jerome, Director of Finances and Operations, **Griffith Public Schools**

Following is a report of our observations on the above date. If you find anything with which you disagree, please inform us, in writing, within 10 calendar days of receipt.

THE FOLLOWING ITEMS WERE OBSERVED:

1. Fanning Howey (FH) previously met with Mr. Jerome to review and modify the Condition Assessment Form to be used for the development of the Multi-Year Capital Plan. The format has evolved to meet the expectations of Mr. Jerome.

Mr. Jerome was available today to discuss and review the status of the Condition Assessments related to the roof systems. Aerial photographs were reviewed that identify numerically, the various roof areas at each facility. The Condition Assessment Forms were reviewed that relate to the specific facility and assess the roof system as satisfactory, marginal, or unsatisfactory. This Condition Assessment Form then identified the calendar year as to when improvements or replacements should be considered by Griffith Public Schools. The Condition Assessment Form also identified other items of Work such as roof maintenance and Work related to the exterior facades observed from roof elevations that should be considered by Griffith Public Schools, even though items may not be related directly to the roof system. Following review of the aerial photographs and Condition Assessment Form, we then reviewed the Overall Condition Summary that identified each facility individually, and the individual building systems being observed under each of the facilities. The Overall Condition Summary then identified the total cost (per calendar year) for the Multi-Year Capital Plan. FH explained the costs related to the window systems at each facility is currently in process and will be identified within the Phase I draft Multi-Year Capital Plan. The draft Multi-Year Capital Plan is to be delivered to Mr. Jerome by July 31, 2017.

Following review of the above documents, Mr. Jerome confirmed compliance with his expectations.

FH is to proceed accordingly. Once the draft is submitted as described above, Mr. Jerome will advise of any revisions that may be necessary.

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JOB VISIT NO. 11

Date: July 28, 2017
By: Edward J. Sawa

MULTI-YEAR CAPITAL PLAN
GRIFFITH PUBLIC SCHOOLS
Griffith, IN
Project No. 217047.00

Present: Office Staff, **Griffith Public Schools**

Following is a report of our observations on the above date. If you find anything with which you disagree, please inform us, in writing, within 10 calendar days of receipt.

THE FOLLOWING ITEMS WERE OBSERVED:

1. Fanning Howey (FH) hand delivered to the attention of George N. Jerome, Director of Finances and Operations, two draft copies of the Multi-Year Capital Plan for Phase 1 related to Roof and Window building systems.

FH also forwarded to Mr. Jerome, electronically, a .pdf copy of the Multi-Year Capital Plan. FH asked that Mr. Jerome contact us so that we can schedule a meeting to review possible revisions in the Phase 1 draft plan.

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JOB VISIT NO. 13

Date: November 21, 2017
By: Edward J. Sawa

MULTI-YEAR CAPITAL PLAN
GRIFFITH PUBLIC SCHOOLS
Griffith, IN
Project No. 217047.00

Present: George N. Jerome, Director of Finances and Operations, **Griffith Public Schools**

Following is a report of our observations on the above date. If you find anything with which you disagree, please inform us, in writing, within 10 calendar days of receipt.

THE FOLLOWING ITEMS WERE OBSERVED:

1. A final draft of the Multi-Year Capital Plan (MYCP), dated October 28, 2017, was previously hand delivered to Mr. Jerome for review and comment. It was concluded a follow-up meeting would be held today to discuss revisions that are to be incorporated in the MYCP. Some items that should be revised were reviewed.
2. An additional follow-up meeting will occur on November 29, 2017 at 8:30 a.m. This meeting will address any other review items that need to be incorporated into the final MYCP.
3. The final MYCP will be delivered to Mr. Jerome December 31, 2017.

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JOB VISIT NO. 14

Date: November 27, 2017
By: Edward J. Sawa

MULTI-YEAR CAPITAL PLAN
GRIFFITH PUBLIC SCHOOLS
Griffith, IN
Project No. 217047.00

Present: George N. Jerome, Director of Finances and Operations, **Griffith Public Schools**

Following is a report of our observations on the above date. If you find anything with which you disagree, please inform us, in writing, within 10 calendar days of receipt.

THE FOLLOWING ITEMS WERE OBSERVED:

1. FH met with Mr. Jerome to confirm if there are any other revisions that need to be included in the Multi-Year Capital Plan (MYCP) as a result of the continued review process. Mr. Jerome and FH discussed revisions. FH will proceed accordingly.
2. FH indicated that we would finalize all revisions by December 15, 2017, and start the assembly of the MYCP. Mr. Jerome indicated that a total of 9 copies of the MYCP should be prepared along with an electronic copy. FH will proceed accordingly.
3. Mr. Jerome indicated that it is acceptable that the copies of the MYCP, including the USB can be delivered by December 31, 2017. FH will proceed accordingly.

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OVERALL CONDITION ASSESSMENTS SUMMARY



Overall Condition Assessments Summary

Project Start										
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
SCHOOL										
Project Summary										
Building Systems										
BEIRIGER ELEMENTARY SCHOOL										
Roofing	\$3,550	\$15,465	\$3,848	\$4,041	\$4,243	\$4,455	\$4,678	\$4,911	\$5,157	\$5,415
Windows	\$300	\$315	\$1,531	\$347	\$365	\$383	\$402	\$422	\$443	\$465
Plumbing	\$18,289	\$28,703	\$20,164	\$21,172	\$22,230	\$23,342	\$24,509	\$25,734	\$27,021	\$28,372
Mechanical	\$45,824	\$57,010	\$50,411	\$52,931	\$55,578	\$58,357	\$61,275	\$64,338	\$67,555	\$70,933
Electrical	\$0	\$315,000	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$650,000
Site	\$ -	\$ 13,000	\$ -	\$ -	\$ -	\$ 58,000	\$ -	\$ -	\$ -	\$ 151,234
Sub-Total	\$67,963	\$429,493	\$135,954	\$78,491	\$82,416	\$144,537	\$90,864	\$95,405	\$100,176	\$906,419
READY ELEMENTARY SCHOOL										
Roofing	\$375,100	\$15,150	\$852,669	\$1,448	\$1,520	\$1,596	\$1,676	\$1,760	\$1,848	\$1,940
Windows	\$12,933	\$1,602	\$17,204	\$347	\$365	\$145,297	\$402	\$422	\$443	\$465
Plumbing	\$13,610	\$21,791	\$15,005	\$15,755	\$16,543	\$17,370	\$18,239	\$19,151	\$20,108	\$21,114
Mechanical	\$34,024	\$524,725	\$37,511	\$39,387	\$41,356	\$43,424	\$45,595	\$47,875	\$50,269	\$52,782
Electrical	\$0	\$91,000	\$1,342,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site	\$0	\$36,000	\$0	\$0	\$0	\$112,560	\$0	\$0	\$0	\$138,115
Sub-Total	\$435,667	\$690,268	\$2,264,389	\$56,937	\$59,784	\$320,247	\$65,912	\$69,208	\$72,668	\$214,416
WADSWORTH ELEMENTARY SCHOOL										
Roofing	\$2,700	\$28,830	\$2,867	\$3,010	\$3,160	\$3,318	\$3,484	\$3,658	\$3,841	\$4,033
Windows	\$300	\$4,715	\$331	\$347	\$365	\$17,383	\$402	\$422	\$443	\$465
Plumbing	\$13,500	\$14,175	\$14,884	\$15,628	\$16,409	\$17,230	\$18,091	\$18,996	\$19,946	\$20,943
Mechanical	\$33,750	\$42,438	\$37,209	\$39,070	\$41,023	\$43,075	\$45,228	\$47,490	\$49,864	\$52,357
Electrical	\$0	\$88,000	\$88,000	\$826,000	\$0	\$0	\$0	\$0	\$0	\$0
Site	\$0	\$30,500	\$0	\$0	\$0	\$46,500	\$0	\$19,000	\$0	\$123,000
Sub-Total	\$50,250	\$208,658	\$143,291	\$884,055	\$60,957	\$127,506	\$67,205	\$89,566	\$74,094	\$200,798

Overall Condition Assessments Summary

	Project Start									
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
SCHOOL										
Project Summary										
Building Systems										
GRIFFITH MIDDLE AND HIGH SCHOOL										
Roofing	\$19,700	\$103,556	\$1,287,622	\$1,648,888	\$6,807	\$7,147	\$7,505	\$7,880	\$8,274	\$4,262,862
Windows	\$13,483	\$20,727	\$14,741	\$463	\$486	\$43,944	\$536	\$563	\$591	\$621
Plumbing	\$61,346	\$1,082,663	\$62,121	\$65,228	\$68,489	\$71,913	\$75,509	\$79,284	\$83,249	\$87,411
Mechanical	\$140,865	\$611,408	\$155,304	\$163,069	\$171,222	\$179,783	\$188,773	\$198,211	\$1,583,122	\$218,528
Electrical	\$0	\$210,000	\$14,500	\$0	\$0	\$0	\$0	\$0	\$0	\$1,724,000
Site		\$29,000	\$0		\$0	\$292,045	\$0	\$0	\$0	\$97,000
Site (Athletic)		\$78,322	\$0	\$0	\$0	\$314,575	\$0	\$0	\$0	\$817,705
Sub-Total	\$235,394	\$2,135,676	\$1,534,288	\$1,877,648	\$247,004	\$909,407	\$272,323	\$285,938	\$1,675,236	\$7,208,127
FOOTBALL STADIUM PRESS BOXES										
Roofing	\$2,950	\$8,620	\$441	\$463	\$25,286	\$511	\$536	\$563	\$591	\$621
Windows		\$9,950	\$1,800							
Plumbing	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Mechanical	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Electrical	\$-	\$52,500	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Sub-Total	\$2,950	\$71,070	\$2,241	\$463	\$25,286	\$511	\$536	\$563	\$591	\$621
BASEBALL AND SOFTBALL STADIUM PRESS BOXES										
Roofing	\$500	\$525	\$551	\$579	\$608	\$638	\$670	\$704	\$739	\$776
Windows			\$700							
Plumbing	\$200	\$210	\$221	\$232	\$243	\$255	\$268	\$281	\$295	\$310
Mechanical	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Electrical	\$-	\$71,500	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Sub-Total	\$700	\$72,235	\$1,472	\$811	\$851	\$893	\$938	\$985	\$1,034	\$1,086
Sub-Total for each calendar year	\$792,924	\$3,607,400	\$4,081,635	\$2,898,405	\$476,298	\$1,503,101	\$497,778	\$541,665	\$1,923,799	\$8,531,467

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

Condition Assessments

BEIRIGER ELEMENTARY SCHOOL



Roof Condition Assessment



BEIRIGER ELEMENTARY SCHOOL



BEIRIGER ELEMENTARY SCHOOL

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System															
Roof															
Roof Area: 1 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Perimeter railing at roof hatch							\$ 3,500								
Roof Area: 2 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
EIFS restoration					Area 2, 2a		\$ 6,000								
Replace broken roof drain strainer							\$ 100								
Roof Area: 3 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof Area: 4 Type: METAL	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof Area: 5 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof Area: 6 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof Area: 7 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof Area: 8 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof Area: 9 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof Area: 10 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof Area: 11 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Protection pad at antenna base							\$ 500								

Roof Condition Assessment



BEIRIGER ELEMENTARY SCHOOL

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
BEIRIGER ELEMENTARY SCHOOL															
Building System															
Roof															
Roof Area: 12 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance					\$ 200	\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	
Landscape planting over roof					\$ 100	\$ 105	\$ 110	\$ 116	\$ 122	\$ 128	\$ 134	\$ 141	\$ 148	\$ 155	
Roof Area: 13 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310	
Roof Area: 14 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310	
Increase membrane opening to 4" in drain					\$ 50										
Roof Area: 15 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310	
Roof Area: 16 Type: METAL	Satisfactory		2/YEAR	NA											
Roof maintenance					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310	
Install splash blocks at downspouts						\$ 200									
Roof Area: 17 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310	
EIFS Restoration						\$ 1,500									
Sub-Total for each calendar year					\$ 3,550	\$ 15,465	\$ 3,848	\$ 4,041	\$ 4,243	\$ 4,455	\$ 4,678	\$ 4,911	\$ 5,157	\$ 5,415	

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

BEIRIGER ELEMENTARY SCHOOL - ROOF



Area 2.jpg



Area 2a.jpg

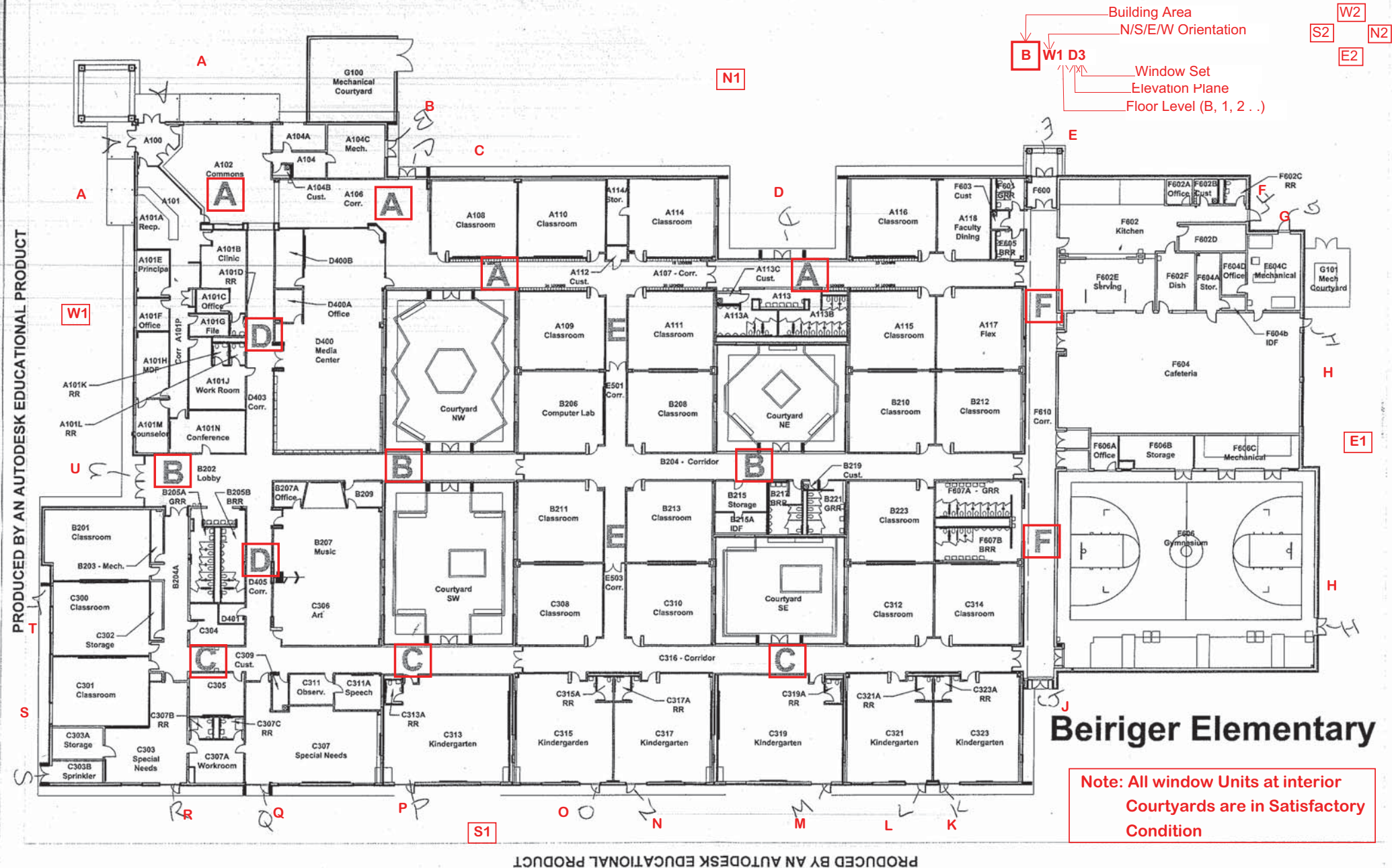
Window Condition Assessment



BEIRIGER ELEMENTARY SCHOOL

					Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System														
Windows														
Building Area A:	Satisfactory	1/YEAR	NA											
N1 A1:														
Building Area A:	Satisfactory	1/YEAR	NA											
E1 B1:														
Building Area A:	Satisfactory	1/YEAR	NA											
N1 C1:														
Building Area A:	Satisfactory	1/YEAR	NA											
N1 D1:														
Building Area A:	Satisfactory	1/YEAR	NA											
N1 E1:														
Building Area B:	Satisfactory	1/YEAR	NA											
E2 C2:														
Building Area F:	Satisfactory	1/YEAR	NA											
E1 F1:														
Item 3-Replace Glass unit (broken Seal)				Café Window			\$ 1,200.00							
Building Area F:	Satisfactory	1/YEAR	NA											
N1 G1:														
Building Area F:	Satisfactory	1/YEAR	NA											
E1 H1:														
Building Area F:	Satisfactory	1/YEAR	NA											
S1 J1:														
Building Area C:	Satisfactory	1/YEAR	NA											
S1 K1:														
Building Area C:	Satisfactory	1/YEAR	NA											
S1 L1:														
Building Area C:	Satisfactory	1/YEAR	NA											
S1 M1:														
Building Area C:	Satisfactory	1/YEAR	NA											
W1 N1:														
Building Area B:	Satisfactory	1/YEAR	NA											
W1 P1:														
Building Area A:	Satisfactory	1/YEAR	NA											
W1 Q1:														
Overall Maintenance for all windows					\$ 300	\$ 315	\$ 331	\$ 347	\$ 365	\$ 383	\$ 402	\$ 422	\$ 443	\$ 465
Sub-Total for each calendar year					\$ 300	\$ 315	\$ 1,531	\$ 347	\$ 365	\$ 383	\$ 402	\$ 422	\$ 443	\$ 465

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year



BEIRIGER ELEMENTARY SCHOOL - WINDOW



Cafe Window

Plumbing Condition Assessment



BEIRIGER ELEMENTARY SCHOOL

Building System															
Main Incoming Domestic Water Service	Satisfactory		Yearly	NA	016										
Main Incoming Natural Gas Service	Satisfactory		Yearly	NA	011/012										
Domestic Water Heaters/Storage Tanks	Satisfactory		Daily	NA	014/015										
Domestic Water Piping	Satisfactory		Yearly	NA											
Plumbing Fixtures	Satisfactory		Monthly	NA	053/054/055										
Repair several exterior wall hydrants					004		\$ 2,000								
Replace drinking water coolers in 1967 Building					044/045		\$ 7,500								
Plumbing Fixtures Trim	Satisfactory		Monthly	NA	053/054/055										
Domestic Water Circulating Pumps	Satisfactory		Daily	NA											

Plumbing Condition Assessment



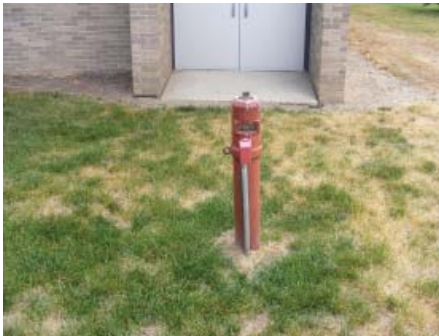
BEIRIGER ELEMENTARY SCHOOL

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System															
Sanitary Piping System	Satisfactory	Yearly	NA												
Storm Piping System	Satisfactory	Yearly	NA												
Fire Protection System	Satisfactory	Yearly	NA	007/047/048											
Plumbing Maintenance and Repair Cost			NA			\$ 18,289	\$ 19,203	\$ 20,164	\$ 21,172	\$ 22,230	\$ 23,342	\$ 24,509	\$ 25,734	\$ 27,021	\$ 28,372
Sub-Total for each calendar year						\$ 18,289	\$ 28,703	\$ 20,164	\$ 21,172	\$ 22,230	\$ 23,342	\$ 24,509	\$ 25,734	\$ 27,021	\$ 28,372
Notes:															

BEIRIGER ELEMENTARY SCHOOL - PLUMBING



004



007



011



012



014



015



016



044



045



047



048



053



054



055

Mechanical Condition Assessment



BEIRIGER ELEMENTARY SCHOOL

Building System															
Heating Plant Equipment (Two Heating Plants)	Satisfactory		Daily	See Note 1	013/075										
Cooling Plant Equipment (Two Cooling Plants)	Satisfactory		Daily	See Note 1	008/079										
Terminal Units (Fan Powered VAV)	Satisfactory		Monthly	See Note 1	030/036										
Air Handling Units (Indoor and Roof Mounted Units)	Satisfactory		Monthly	See Note 1	074/093										
HVAC Piping (4-Pipe Heating/Cooling Units)	Satisfactory		Yearly	See Note 1											
Ductwork	Satisfactory		Yearly	See Note 1											
Supplemental Heat	Satisfactory		Monthly	See Note 1	038/041										

Mechanical Condition Assessment



BEIRIGER ELEMENTARY SCHOOL

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System															
Exhaust Systems	Satisfactory	Monthly	See Note 1	100											
Clean bird nest out of wall exhaust fan				005	\$ 100										
Add exhaust to Custodial Rooms						\$ 9,000									
Building Controls	Satisfactory	Daily	See Note 1												
Mechanical Maintenance and Repair Cost			See Note 1			\$ 45,724	\$ 48,010	\$ 50,411	\$ 52,931	\$ 55,578	\$ 58,357	\$ 61,275	\$ 64,338	\$ 67,555	\$ 70,933
Sub-Total for each calendar year						\$ 45,824	\$ 57,010	\$ 50,411	\$ 52,931	\$ 55,578	\$ 58,357	\$ 61,275	\$ 64,338	\$ 67,555	\$ 70,933
Notes:															
1. Based on Energy Star Portfolio Manager, which is based on utility usage (gas and electric)															
for 2014 through 2016, Beiriger Elementary School has an Energy Star Score of 78.0 (1-100).															

BEIRIGER ELEMENTARY SCHOOL - MECHANICAL



005



008



013



030



036



038



041



074



075



079



093



100

Electrical Condition Assessment



BEIRIGER ELEMENTARY SCHOOL

				Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System													
Electrical - 91,447 s.f.													
Service: 1 Type: Underground to a Utility owned		yearly											
Pad Mounted Transformer			DSC02502										
Existing Condition													
Transformer/Pad													
Switchgear: 2 (Replace every 30 years)		yearly											
1,600A Sq.'D' Switchboard (New in 2009)			DSC02485										
Feeders: 3 (Replace with Switchboard, 50 year life)		yearly											
From Utility Transformer to Main Switchboard (2009)			-										
Panelboards: 4 (Replace every 30 years)	Marginal	yearly											
Pre 2011 renovation (1967 - 18 exist panels)			DSC02530		\$90,000								
Post 2011 renovation			DSC02511										
Branch Distribution Feeders: 5 (50 year life)	Marginal	yearly											
From Switchboard to Transformer (1967)			-		\$20,000								
From Switchboard to Panels (1967 - 18 exist panels)			-		\$90,000								
Power: 6 (Replace every 20 years, new 2011)													
Receptacles, Switches (\$3.50/Sq.Ft.)		as required	DSC02507										

Electrical Condition Assessment



BEIRIGER ELEMENTARY SCHOOL

				Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Lighting: 7 (Replace every 20 years, new 2011)			as required										
Corridors (replace 1967 existing fixtures with LED)	Marginal				\$25,000								
Classrooms			DSC02553										
Support Rooms			DSC02544										
Exit/Emergency Lights			DSC02513										
Exit Egress Exterior Lights (see #9 below)			DSC02505										
Gymnasium			DSC02612										
Kitchen/Cafeteria			DSC02556										
Exterior Wall Lights			DSC02594										
Exterior Pole Lights			DSC02611										
			DSC02623										
Fire Alarm System: 8 (Replace every 20 years, new 2011)			Monthly										
Fire Alarm Panel													
Devices			DSC02497										
			DCS02545										
Code Issues: 9	Marginal												
No Occupancy/Vacancy Sensors (Ashrae 90.1)													
Improve Energy Efficiency: 10	Marginal												
Add Occ Sensors for lighting control													
Replace Fluorescent Lt Fixtures with LED													
Add Emergency Generator: 11	Marginal		Monthly										
100KW Natural Gas Generator with Transfer Switch,-													
Battery Charger, Block Heater, Remote Annunciator,													
Outdoor Enclosure													
Sub-Total for each calendar year				\$0	\$315,000	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$650,000

BEIRIGER ELEMENTARY SCHOOL - ELECTRICAL



DSC02485



DSC02497



DSC02502



DSC02505



DSC02507



DSC02511



DSC02512



DSC02513



DSC02530



DSC02544



DSC02545



DSC02553



DSC02556



DSC02594



DSC02611

BEIRIGER ELEMENTARY SCHOOL - ELECTRICAL



DSC02612



DSC02623

Site Condition Assessment



BEIRIGER ELEMENTARY SCHOOL

Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	Project Start										
					2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Building System															
Site															
Walks and concrete surfaces:															
sidewalk replacement	Satisfactory		semi annual	2801							35,000				34,000
Asphalt paving:															
surface, seal coating, crack remediation	Satisfactory		semi annual	2782							12,000				
milling and replacement	Satisfactory		semi annual												117,234
Misc. site improvements															
gravel maintenance beds	Marginal		yearly	2796		8,000									
remove dead trees from ash borer	Marginal		semi annual	2797		5,000									
basketball goal replacement	Satisfactory		semi annual	2784							6,000				
playground improvements	Satisfactory		annual	2810							5,000				
Sub-Total for calendar year					\$ -	\$ 13,000	\$ -	\$ -	\$ -	\$ -	\$ 58,000	\$ -	\$ -	\$ -	\$ 151,234

BEIRIGER ELEMENTARY SCHOOL - SITE



2782



2784



2796



2797



2801



2810

Condition Assessments

READY ELEMENTARY SCHOOL



Roof Condition Assessment



READY ELEMENTARY SCHOOL



						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
READY ELEMENTARY SCHOOL															
Building System															
Roofs															
Roof Area: 1 Type: EPDM 3,526SF	Unsatisfactory		Monthly	NA	1 and 1a	\$ 66,200									
Membrane detached. Complete failure.															
Roof maintenance						\$ 1,000	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295 \$ 310	
Roof Area: 2 Type: EPDM 5,600SF	Unsatisfactory		Monthly	NA	2 and 3	\$ 105,100									
Membrane detached. Partial failure.															
Roof maintenance						\$ 1,000	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295 \$ 310	
Roof Area: 3 Type: EPDM 10,516SF	Unsatisfactory		Monthly	NA	2 and 3	\$ 197,300									
Membrane detached. Partial failure.															
Roof maintenance						\$ 1,000	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295 \$ 310	
Roof Area: 4 Type: EPDM 10,453SF	Marginal		Monthly	NA				\$ 216,200							
Roof maintenance						\$ 1,000	\$ 1,000		\$ 58	\$ 61	\$ 64	\$ 67	\$ 70	\$ 74 \$ 78	
EIFS restoration							\$ 3,000								
Roof Area: 5 Type: EPDM 7,448SF	Marginal		Monthly	NA				\$ 154,100							
Roof maintenance						\$ 1,000	\$ 1,000		\$ 58	\$ 61	\$ 64	\$ 67	\$ 70	\$ 74 \$ 78	
Resecure counterflashing at masonry wall						\$ 200									
Perimeter railing at roof hatch							\$ 3,500								
Roof Area: 6 Type: EPDM 23,260SF	Marginal		Monthly	NA				\$ 481,100							
Roof maintenance						\$ 1,000	\$ 1,000	\$ 166	\$ 174	\$ 183	\$ 192	\$ 202	\$ 212	\$ 222 \$ 234	
Roof Area: 7 Type: Metal 820SF	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 150	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295 \$ 310	
Replace batten end caps							\$ 600								
EIFS restoration							\$ 4,000								
Roof Area: 8 Type: EPDM 5,612SF	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 150	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295 \$ 310	
Sub-Total for each calendar year						\$ 375,100	\$ 15,150	\$ 852,669	\$ 1,448	\$ 1,520	\$ 1,596	\$ 1,676	\$ 1,760	\$ 1,848 \$ 1,940	

READY ELEMENTARY SCHOOL - ROOF



Area 1.jpg



Area 1a.jpg



Area 2 and Area 3.jpg

Window Condition Assessment



READY ELEMENTARY SCHOOL

					Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System														
Windows														
Building Area A:	Satisfactory		2/YEAR	NA										
W1 A1 - A2:														
Item 19- Exterior sealant needs replacement										\$ 12,416				
W1 B1, C1 - C4:	Satisfactory		2/YEAR	NA										
Item 16-Install New Window Screen(s)				IMG 3458	\$ 2,499		\$ -							
Item 19- Exterior sealant needs replacement				IMG 3455						\$ 7,821				
E1 D1 - D5:	Satisfactory		2/YEAR	NA										
Item 13-Interior sealant needs replacement				IMG 3414						\$ 8,005				
Item 16-Install New Window Screen(s)				IMG 3425	\$ 2,400									
Item 19- Exterior sealant needs replacement				IMG 3435						\$ 8,005				
Item 20- Prep & paint steel lintel(s)				IMG 3428			\$ 2,309							
Item 21- Building paper flashing - monitor				IMG 3432						\$ 29,705				
Item 22- Tuck-point limestone still				IMG 3433			\$ 33			\$ 38				
W2 E1 - E3:	Satisfactory		2/YEAR	NA										
Item 19- Exterior sealant needs replacement										\$ 4,615				
Building Area B:	Satisfactory		2/YEAR	NA										
NE1 A1:														
Not Operable														
Item 19- Exterior sealant needs replacement										\$ 2,879				

Window Condition Assessment



READY ELEMENTARY SCHOOL

					Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System														
Windows														
NW1 A2 - A6:	Satisfactory	2/YEAR	NA											
Not Operable														
Item 19- Exterior sealant needs replacement										\$ 3,819				
SW1 B1 - B4:	Satisfactory	2/YEAR	NA											
Not Operable														
Item 15- Brick Repair; location as noted on plan (B4)				IMG 3444			\$ 551							
SE1:	Satisfactory	2/YEAR	NA											
Item 20- Prep & paint steel lintel(s)							\$ 149							
NE1:	Satisfactory	2/YEAR	NA											
Item 20- Prep & paint steel lintel(s)							\$ 380							
Building Area C:	Marginal	2/YEAR	NA											
S1 A1 - A6:														
Item 13-Interior sealant needs replacement										\$ 7,760				
Item 16-Install New Window Screen(s)					\$ 2,667									
Item 18-Frame has no thermal break - replace										\$ 15,252				
Item 20- Prep & paint steel lintel(s)							\$ 2,563							
Item 3 -Replace glass unit with broken seal (A3 & A6)				IMG 3445		\$ 762								
				IMG 3449										
E1:	Satisfactory	2/YEAR	NA											
Item 23- Replace steel lintel and add weeps				IMG 3452			\$ 6,174							
N1 C1 - C4:	Marginal	1/YEAR	NA											
Item 13-Interior sealant needs replacement										\$ 4,125				
Item 16-Install New Window Screen(s)					\$ 1,333									
Item 18-Frame has no thermal break - replace										\$ 7,626				
Item 20- Prep & paint steel lintel(s)							\$ 1,191							
Item 24- Adjust door panel and clean frame (C2)				8889		\$ 263								

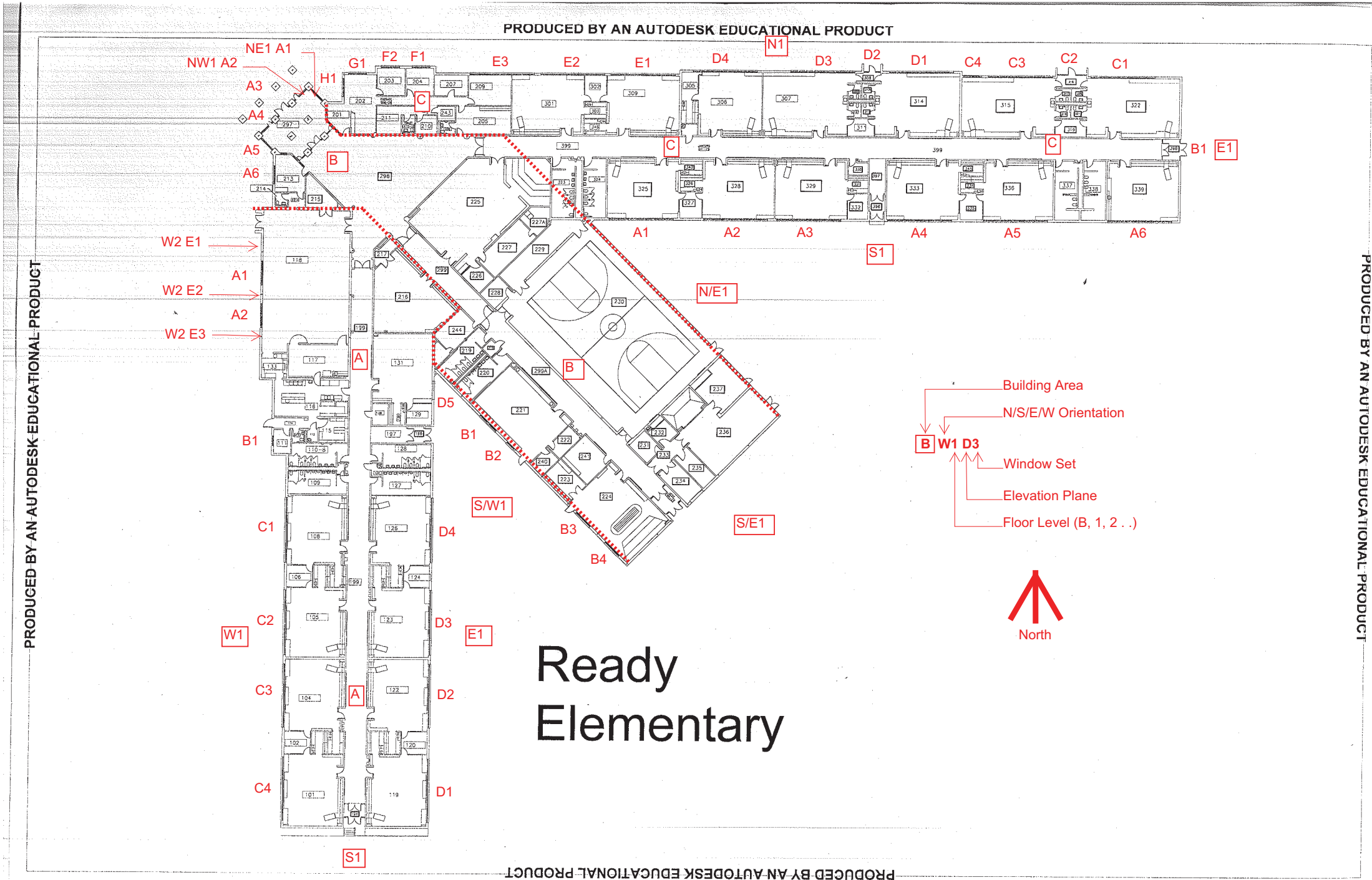
PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

Window Condition Assessment



READY ELEMENTARY SCHOOL

					Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System														
Windows														
N1 D1 - D4:	Marginal	2/YEAR	NA											
Item 13-Interior sealant needs replacement										\$ 5,207				
Item 16-Install New Window Screen(s)		1/YEAR	NA		\$ 1,600									
Item 18-Frame has no thermal break - replace										\$ 9,151				
Item 20- Prep & paint steel lintel(s)							\$ 1,538							
Item 24- Adjust door panel and clean frame (D2)						\$ 263								
N1 E1 - E3, F1-F2:	Satisfactory	2/YEAR	NA											
Item 13-Interior sealant needs replacement										\$ 5,963				
Item 16-Install New Window Screen(s)					\$ 2,133									
Item 18-Frame has no thermal break - replace										\$ 12,201				
Item 20- Prep & paint steel lintel(s)							\$ 1,985							
N1 G1 & H1:	Satisfactory	2/YEAR	NA											
Not Operable														
Item 19- Exterior sealant needs replacement										\$ 327				
Maintenance					\$ 300	\$ 315	\$ 331	\$ 347	\$ 365	\$ 383	\$ 402	\$ 422	\$ 443	\$ 465
Sub-Total for each calendar year					\$ 12,933	\$ 1,602	\$ 17,204	\$ 347	\$ 365	\$ 145,297	\$ 402	\$ 422	\$ 443	\$ 465



READY ELEMENTARY SCHOOL - WINDOW



IMG_3414.jpg



IMG_3425.jpg



IMG_3428.jpg



IMG_3432.jpg



IMG_3433.jpg



IMG_3435.jpg



IMG_3444.jpg



IMG_3445.jpg



IMG_3449.jpg



IMG_3452.jpg



IMG_3455.jpg



IMG_3458.jpg



IMG_8889.jpg

Plumbing Condition Assessment



READY ELEMENTARY SCHOOL



READY ELEMENTARY SCHOOL

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Building System															
Main Incoming Domestic Water Service	Satisfactory		Yearly	NA	1281/1282										
Main Incoming Natural Gas Service	Satisfactory		Yearly	NA											
Domestic Water Heaters/Storage Tanks	Satisfactory		Daily	NA	1276										
Domestic Water Piping	Satisfactory		Yearly	NA											
Plumbing Fixtures	Satisfactory		Monthly	NA	1306/1307/1308										
Replace drinking water coolers in 1958 Building					1326/1331		\$ 7,500								
Plumbing Fixtures Trim	Satisfactory		Monthly	NA	1306/1307/1308										

Plumbing Condition Assessment

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
READY ELEMENTARY SCHOOL															
Domestic Water Circulating Pumps	Satisfactory		Daily	NA	1277										
Sanitary Piping System	Satisfactory		Yearly	NA											
Storm Piping System	Satisfactory		Yearly	NA											
Plumbing Maintenance and Repair Cost				NA		\$ 13,610	\$ 14,291	\$ 15,005	\$ 15,755	\$ 16,543	\$ 17,370	\$ 18,239	\$ 19,151	\$ 20,108	\$ 21,114
Sub-Total for each calendar year						\$ 13,610	\$ 21,791	\$ 15,005	\$ 15,755	\$ 16,543	\$ 17,370	\$ 18,239	\$ 19,151	\$ 20,108	\$ 21,114
Notes:															

READY ELEMENTARY SCHOOL - PLUMBING



1276



1277



1281



1282



1306



1307



1308



1326



1331

Mechanical Condition Assessment



READY ELEMENTARY SCHOOL

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<u>Building System</u>															
Heating Plant Equipment	Satisfactory	Daily	See Note 1	1268/1269											
Cooling Plant Equipment (Gas Fired Chiller/Tower)	Marginal	Daily	See Note 1	1254/1289											
Replace Chiller and Cooling Tower							\$ 460,000								
Terminal Units (Unit Ventilators)	Satisfactory	Monthly	See Note 1	1313/1328											
Repair self-contained cooling unit in Room 209							\$ 5,000								
Air Handling Units (Indoor and Roof Mounted Units)	Satisfactory	Monthly	See Note 1	1262/1298											
HVAC Piping (2-Pipe Heating/Cooling Changeover)	Satisfactory	Yearly	See Note 1												
Ductwork	Satisfactory	Yearly	See Note 1												
Supplemental Heat	Satisfactory	Monthly	See Note 1	1301/1302											

Mechanical Condition Assessment



						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
READY ELEMENTARY SCHOOL															
Exhaust Systems	Satisfactory		Monthly	See Note 1	1261										
Several roof-mounted exhaust fans need repair						\$ 5,000									
Add exhaust to Custodial Rooms						\$ 9,000									
Add exhaust to Main Electrical Room 235						\$ 5,000									
Add exhaust to Storage Room 232						\$ 5,000									
Building Controls	Satisfactory		Daily	See Note 1											
Mechanical Maintenance and Repair Cost				See Note 1		\$ 34,024	\$ 35,725	\$ 37,511	\$ 39,387	\$ 41,356	\$ 43,424	\$ 45,595	\$ 47,875	\$ 50,269	\$ 52,782
Sub-Total for each calendar year						\$ 34,024	\$ 524,725	\$ 37,511	\$ 39,387	\$ 41,356	\$ 43,424	\$ 45,595	\$ 47,875	\$ 50,269	\$ 52,782

Notes:
1. Based on Energy Star Portfolio Manager, which is based on utility usage (gas and electric) for 2014 through 2016, Ready Elementary School has an Energy Star Score of 67.3 (1-100).

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

READY ELEMENTARY SCHOOL - MECHANICAL



1254



1261



1262



1268



1269



1289



1301



1302



1313



1328

Electrical Condition Assessment



READY ELEMENTARY SCHOOL

				Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System - 68,047 s.f.													
Electrical													
Service: 1 Type: Underground to a Utility owned		yearly											
Pad Mounted Transformer			DSC03122										
Existing Condition													
Transformer/Pad													
Switchgear: 2 (Replace every 30 years)		yearly											
1,600A Sq.'D' Switchboard (New in 1997)			DSC03068										
Feeders: 3 (Replace with Switchboard, 50 year life)		yearly	-										
From Utility Transformer to Main Switchboard (1997)													
Panelboards: 4 (Replace every 30 years)		yearly											
Replaced in 1997 (16 panels)			DSC03111										
Branch Distribution Feeders: 5 (50 year life)		yearly	-										
From Switchboard to Transformer (1997)													
From Switchboard to Panels (1997)													
Power: 6 (Replace every 20 years, replaced 1997)	Marginal	as required											
Receptacles, Switches (\$2.50/Sq.Ft)			DSC03181			\$170,000							
Lighting: 7 (Replace every 20 years, new 1997)		as required				\$550,000							
\$8 Sq./Ft.													
Corridors/Public Spaces			DSC03084										
Classrooms			DSC03100										
Support Rooms			DSC03059										
Exit/Emergency Lights			DSC03066										
Exit Egress Exterior Lights (see #9 below)	Marginal		-										
Gymnasium			DSC03142										
Kitchen/Cafeteria			DSC03105										
Exterior Wall Lights			DSC03123										
Exterior Pole Lights			DSC03194										

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

Electrical Condition Assessment



READY ELEMENTARY SCHOOL



				Project Start										
Condition	Low to High Priority Level	Inspection Frequency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Fire Alarm System: 8 (Replace every 20 years, new 1997)	Marginal	monthly				\$50,000								
Fire Alarm Panel			DSC03081											
Devices			DSC03138											
Code Issues: 9	Marginal													
Add Occupancy/Vacancy Sensors (Ashrae 90.1)			-		\$80,000									
Add Outdoor Emergency Egress Light Fixtures			-		\$6,000									
Add smoke detectors in Gymnasium			-		\$3,000									
Add receptacles on roof for service to equipment			-		\$2,000									
Improve Energy Efficiency: 10	Marginal													
Add Occupancy Sensors for lighting control			-		-									
Replace H.I.D. Light Fixtures w/LED (Café, Entrance)			-		\$45,000									
Replace outdoor H.I.D. Light Fixtures with LED (wall)			DSC03197		\$14,000									
Replace outdoor H.I.D. Light Fixtures with LED (pole)			DSC03194		\$8,000									
Replace Fluorescent Light Fixtures w/LED (\$7 sq/ft)			-		\$480,000									
Emergency Generator: 11 (Replace every 20 years)	Marginal	monthly	DSC03126											
Replace existing Diesel with Natural Gas Generator					\$25,000									
Sub-Total for each calendar year				\$0	\$91,000	\$1,342,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

READY ELEMENTARY SCHOOL - ELECTRICAL



DSC03059



DSC03066



DSC03068



DSC03081



DSC03100



DSC03105



DSC03111



DSC03112



DSC03123



DSC03126



DSC03138



DSC03142



DSC03181



DSC03184



DSC03194

READY ELEMENTARY SCHOOL - ELECTRICAL



DSC03197.jpg

Site Condition Assessment



READY ELEMENTARY SCHOOL

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System															
Site															
Walks and concrete surfaces:															
curb replacement	Satisfactory		semi-annual	2594							3,560				5,500
ramp replacement	Satisfactory		annual	2626											20,000
sidewalk replacement	Satisfactory		semi-annual	2587							26,000				21,615
Asphalt paving:															
surface, seal coating, crack remediation	Satisfactory		semi-annual	2574			10,000				10,000				
milling and replacement	Satisfactory		semi-annual												91,000
area drain replacement	Marginal		semi-annual	2573			8,000								
Misc. site improvements:															
property line brush cleanup	Satisfactory		annual	2591			3,000								
playground and environmental center imp.	Satisfactory		semi-annual	2599, 2620							20,000				
playground safety surface additions	Marginal		semi-annual	2605							28,000				
play area game markings	Satisfactory		annual	2598							15,000				
basketball goals replacement	Satisfactory		annual	2625							4,000				
athletic improvements	Satisfactory		annual	2617			15,000				6,000				
Sub-Total for calendar year						\$ -	\$ 36,000	\$ -	\$ -	\$ -	\$ 112,560	\$ -	\$ -	\$ -	\$ 138,115

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

READY ELEMENTARY SCHOOL - SITE



2573



2574



2587



2591



2594



2598



2599



2605



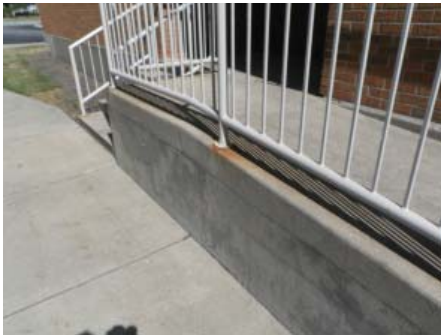
2617



2620



2625



2626

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Condition Assessments

WADSWORTH ELEMENTARY SCHOOL



Roof Condition Assessment



WADSWORTH ELEMENTARY SCHOOL

					Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Satisfactory		2/YEAR	NA											
					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
						\$ -								
Satisfactory		2/YEAR	NA											
					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
				Area 2, 2a		\$ 4,000								
						\$ 3,500								
Satisfactory		2/YEAR	NA											
					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Satisfactory		2/YEAR	NA	Area 4, 5										
					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Satisfactory		2/YEAR	NA											
					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
						\$ 5,000								
						\$ 4,500								
Satisfactory		2/YEAR	NA											
					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
				Area 6	\$ 100									
Satisfactory		2/YEAR	NA											
					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
						\$ 3,500								
						\$ 5,000								
Satisfactory		2/YEAR	NA											
					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310

Roof Condition Assessment



WADSWORTH ELEMENTARY SCHOOL

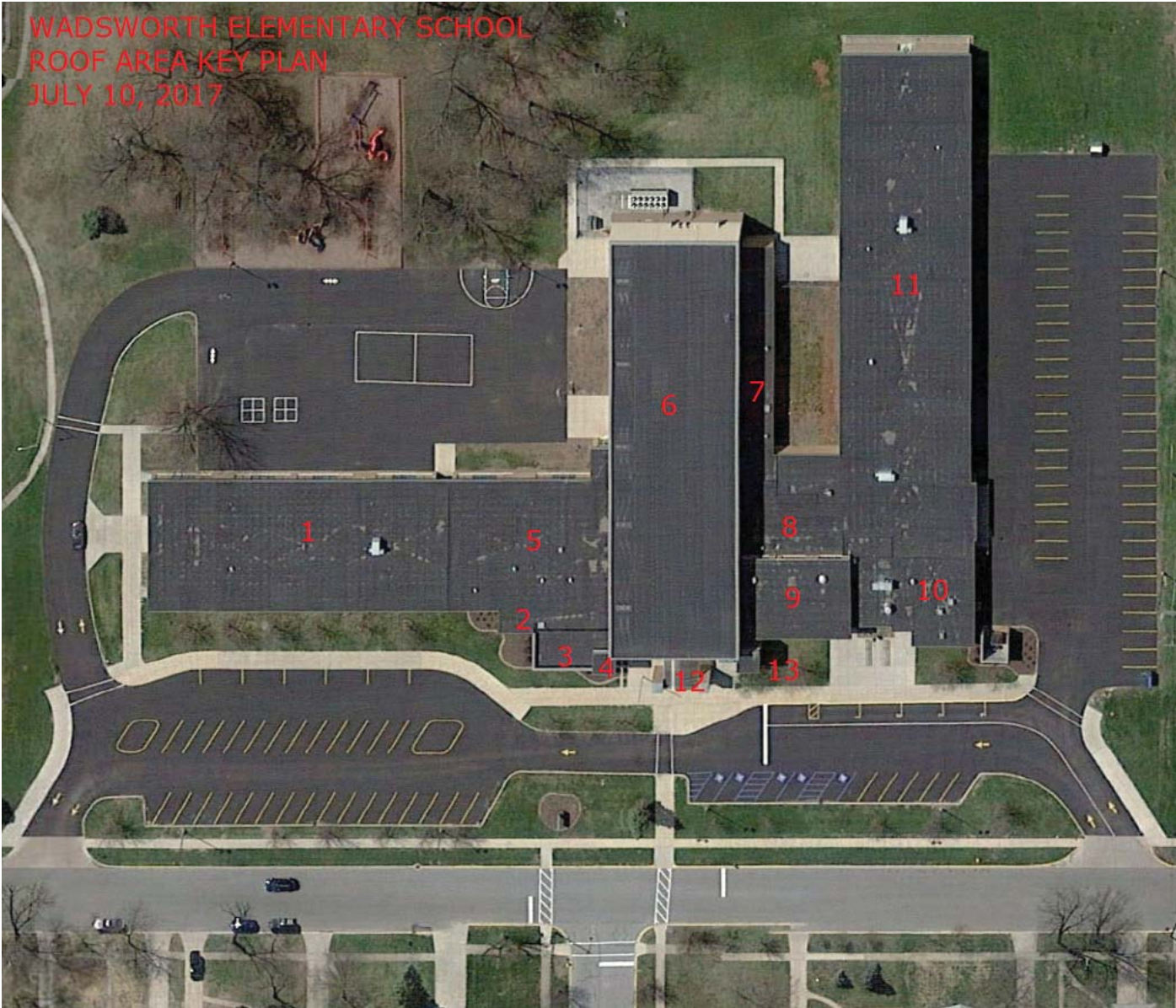


WADSWORTH ELEMENTARY SCHOOL

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System															
Roofs															
Roof Area: 9 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof Area: 10 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof Area: 11 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof Area: 12 Type: TRLUCNT	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Repair gutters					Area 12		\$ 600								
Roof Area: 13 Type: EPDM	Satisfactory		2/YEAR	NA											
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Sub-Total for each calendar year						\$ 2,700	\$ 28,830	\$ 2,867	\$ 3,010	\$ 3,160	\$ 3,318	\$ 3,484	\$ 3,658	\$ 3,841	\$ 4,033

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

WADSWORTH ELEMENTARY SCHOOL - ROOF



Area 2.jpg



Area 2a.jpg



Area 4 and 5.jpg



Area 6.jpg



Area 12.jpg



Area 12a.jpg

Window Condition Assessment



WADSWORTH ELEMENTARY SCHOOL



WADSWORTH ELEMENTARY SCHOOL

	Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	Project Start									
						2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System															
Windows															
Building Elevation E1-H	Satisfactory		2/Year	NA	Wadsworth 56										
Item 2-Repair Gasket at Window Unit							\$ 350								
Building Elevation E1-H.1	Satisfactory		2/Year	NA											
Item 2-Repair Gasket at Window Unit					Wadsworth 3		\$ 350								
Building Elevation E1-J	Satisfactory		2/Year	NA											
Building Elevation E1-K	Satisfactory		2/Year	NA											
Item 2-Repair Gasket at Window Unit					Wadsworth 9		\$ 350								
Building Elevation N1-A	Satisfactory		2/Year	NA											
Building Elevation N1-B	Satisfactory		2/Year	NA											
Building Elevation N1-C thru H	Satisfactory		2/Year	NA											
Building Elevation S3-A thru H	Satisfactory			NA											
item 20-Prep and re-paint steel lintels			5/Year		Wadsworth 13		\$ -				\$ 5,000				
Building Elevation W2-A	Satisfactory		5/Year	NA											
Item 9-Repair dented Window panel			5/year		Wadsworth 18						\$ 1,000				
Building Elevation N2-A	Satisfactory		2/Year	NA											
Item 2-Repair Gasket at Window Unit							\$ 250								
Building Elevation S2-Door L	Marginal		1/year	NA											
Item 2-Repair Gasket at Window Unit					Wadsworth 27		\$ 500								

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

Window Condition Assessment



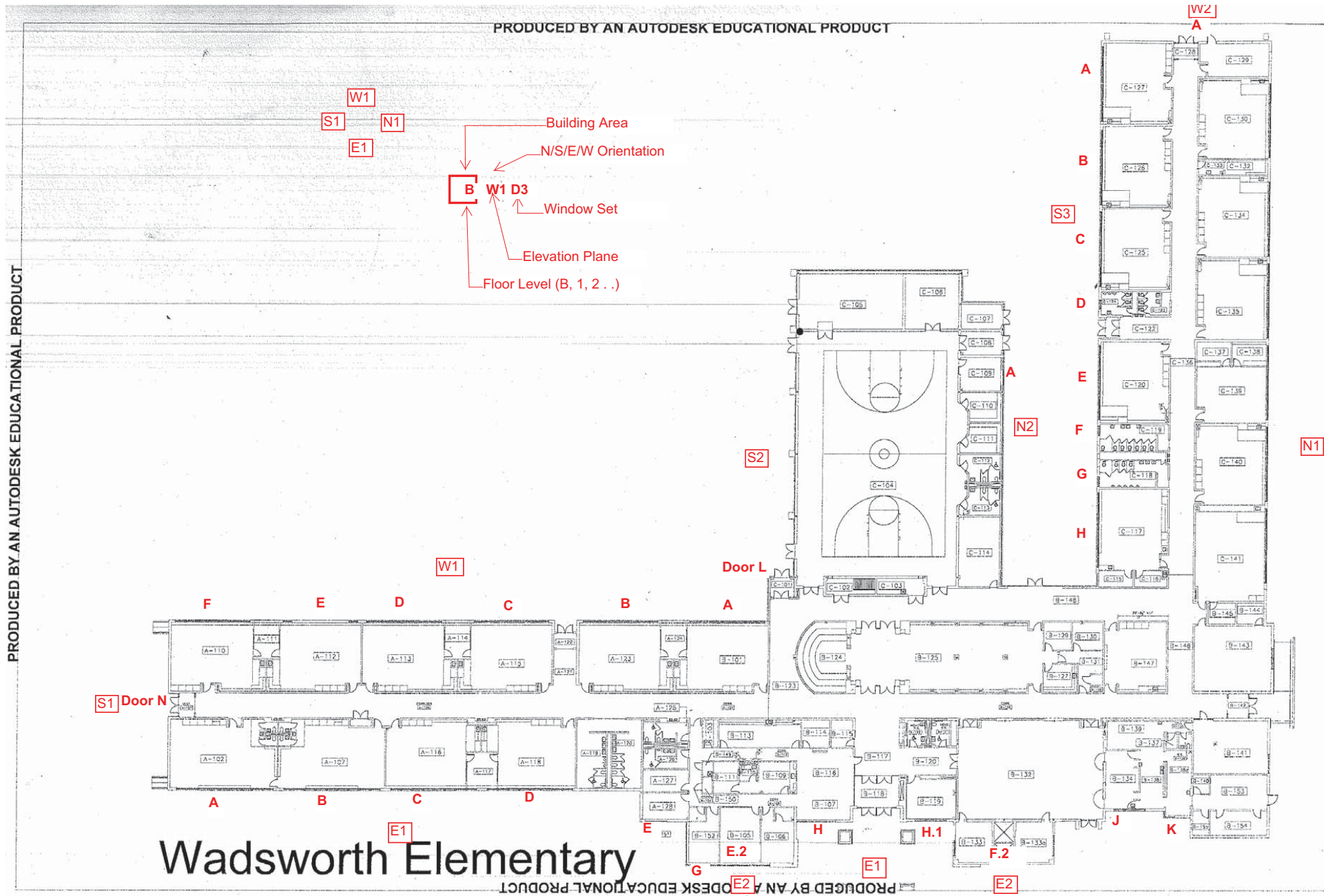
WADSWORTH ELEMENTARY SCHOOL



WADSWORTH ELEMENTARY SCHOOL

Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System														
Windows														
Building Elevation W1-A thru F	Satisfactory													
Item 20-Prep and re-paint steel lintels		5/years	NA	Wadsworth 30						\$ 4,500				
Building Elevation S1-Door N	Satisfactory													
Item 9-Repair/Replace dented door panel		5/Years	NA	Wadsworth 33						\$ 2,000				
Building Elevation E1-A thru D	Satisfactory													
Item 20-Prep and re-paint steel lintels		5/years	NA	Wadsworth 35						\$ 4,500				
Building Elevation E1-E	Satisfactory		NA											
Item 2-Repair Gasket at Window		2/Year	NA	Wadsworth 38		\$ 250								
Building Elevation E1-G	Satisfactory		NA											
Item 2-Repair Gasket at Window		2/Year	NA	Wadsworth 4		\$ 350								
Building Elevation E1-E.2	Satisfactory	2/Year	NA											
Item 12-Window Head is leaking		2/Year	NA	Wadsworth 62		\$ 1,000								
Building Elevation E1-F.2	Satisfactory	2/Year	NA	Wadsworth 63										
Item 12-Window Head is leaking			NA			\$ 1,000								
Maintenance					\$ 300	\$ 315	\$ 331	\$ 347	\$ 365	\$ 383	\$ 402	\$ 422	\$ 443	\$ 465
Sub-Total for each calendar year					\$ 300	\$ 4,715	\$ 331	\$ 347	\$ 365	\$ 17,383	\$ 402	\$ 422	\$ 443	\$ 465

WADSWORTH ELEMENTARY SCHOOL - WINDOW



WADSWORTH ELEMENTARY SCHOOL - WINDOW



Wadsworth (3)



Wadsworth (4)



Wadsworth (9)



Wadsworth (13)



Wadsworth (18)



Wadsworth (27)



Wadsworth (30)



Wadsworth (33)



Wadsworth (35)



Wadsworth (38)



Wadsworth (56)



Wadsworth (62)



Wadsworth (63)

Plumbing Condition Assessment

						Project Start									
	Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
WADSWORTH ELEMENTARY SCHOOL															
Building System															
Main Incoming Domestic Water Service	Satisfactory		Yearly	NA	1069/1070										
Main Incoming Natural Gas Service	Satisfactory		Yearly	NA	1087										
Domestic Water Heaters/Storage Tanks	Satisfactory		Daily	NA	1076										
Domestic Water Piping	Satisfactory		Yearly	NA											
Plumbing Fixtures	Satisfactory		Monthly	NA	1025/1052/1053/1054										
Plumbing Fixtures Trim	Satisfactory		Monthly	NA	1052/1053/1054										
Domestic Water Circulating Pumps	Satisfactory		Daily	NA											

Plumbing Condition Assessment



WADSWORTH ELEMENTARY SCHOOL

	Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	Project Start									
						2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System															
Sanitary Piping System	Satisfactory		Yearly	NA											
Storm Piping System	Satisfactory		Yearly	NA											
Fire Protection System	Satisfactory		Yearly	NA	1071/1072										
Plumbing Maintenance and Repair Cost				NA		\$ 13,500	\$ 14,175	\$ 14,884	\$ 15,628	\$ 16,409	\$ 17,230	\$ 18,091	\$ 18,996	\$ 19,946	\$ 20,943
Sub-Total for each calendar year						\$ 13,500	\$ 14,175	\$ 14,884	\$ 15,628	\$ 16,409	\$ 17,230	\$ 18,091	\$ 18,996	\$ 19,946	\$ 20,943

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

WADSWORTH ELEMENTARY SCHOOL - PLUMBING



1025



1052



1053



1054



1069



1070



1071



1072



1076



1087

Mechanical Condition Assessment

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
WADSWORTH ELEMENTARY SCHOOL															
Building System															
Heating Plant Equipment	Satisfactory	Daily	See Note 1	1067/1081											
Cooling Plant Equipment	Satisfactory	Daily	See Note 1	1065/1090											
Terminal Units (Fan Coil Units)	Satisfactory	Monthly	See Note 1	1014											
Air Handling Units (Indoor and Roof Mounted Units)	Satisfactory	Monthly	See Note 1	1016/1059											
Insulate condensate drain piping at AHU's				1061		\$ 2,000									
HVAC Piping (4-Pipe Heating/Cooling Units)	Satisfactory	Yearly	See Note 1												
Ductwork	Satisfactory	Yearly	See Note 1												
Supplemental Heat	Satisfactory	Monthly	See Note 1	1047/1064											

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

Mechanical Condition Assessment



						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
WADSWORTH ELEMENTARY SCHOOL															
Building System															
Exhaust Systems	Satisfactory		Monthly	See Note 1	1003										
Install handrail at exhaust fan within 10'-0" of roof edge					1001		\$ 5,000								
Building Controls	Satisfactory		Daily	See Note 1	1024										
Mechanical Maintenance and Repair Cost				See Note 1		\$ 33,750	\$ 35,438	\$ 37,209	\$ 39,070	\$ 41,023	\$ 43,075	\$ 45,228	\$ 47,490	\$ 49,864	\$ 52,357
Sub-Total for each calendar year						\$ 33,750	\$ 42,438	\$ 37,209	\$ 39,070	\$ 41,023	\$ 43,075	\$ 45,228	\$ 47,490	\$ 49,864	\$ 52,357
Notes:															
1. Based on Energy Star Portfolio Manager, which is based on utility usage (gas and electric)															
for 2014 through 2016, Wadsworth Elementary School has an Energy Star Score of 81.3 (1-100).															

WADSWORTH ELEMENTARY SCHOOL - MECHANICAL



1001



1003



1014



1016



1024



1047



1059



1061



1064



1065



1067



1081



1090

Electrical Condition Assessment



WADSWORTH ELEMENTARY SCHOOL

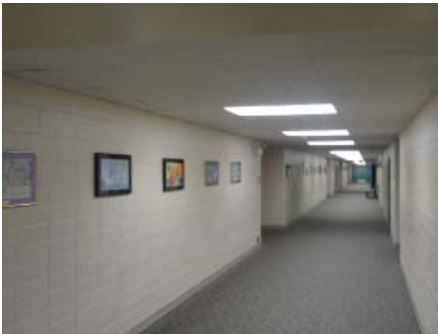
				Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System - 67,490 s.f.													
Electrical													
Service: 1 Type: Underground to a Utility owned		yearly	DSC03298										
Pad Mounted Transformer													
Existing Condition													
Transformer/Pad													
Switchgear: 2 (Replace every 30 years)		yearly											
1,600A Sq.'D' Switchboard (New in 2000)			DSC03285										
Feeders: 3 (Replace with Switchboard, 50 year life)		yearly	-										
From Utility Transformer to Main Switchboard (2000)													
Panelboards: 4 (Replace every 30 years)		yearly											
Replaced in 2000			DSC03317										
Branch Distribution: 5 (50 year life)		yearly	-										
From Switchboard to Transformer (2000)													
From Switchboard to Panels (2000)													
Power: 6 (Replace every 20 years, replaced in 2000)		as required											
Receptacles, Switches (\$3.50 Sq./Ft)			DSC03314				\$236,000						
Lighting: 7 (Replace every 20 years, new 2000)	Marginal	as required					\$540,000						
\$8 sq./Ft.													
Corridors/Public Spaces			DSC03203										
Classrooms			DSC03265										
Support Rooms			DSC03223										
Exit/Emergency Lights			DSC03239										
Exit Egress Exterior Lights (see #9 below)			-										
Gymnasium			DSC03275										
Kitchen/Cafeteria			DSC03238										
Exterior Wall Lights			DSC03280										
Exterior Pole Lights			DSC03205										

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

Electrical Condition Assessment

					Project Start								
Condition	Low to High Priority Level	Inspection Frequency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
WADSWORTH ELEMENTARY SCHOOL													
Fire Alarm System: 8 (Replace every 20 years, new 2000)	Marginal	monthly					\$50,000						
Fire Alarm Panel			DSC03230										
Devices			DSC03202										
Code Issues: 9	Marginal												
Add Occupancy/Vacancy Sensors (Ashrae 90.1)			-		\$75,000								
Add Outdoor Emergency Egress Light Fixtures			-		\$6,000								
Add smoke detectors in Gymnasium, Mech Mezz			DSC03274		\$5,000								
Add receptacles on roof to service equipment			-		\$2,000								
Improve Energy Efficiency: 10	Marginal												
Replace H.I.D. Light Fixtures with LED (Café)			DSC03237			\$12,000							
Replace outdoor H.I.D. Light Fixtures with LED (wall)			DSC03280			\$6,000							
Replace outdoor H.I.D. Light Fixtures with LED (pole)			DSC03205			\$10,000							
Add Emergency Generator: 11	Marginal	monthly	-			\$60,000							
100KW Natural Gas Generator with Transfer Switch,-													
Battery Charger, Block Heater, Remote Annunciator,													
Outdoor Enclosure													
Sub-Total for each calendar year				\$0	\$88,000	\$88,000	\$826,000	\$0	\$0	\$0	\$0	\$0	\$0

WADSWORTH ELEMENTARY SCHOOL - ELECTRICAL



DSC03203



DSC03205



DSC03223



DSC03238



DSC03239



DSC03265



DSC03275



DSC03280



DSC03285



DSC03298



DSC03314



DSC03317

Site Condition Assessment



WADSWORTH ELEMENTARY SCHOOL

Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	Project Start									
					2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System														
Site														
Walks and concrete surfaces:														
curb replacement	Satisfactory		semi-annual	2530		\$ 1,500				\$ 2,500				
Asphalt paving:														
surface, seal coating,	Satisfactory		semi-annual	2568						\$ 12,000				
milling and replacement	Satisfactory		semi-annual	2532					partial	\$ 3,000			complete	\$ 123,000
crack remediation	Satisfactory		semi-annual	2568		\$ 5,000								
Misc. site improvements:														
tree removal from ash beetle	Satisfactory		yearly	2564		\$ 2,000								
playground improvements	Satisfactory		semi-annual	2550		\$ 3,000				\$ 5,000				
playground safety surface additions	Marginal		semi-annual	2554		\$ 19,000						\$ 19,000		
baseball backstops improvements	Satisfactory		annual	2537						\$ 16,000				
basketball goal replacement	Satisfactory		annual	2541						\$ 4,000				
reset playground timbers	Satisfactory		annual	2555						\$ 4,000				
Sub-Total for calendar year					\$ -	\$ 30,500	\$ -	\$ -	\$ -	\$ 46,500	\$ -	\$ 19,000	\$ -	\$ 123,000

WADSWORTH ELEMENTARY SCHOOL - SITE



2530



2532



2537



2541



2550



2554



2555



2564



2568

Condition Assessments

GRIFFITH MIDDLE / HIGH SCHOOL



Roof Condition Assessment



Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	Project Start									
					2017	2018	2019	2020	2021	2022	2023	2024	2025	2026

GRIFFITH MIDDLE / HIGH SCHOOL

Building System														
Roofs														
Roof Area: 1 Type: PVC	Satisfactory		2/YEAR	NA										\$ 83,241
Roof Maintenance					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Replace sealant at coping at east parapet					\$ 100									
Roof Area: 2 Type: PVC	Satisfactory		2/YEAR	NA	\$ 150									\$ 964,208
Roof Maintenance					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Detached insulation at ERS-G2														
Termination bar missing at north wall of FH						\$ 150								
Roof Area: 3 Type: PVC	Satisfactory		2/YEAR	NA										\$ 585,770
Roof Maintenance					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Some areas of ponding														
Replace hi-temp sealant at boiler stacks					Area 3	\$ 950								
Edge securement along west roof edge														
Guard rail assembly at roof hatch						\$ 3,500								
Roof Area: 4 Type: TPO	Marginal		2/YEAR	NA			\$ 113,535							
Roof Maintenance					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Fish mouth/voids at membrane seams														
Reinforcing scrim starting to be exposed														
Continued delamination at fish mouths														
Increase size of saddles														
Provide proper handrail at step over ladder						\$ 3,000								
Roof Area: 5 Type: TPO	Marginal		2/YEAR	NA			\$ 152,768							
Roof Maintenance					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Reinforcing scrim starting to be exposed														
Fish mouth/voids at membrane seams														

Roof Condition Assessment



					Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026

Griffith Middle / High School

Building System															
Roofs															
Roof Area: 6 Type: TPO	Marginal		2/YEAR	NA				\$ 53,428							
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Provide proper handrail at step over ladder					Area 6		\$ 3,000								
Fish mouth/voids at membrane seams															
Counter flashing missing at east high wall															
Provide sealant at EIFS at interior corner							\$ 500								
Increase size of saddles															
Repair fracture crack in EIFS							\$ 800								
Provide sealant in EIFS at Roof area 4 and 6							\$ 1,000								
Roof Area: 7 Type: TPO	Marginal		2/YEAR	NA					\$ 19,722						
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
EIFS Detail at membrane termination															
Roof Area: 8 Type: TPO	Marginal		2/YEAR	NA					\$ 59,167						
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Missing counter flashing at copper receiver															
Facing brick veneer tuck-pointing at Aud. SE					Area 8		\$ 25,000								
Horizontal joint reinforcement exposed					Area 8										
Roof Area: 9 Type: TPO	Marginal		2/YEAR	NA					\$ 798,563						
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Provide proper handrail at step over ladder							\$ 3,000								
Condensing Unit setting on paver on membrane															
Missing counterflashing at south high wall															
Missing walk-off pad at ladder at Roof Area 11															
Missing counterflashing at east high wall															
EIFS Detail at membrane termination															
Masonry restoration at lintel bearing at clerestory unit					Area 9a		\$ 4,000								
Broken insulated glazing panel					Area 9		\$ 2,000								
Precast panel paint delamination at roof overhang									\$ 8,000						
Replace termination bar sealant							\$ 200								

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Roof Condition Assessment



Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	Project Start									
					2017	2018	2019	2020	2021	2022	2023	2024	2025	2026

Griffith Middle / High School

Building System														
Roofs														
Roof Area 10 Type: TPO	Marginal		2/YEAR	NA				\$ 157,780						
Roof Maintenance					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Fish mouth/voids at membrane seams														
Missing counterflashing at high wall														
Repairs peeling from single ply membrane														
Missing counterflashing at HVAC														
Paint peeling from precast panels as soffit				Area 10			\$ 20,000							
Roof Area: 11 Type: PVC	Satisfactory		2/YEAR	NA										\$ 70,079
Roof Maintenance					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Bottom edge of EIFS peeling off							\$ 1,000							
Water infiltration at steel angle at EIFS							\$ 1,000							
Roof Area: 12 Type: EPDMBAL	Unsatisfactory		2/YEAR	NA	Area 12, 13	\$ 10,018								
Roof Maintenance					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Membrane tenting at walls														
Masonry restoration on facing brick veneer						\$ 12,000								
Missing counterflashing at wall														
Roof Area: 13 Type: EPDMBAL	Unsatisfactory		2/YEAR	NA	Area 12, 13	\$ 1,908								
Roof Maintenance					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Membrane tenting at walls														
Missing counterflashing at wall														
Roof Area: 14 Type: TPO	Marginal		2/YEAR	NA				\$ 27,348						
Roof Maintenance					\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof hatch perimeter railing						\$ 3,500								
Missing counterflashing														
Missing curb at condensing unit														
Limestone coping head joints sealant						\$ 3,000								

Roof Condition Assessment



						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
GRIFFITH MIDDLE / HIGH SCHOOL															
Building System															
Roofs															
Roof Area: 15 Type: TPO	Marginal		2/YEAR	NA	Area 15			\$ 632,475							
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Repair roof edge fascia for securement						\$ 200									
Excessive ponding at this roof area															
Limestone coping head joint sealant								\$ 4,000							
Roof top mounted ductwork insulation repair															
Roof Area: 16 Type: TPO	Marginal		2/YEAR	NA				\$ 456,010							
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Guard rail assembly at roof hatch							\$ 3,500								
Provide proper handrail at step over ladder							\$ 3,000								
Excessive ponding at this roof area															
Roof top mounted ductwork insulation repair						\$ 2,000									
Missing counterflashing at wall															
Roof Area: 17 Type: PVC	Satisfactory		2/YEAR	NA											\$ 593,170
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof top mounted ductwork insulation repair						\$ 2,000									
Masonry restoration at roof edge					Area 17	\$ 3,000									
Roof Area: 18 Type: TPO	Marginal		2/YEAR	NA					\$ 322,133						
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof hatch perimeter railing							\$ 3,500								
Missing counterflashing															
Roof Area: 19 Type: TPO	Marginal		2/YEAR	NA					\$ 23,842						
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Guard rail assembly at roof hatch							\$ 3,500								
Missing roof drain strainer						\$ 100									
Roof Area: 20 Type: PVC	Satisfactory		2/YEAR	NA											\$ 200,395
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Masonry restoration at louvers						\$ 2,000									

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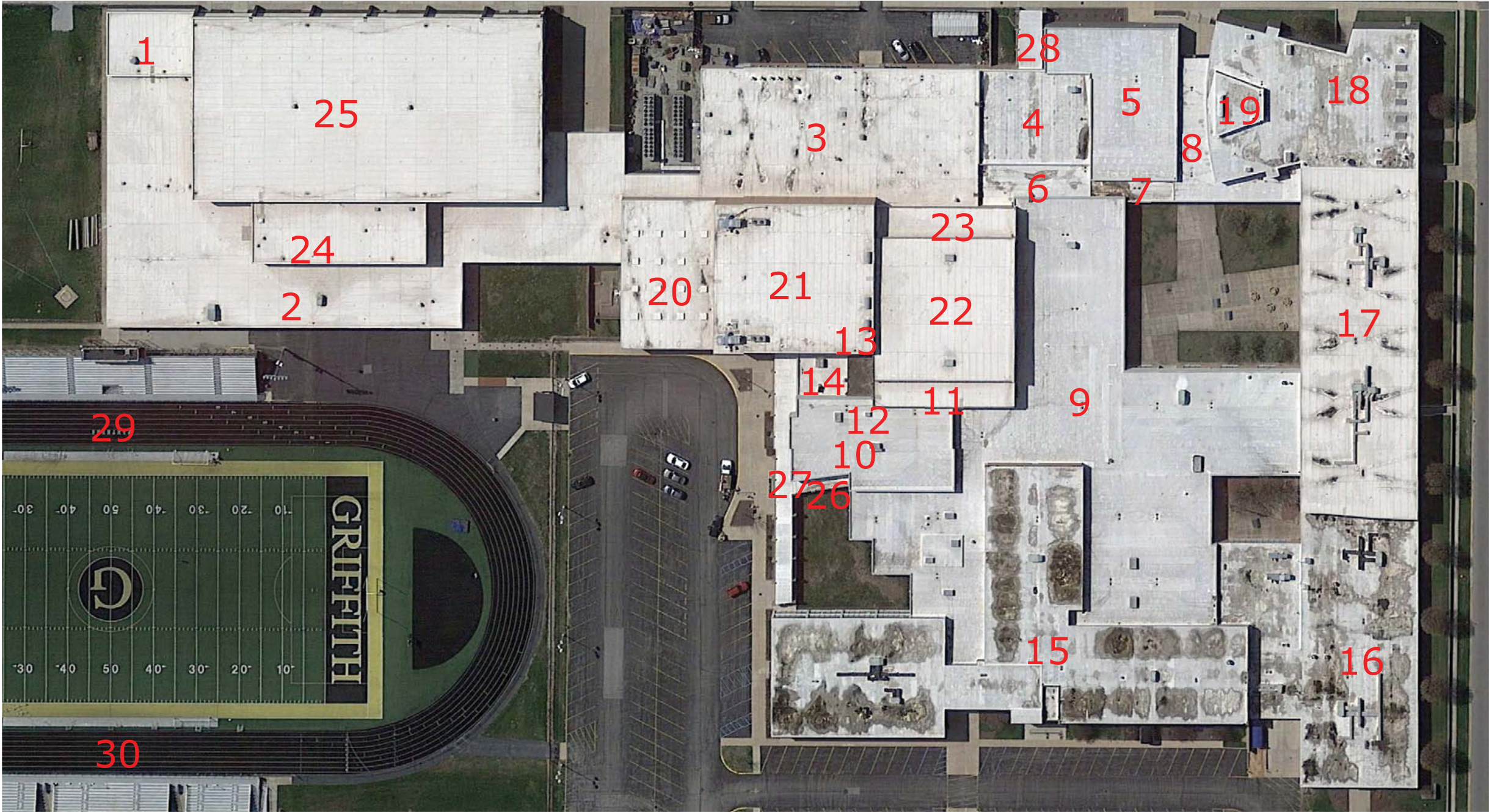
Roof Condition Assessment



GRIFFITH MIDDLE / HIGH SCHOOL

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System															
Roofs															
Roof Area: 21 Type: PVC	Satisfactory	2/YEAR	NA												
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof hatch perimeter railing				Area 24			\$ 3,500								
Ladder up safety post at roof hatch						\$ 800									
Roof Area: 22 Type: PVC	Satisfactory	2/YEAR	NA												\$ 296,092
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof Area: 23 Type: PVC	Satisfactory	2/YEAR	NA												\$ 81,577
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof Area: 24 Type: PVC	Satisfactory	2/YEAR	NA												\$ 166,482
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof hatch perimeter railing							\$ 3,500								
Protection mat over skylight dome at hatch							\$ 600								
Ladder up safety post at roof hatch						\$ 800									
Roof Area: 25 Type: PVC	Satisfactory	2/YEAR	NA												\$ 932,608
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof Area: 26 Type: TPO	Marginal	2/YEAR	NA						\$ 9,970						
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Excessive ponding at this roof area															
Roof top mounted ductwork insulation repair						\$ 2,000									
Missing counterflashing at wall															
Roof Area: 27 Type: TPO	Marginal	2/YEAR	NA						\$ 47,334						
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Roof Area: 28 Type: TPO	Marginal	2/YEAR	NA						\$ 15,778						
Roof Maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Sub-Total for calendar year						\$ 19,700	\$ 103,556	\$ 1,287,622	\$ 1,648,888	\$ 6,807	\$ 7,147	\$ 7,505	\$ 7,880	\$ 8,274	\$ 4,262,862

GRIFFITH MIDDLE/HIGH SCHOOL - ROOF



GRIFFITH MIDDLE/HIGH SCHOOL - ROOF



Area 3.jpg



Area 6.jpg



Area 8.jpg



Area 9.jpg



Area 9a.jpg



Area 10.jpg



Area 12 and Area 13.jpg



Area 15.jpg



Area 17.jpg



Area 24.jpg

Window Condition Assessment



Griffith Middle and High School

					PROJECT START									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System														
Windows														
Building Area A:	Satisfactory	2/YEAR	NA											
E1 A1:														
Item 1 -Replace Window Panel Delaminating				IMG 2121						\$ 5,550				
Item 2 -Replace Gasket at Window unit				IMG 2129	\$ 19					\$ 24				
Building Area A:	Satisfactory	2/YEAR	NA											
E2 A2:														
Item 1 -Replace Window Panel Delaminating				IMG 2121						\$ 2,220				
Item 2 -Replace Gasket at Window unit					\$ 19					\$ 24				
Building Area A:	Satisfactory	2/YEAR	NA											
E2 A2:														
Building Area A:	Satisfactory	2/YEAR	NA											
E2 B2:														
Item 1 -Replace Window Panel Delaminating				IMG 2145						\$ 1,110				
Building Area B:	Satisfactory	2/YEAR	NA											
E1 C1:														
Item 3 -Replace glass unit with broken seal				IMG 2172						\$ 510				
Item 7-Brick Repair at Window Opening				IMG 2151	\$ 500					\$ 625				
Building Area B:	Satisfactory	2/YEAR	NA											
E2 C2:														
Item 1 -Replace Window Panel Delaminating				IMG 2168						\$ 1,110				
Building Area B:	Satisfactory	2/YEAR	NA											
E1 D1:														
Item 1 -Replace Window Panel Delaminating				IMG 2176						\$ 1,110				
Item 2 -Replace Gasket at Window unit				IMG 2183	\$ 19					\$ 24				
Item 4-Replace damaged window frame				IMG 2176						\$ 1,455				

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

Window Condition Assessment



GRIFFITH MIDDLE AND HIGH SCHOOL

					PROJECT START									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Building System														
Windows														
Building Area B:	Satisfactory	2/YEAR	NA											
E1 E1:														
Building Area B:	Satisfactory	2/YEAR	NA											
N1 F1:														
Item 1 -Replace Window Panel Delaminating				IMG 2186						\$ 2,220				
Building Area B:	Satisfactory	2/YEAR	NA											
N1 G1:														
Item 1 -Replace Window Panel Delaminating				IMG 2220						\$ 555				
Building Area B:	Satisfactory	2/YEAR	NA											
N2 G2:														
Building Area B:		2/YEAR	NA											
N2 H2:	Marginal													
Building Area B:	Satisfactory	2/YEAR	NA											
N2 J2:														
Window at Stair	Marginal	1/YEAR	NA											
Item 5-Move roof flashing under drip edge				IMG 3754	\$ 150					\$ 188				
Building Area B:	Satisfactory	2/YEAR	NA											
N2 K2:														
Building Area B:	Satisfactory	2/YEAR	NA											
W2 L2:														
Building Area A:	Satisfactory	2/YEAR	NA											
S2 M2:														
Item 6-Replace damaged Glass unit				IMG 2369	\$ 480					\$ 600				
Item 7- Repair Brick at Window opening				IMG 2368	\$ 500					\$ 625				

Window Condition Assessment



					PROJECT START									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
GRIFFITH MIDDLE AND HIGH SCHOOL														
Building System														
Windows														
Building Area A:	Satisfactory	2/YEAR	NA											
E2 N2:														
Building Area A:	Satisfactory	2/YEAR	NA											
S2 N1:														
Building Area A:	Satisfactory	2/YEAR	NA											
S1 O1:														
Building Area A:	Satisfactory	2/YEAR	NA											
S1 P1:														
Item 1 -Replace Window Panel Delaminating										\$ 3,885				
Building Area A:	Satisfactory	2/YEAR	NA											
S1 Q1:														
Item 1 -Replace Window Panel Delaminating										\$ 1,665				
Building Area A:	Satisfactory	2/YEAR	NA											
S1 R1:														
Item 1 -Replace Window Panel Delaminating				IMG 2088						\$ 1,665				
Item 8-Water Penetration at Sill-Re-Frame					\$ 11,376					\$ 14,220				
Building Area A:	Satisfactory	2/YEAR	NA											
W1 S1:														
Item 1 -Replace Window Panel Delaminating										\$ 1,110				
Building Area A:	Satisfactory	2/YEAR	NA											
W2 S2:														
Item 1 -Replace Window Panel Delaminating										\$ 1,110				
Item 2 -Replace Gasket at Window unit					\$ 19					\$ 24				
Building Area A:	Satisfactory	2/YEAR	NA											
S1 T1:														
Item 1 -Replace Window Panel Delaminating										\$ 555				
Interior Courtyard B113E	Satisfactory	2/YEAR	NA											

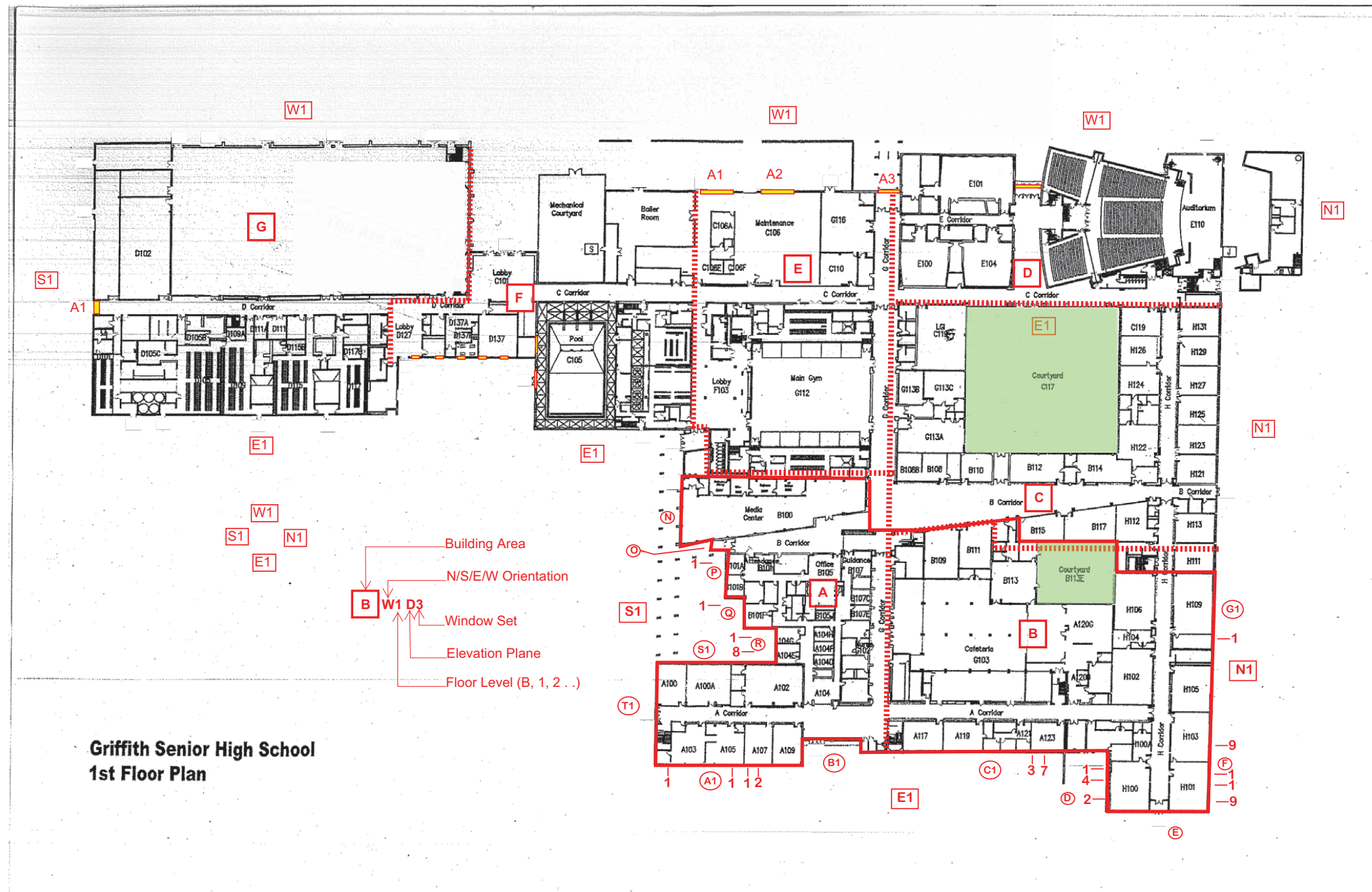
PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

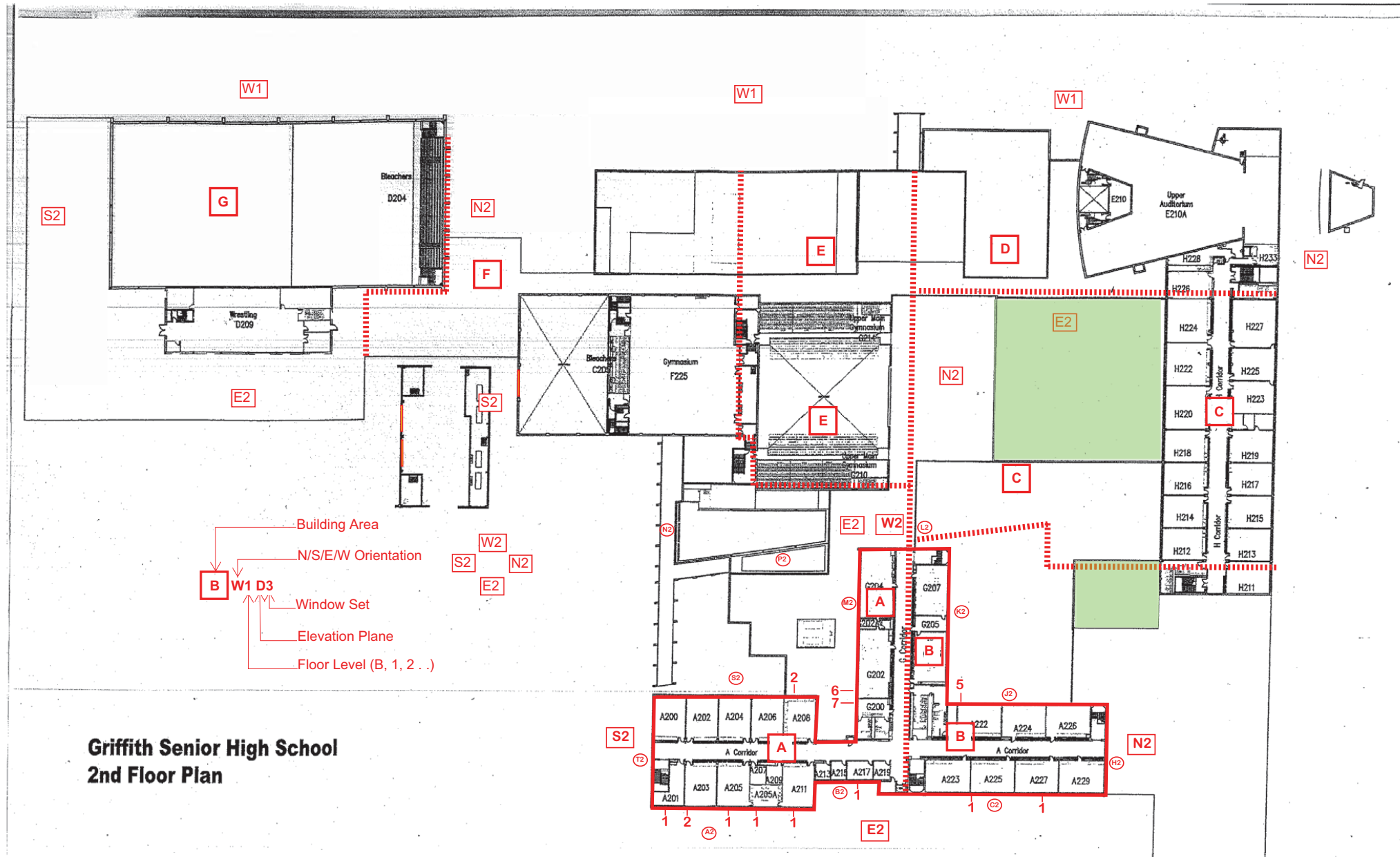
Window Condition Assessment



					PROJECT START									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
GRIFFITH MIDDLE AND HIGH SCHOOL														
Building System														
Windows														
Building Area C:	Satisfactory		5/YEAR											
N1 A1:														
Item 10-Overlap Window Base Sill Flashing										\$ 250				
Item 11- Clean debris from Sill										\$ 250				
Building Area C:	Satisfactory		5/Year											
N1 A:														
Item 10-Window flashing is too short										\$ 250				
Item 11- Clean debris from Sill										\$ 250				
Building Area-C:	Satisfactory													
Interior Courtyard N2 A:														
Item #10-Window flashing is too short			5/Year							\$ 250				
Item 4-Window frame damaged			1/Year			\$ 2,757								
Building Area C:	Marginal		1/Year											
Interior Courtyard N2 A1:														
Item #12-Window Head is leaking			1/Year			\$ 4,500								
Item 4-Replace damaged window frame			1/Year			\$ 4,500								
Item 1 -Replace Window Panel Delaminating			2/Year				\$ 10,500							
Item #19-Exterior sealant (Caulking) needs replacement			2/Years				\$ 3,800							
Item 2 -Repair Gasket at Window			1/Year			\$ 3,000								
Building Area C:	Satisfactory													
Interior Courtyard W1 A:														
Item 19- Exterior sealant needs replacement (Caulk)			2/Year			\$ 2,550								
Building Area F:	Marginal													
E1 A:														
Item 14-Steel lintel repair at doors			2/Year			\$ 2,500								
Item 15-Brick Repair; location as noted on plan			2/Year			\$ 500								
Overall Maintenance for all windows					\$ 400	\$ 420	\$ 441	\$ 463	\$ 486	\$ 511	\$ 536	\$ 563	\$ 591	\$ 621
Sub-Total for each calendar year					\$ 13,483	\$ 20,727	\$ 14,741	\$ 463	\$ 486	\$ 43,944	\$ 536	\$ 563	\$ 591	\$ 621

Griffith Middle/High School - Window





GRIFFITH MIDDLE/HIGH SCHOOL - WINDOWS



IMG_2088



IMG_2121



IMG_2129



IMG_2145



IMG_2151



IMG_2168



IMG_2171



IMG_2176



IMG_2183



IMG_2186



IMG_2220



IMG_2368



IMG_2369



IMG_3404



IMG_3754



IMG_8459

Plumbing Condition Assessment



GRIFFITH MIDDLE / HIGH SCHOOL

						Project Start									
	Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Griffith Middle / High School															
Building System															
Main Incoming Domestic Water Service	Satisfactory		Yearly	NA	1004/1007/1013										
Main Incoming Natural Gas Service	Satisfactory		Yearly	NA	1020										
Domestic Water Heat Exchanger in Storage Tanks	Satisfactory		Daily	NA	1011										
Domestic Water Piping	Satisfactory		Yearly	NA											
Plumbing Fixtures	Satisfactory		Monthly	NA	1028/1029/1030/1031										
Reinstall missing sink in Room D115B							\$ 1,000								
Plumbing Fixtures Trim	Satisfactory		Monthly	NA	1029/1030/1031										
Domestic Water Circulating Pumps	Unsatisfactory		Daily	NA											
Repair/replace circulating pumps						\$ 5,000									
Sanitary Piping System	Satisfactory		Yearly	NA	1123										

Plumbing Condition Assessment

	Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	Project Start									
						2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
GRIFFITH MIDDLE / HIGH SCHOOL															
Building System															
Drain at clothes washer located off of Corridor "C" drains slow							\$ 5,000								
Storm Piping System	Satisfactory		Yearly	NA											
Investigate and repair leak at chair lift in Auditorium Lobby							\$ 7,500								
Replace exterior drain located outside Auditorium exit door							\$ 10,000								
Fire Protection System	Satisfactory		Yearly	NA	1005/1006										
Pool Equipment and Piping	Marginal		Daily	NA											
Replace Pool Equipment and Piping (*)							\$ 1,000,000								
Plumbing Maintenance and Repair Cost				NA		\$ 56,346	\$ 59,163	\$ 62,121	\$ 65,228	\$ 68,489	\$ 71,913	\$ 75,509	\$ 79,284	\$ 83,249	\$ 87,411
(*) Refer to Pool Consultant for Recommendations															
Sub-Total for each calendar year						\$ 61,346	\$ 1,082,663	\$ 62,121	\$ 65,228	\$ 68,489	\$ 71,913	\$ 75,509	\$ 79,284	\$ 83,249	\$ 87,411
Notes:															

GRIFFITH MIDDLE/HIGH SCHOOL - PLUMBING



1004



1005



1006



1007



1011



1013



1020



1028



1029



1030



1031



1123

Mechanical Condition Assessment



GRIFFITH MIDDLE / HIGH SCHOOL

Building System															
Heating Plant Equipment	Satisfactory		Daily	See Note 1	1001/1002/1015										
Replace Heating Boilers														\$ 375,000	
Cooling Plant Equipment	Satisfactory		Daily	See Note 1	1018/1023/1024/1078										
Replace Chillers														\$ 1,000,000	
Terminal Units (Fan Coil / VAV Terminal Units)	Satisfactory		Monthly	See Note 1	1054/1084										
Air Handling Units (Indoor and Roof Mounted Units)	Satisfactory		Monthly	See Note 1	1058/1099/1126										
Insulate condensate drain piping at AHU's					1062/1204		\$ 5,000								
HVAC Piping (4-Pipe Heating/Cooling Units)	Satisfactory		Yearly	See Note 1											
Investigate and repair leak at Chior Practice Room D09							\$ 8,000								
Investigate and repair leak in "H" Corridor at Stairs B38							\$ 8,000								
Ductwork	Satisfactory		Yearly	See Note 1											
Reinsulate and wrap all roof mounted ductwork					1146/1159/1178/1179		\$ 35,000								
Supplemental Heat	Satisfactory		Monthly	See Note 1	1037										
Exhaust Systems	Satisfactory		Monthly	See Note 1	1070										
Increase exhaust at Ceramics kilns							\$ 3,000								
Add exhaust to Custodial Room located off of Corridor "A"							\$ 3,000								
Increase exhaust in Electrical Room next to Room H100							\$ 3,000								
Add exhaust exhaust to IDF Room B105D							\$ 3,000								
Add exhaust to Drying Room D109A							\$ 3,000								

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

Mechanical Condition Assessment

						Project Start									
	Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
GRIFFITH MIDDLE / HIGH SCHOOL															
Building System															
Building Controls	Satisfactory		Daily	See Note 1											
Repair 3-way mixing valve in Main Boiler Room							\$ 2,500								
Energy Recovery Units (Roof-mounted)	Satisfactory		Monthly	See Note 1	1066										
Install handrail at ERV units within 10'-0" of roof edge							\$ 5,000								
Pool Area Air Handling Units (Roof-mounted)	Marginal		Monthly	See Note 1	1071/1073/1074										
Install handrail at units within 10'-0" of roof edge							\$ 10,000								
Replace Pool Area Air Handling Units							\$ 375,000								
Mechanical Maintenance and Repair Cost				See Note 1		\$ 140,865	\$ 147,908	\$ 155,304	\$ 163,069	\$ 171,222	\$ 179,783	\$ 188,773	\$ 198,211	\$ 208,122	\$ 218,528
Sub-Total for each calendar year						\$ 140,865	\$ 611,408	\$ 155,304	\$ 163,069	\$ 171,222	\$ 179,783	\$ 188,773	\$ 198,211	\$ 1,583,122	\$ 218,528
Notes:															
1. Based on Energy Star Portfolio Manager, which is based on utility usage (gas and electric)															
for 2014 through 2016, Griffith Middle/High School has an Energy Star Score of 42.3 (1-100).															

GRIFFITH MIDDLE/HIGH SCHOOL - MECHANICAL



1001



1002



1015



1018



1023



1024



1037



1054



1058



1062



1066



1070



1071



1073



1074

GRIFFITH MIDDLE/HIGH SCHOOL - MECHANICAL



1078



1084



1099



1126



1146



1159



1178



1179



1204

Electrical Condition Assessment



<u>Condition</u>	<u>Low to High</u> <u>Priority Level</u>	<u>Inspection</u> <u>Frequency</u>	<u>Photo No.</u>	<u>Project Start</u>									
				<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>

GRIFFITH MIDDLE / HIGH SCHOOL

<u>Building System - 239,145 s.f.</u>													
<u>Electrical</u>													
Service: 1 Type: Underground to a Utility owned			yearly										
Pad Mounted Transformer (Owned by Utility Co.)				DSC02639									
Existing Condition													
Transformer/Pad													
Conductors													
Switchgear: 2 (Replace every 30 years)			yearly										
(2) 2,500A Switchboards (new 2011)				DSC02633									
Generator: 3 (Replace every 20 years, new 2011)			monthly	DSC02638									
300KW Natural Gas Generator with Transfer Switch,				DSC02635									
Batt Charger, Block Heater, Remote Annunciator,													
Outdoor Enclosure													
Feeders: 4 (Replace with Switchgear, 50 year life)			as required	-									
From Transformer to Switchboard (new 2011)													
From Switchboard to Panels (new 2011)													

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

Electrical Condition Assessment



				Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026

GRIFFITH MIDDLE / HIGH SCHOOL

Panelboards: 5 (Replace every 30 years)			yearly										
Replaced 2011				DSC02634									
Panels to be replaced - Approximately 15 panels need	Marginal			DSC02721	\$100,000								
replaced throughout the building													
Branch Distribution: 6 (50 year life)			yearly	-									
Feeders (new 2011)													
Power: 7 (Replace every 20 years, new 2011)			as required										
Receptacles, Switches				DSC02803									
Lighting: 8 (Replace every 20 years, new 2011)			as required										
Corridors/Public Spaces				DSC02987									
Classrooms				DSC02668									
Support Rooms				DSC02928									
Exit/Emergency Lights				DSC02719									
Exit Egress Exterior Lights (see Code Issues #10 below)	Marginal			-									
Gymnasium				DSC02707									
Kitchen/Cafeteria				DSC02982									
Exterior Wall Lights				DSC02951									
Exterior Pole Lights				DSC03041									

Electrical Condition Assessment



				Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
GRIFFITH MIDDLE / HIGH SCHOOL													
		monthly											
			DSC02955										
			DSC02935										
Marginal													
			-										
			-		\$16,000								
			-		\$4,000								
Marginal													
			-			-							\$1,674,000
			-		\$90,000								
			DSC02951			-							\$50,000
			DSC02788			\$2,000							
			DSC02786			\$1,000							
			DSC02794			\$11,500							
				\$0	\$210,000	\$14,500	\$0	\$0	\$0	\$0	\$0	\$0	\$1,724,000

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

GRIFFITH MIDDLE/HIGH SCHOOL - ELECTRICAL



DSC02633



DSC02634



DSC02635



DSC02638



DSC02639



DSC02668



DSC02707



DSC02719



DSC02721



DSC02786



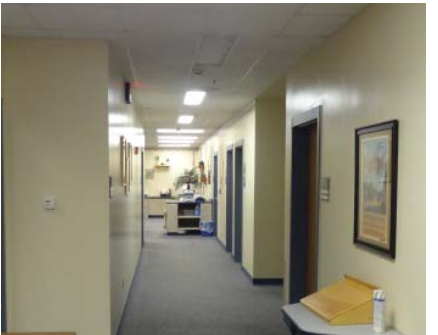
DSC02788



DSC02794



DSC02803



DSC02928



DSC02935

GRIFFITH MIDDLE/HIGH SCHOOL - ELECTRICAL



DSC02951



DSC02955



DSC02982



DSC02987



DSC03041

Site Condition Assessment



Project Start

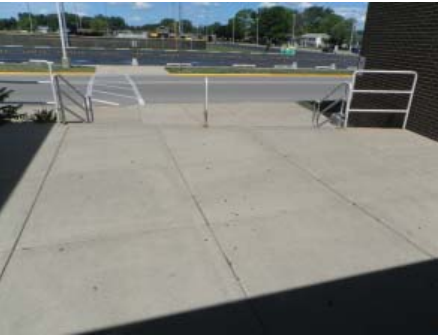
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Griffith Middle / High School														
Building System					-									
Site														
Walks and concrete surfaces:	Satisfactory													
walk replacement			monthly	2667		\$ 3,000				\$ 96,615				\$ 22,000
loading dock pavement replacement				2675						\$ 20,430				
Asphalt paving:														
surface, seal coating, crack remediation	Satisfactory		semi-annual	2698		\$ 11,000								
milling and replacement	Satisfactory		semi annual	2713						\$ 140,000				
Misc. site improvements:														
accessible e. entry	Satisfactory		yearly	2671						\$ 15,000				
accessible administration entry	Satisfactory		yearly	2678		\$ 15,000								
site furnishings replacement	Satisfactory		yearly	2687						\$ 20,000				
retaining wall repairs/resurfacing	Satisfactory		yearly	2659										\$ 75,000
Sub-Total for calendar year						\$ 29,000	\$ -		\$ -	\$ 292,045	\$ -	\$ -	\$ -	\$ 97,000

Site (Athletic) Condition Assessment

	Condition	Low to High	Inspection	Energy	Photo No.	Project Start									
		Priority Level	Frequency	Efficiency		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
GRIFFITH MIDDLE / HIGH SCHOOL ATHLETICS															
Building System						-									
Site															
Walks and concrete surfaces:	Satisfactory														
walk replacement			monthly		2761		22,322				9,378				42,265
Asphalt paving:															
surface, seal coating, crack remediation	Satisfactory		semi-annual		2713		6,000				2,500				
milling and replacement	Satisfactory		semi-annual		2713						133,586				75,440
new paving			yearly		2755						7,500				
Misc. site improvements:															
track resurfacing	Satisfactory		yearly		2725						146,611				
bleachers accessibility	Satisfactory		yearly		2749						15,000				
football field replacement	Satisfactory		yearly		2743										400,000
tennis courts	Marginal		yearly		2711	colorcoat	35,000							renovation	300,000
fencing upgrades stadium	Satisfactory		yearly		2724		15,000								
Sub-Total for calendar year							\$ 78,322	\$ -	\$ -	\$ -	\$ 314,575	\$ -	\$ -	\$ -	\$ 817,705

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

GRIFFITH MIDDLE/HIGH SCHOOL - SITE



2647



2659



2671



2675



2678



2687



2698



2713



2724



2725



2743



2749



2755



2761



2711

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Condition Assessments

FOOTBALL STADIUM

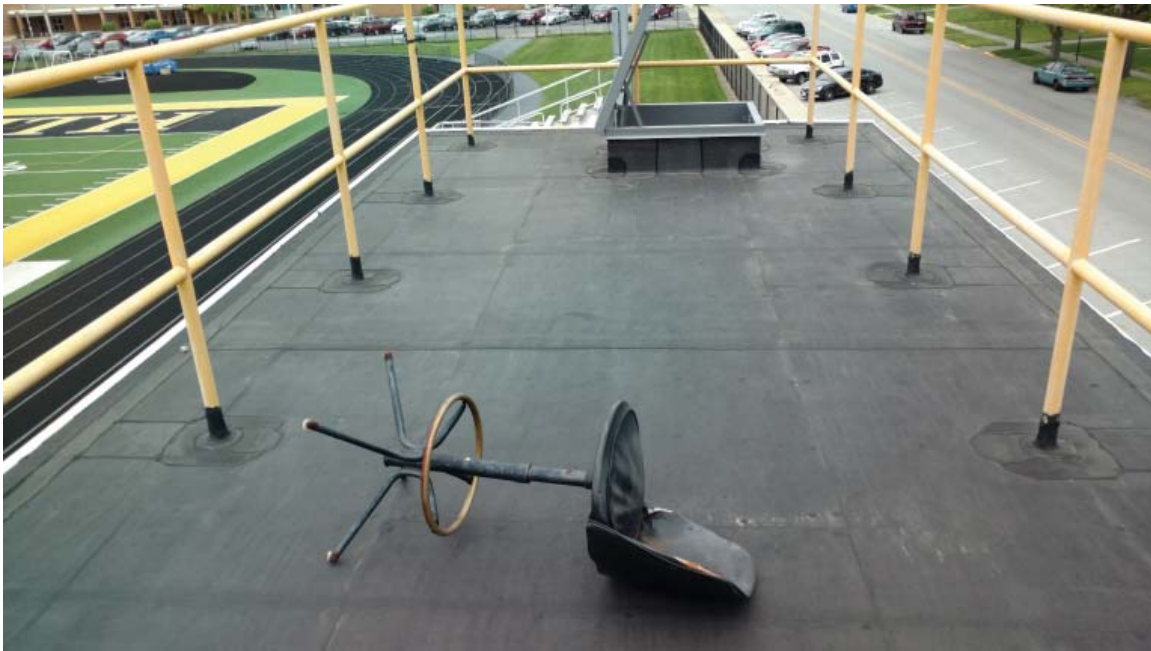
PRESS BOXES



Roof Condition Assessment

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FOOTBALL STADIUM PRESS BOXES															
Building System															
Roofs Replacement 2005															
West Press box Type: EPDM	Marginal		2/YEAR	NA	West					\$ 51,050					
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Install ladder up safety post						\$ 800									
Resecure handrail -unstable						\$ 750									
Remove chairs						\$ 100									
Perimeter railing at roof hatch							\$ 3,500								
Position of roof hatch															
East Press box Type: EPDM	Marginal		2/YEAR	NA	East					\$ 51,050					
Roof maintenance						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Install ladder up safety post						\$ 800									
Remove chairs						\$ 100									
Perimeter railing at roof hatch							\$ 3,500								
Position of roof hatch															
Provide new roof access ladder							\$ 1,200								
Sub-Total for each calendar year						\$ 2,950	\$ 8,620	\$ 441	\$ 463	\$ 102,586	\$ 511	\$ 536	\$ 563	\$ 591	\$ 621

FOOTBALL PRESS BOXES - ROOF



West



East

Window Condition Assessment

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
FOOTBALL PRESS BOXES															
Building System															
Windows															
Football Field Press Box-West	Satisfactory		2/YEAR	NA	Home Press 1										
Item 16-Install New Window Screen(s)							\$ 1,800								
Football Field Press Box-East	Unsatisfactory		1/YEAR	NA											
Item 16-Install New Window Screen(s)					Guest Press1	\$ 750									
Item 17-Replace w/Vinyl Windows-Insulated Glass					Guest Press 2 , 3	\$ 9,200									
Sub-Total for each calendar year						\$ 9,950	\$ 1,800								

FOOTBALL PRESS BOXES - WINDOW



Home Press 1



Guest Press 1



Guest Press 2



Guest Press 3

Plumbing Condition Assessment

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FOOTBALL STADIUM PRESS BOXES															
Building System															
West Press box	No Plumbing Equipment in Pressbox														
East Press box	No Plumbing Equipment in Pressbox														
Sub-Total for each calendar year						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Mechanical Condition Assessment

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FOOTBALL STADIUM PRESS BOXES															
Building System															
West Press box	No Mechanical Equipment in Pressbox		NA												
East Press box	No Mechanical Equipment in Pressbox		NA												
Sub-Total for each calendar year						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Electrical Condition Assessment

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
FOOTBALL STADIUM PRESS BOXES															
Building System															
Electrical															
Football Pressbox Service: 1	Satisfactory		Yearly	NA											
Underground from a pad mounted															
Utility Co. Transformer															
Transformer/Pad															
Feeders: 2	Satisfactory		Yearly	NA											
Underground from pad mounted Transformer															
Panelboards: 3	Satisfactory		Yearly	NA	DSC02682										
Home side:															
Vistor side:															
Power: 4 (new 2011)			Yearly	NA											
Home side Receptacles and Switches	Satisfactory			IMG_2134											
Visitor side Receptacles and Switches	Marginal			FootballGuestPress1											
Lighting: 5 (new 2011)			Yearly	NA											
Home side Light Fixtures	Satisfactory														
Visitor side Light Fixtures (Incandescent)	Marginal			FootballGuestPress1											
Improve Energy Efficiency: 6															
Replace Interior Incandescent Light Fixtures						\$ 1,000									
with LED - Visitor side															
Replace Interior Fluorescent Light Fixtures						\$ 1,000									
with LED - Home side															
Replace H.I.D. Sports Lights with LED,						\$ 50,000									
reuse existing poles															
Add Occupancy/Vacancy Sensors light switches						\$ 500									
Sub-Total for each calender year					\$ -	\$ 52,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

FOOTBALL PRESS BOXES - ELECTRICAL



DSC02682



Football Guest Press 1



IMG_2134

Condition Assessments

BASEBALL/SOFTBALL STADIUM
PRESS BOXES



Roof Condition Assessment

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
BASEBALL / SOFTBALL PRESS BOXES															
Building System															
Roofs															
Baseball Press box Type: Shingle	Satisfactory		1/YEAR	NA	Baseball										
Roof maintenance						\$ 250	\$ 263	\$ 276	\$ 289	\$ 304	\$ 319	\$ 335	\$ 352	\$ 369	\$ 388
Softball Press box Type: Shingle	Satisfactory		1/YEAR	NA	Softball										
Roof maintenance						\$ 250	\$ 263	\$ 276	\$ 289	\$ 304	\$ 319	\$ 335	\$ 352	\$ 369	\$ 388
Sub-Total for each calendar year						\$ 500	\$ 525	\$ 551	\$ 579	\$ 608	\$ 638	\$ 670	\$ 704	\$ 739	\$ 776

BASEBALL/SOFTBALL PRESS BOXES - ROOF



Baseball



Softball

Window Condition Assessment

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
BASEBALL/SOFTBALL PRESSBOX															
Building System															
Windows															
Baseball Field Press Box	Satisfactory		2/YEAR	NA	Baseball 1										
Softball Field Press Box	Satisfactory		2/YEAR	NA											
Install New Window Screen(s)							\$700.00								
Sub-Total for each calendar year							\$700.00								

BASEBALL/SOFTBALL PRESS BOXES - WINDOW



Baseball 1

Plumbing Condition Assessment

						Project Start									
						2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.											
BASEBALL / SOFTBALL PRESS BOXES															
Building System															
Baseball Press box															
Main Incoming Domestic Water Service	Satisfactory		Yearly	NA	1245										
Domestic Water Heater	Satisfactory		Daily	NA	1245										
Domestic Water Piping	Satisfactory		Yearly	NA											
Plumbing Fixtures	Satisfactory		Monthly	NA	1243/1244										
Plumbing Fixtures Trim	Satisfactory		Monthly	NA	1243/1244										
Sanitary Piping System	Satisfactory		Yearly	NA											
Plumbing Maintenance and Repair Cost				NA		\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310
Sub-Total for each calendar year						\$ 200	\$ 210	\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310

Plumbing Condition Assessment

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
BASEBALL / SOFTBALL PRESS BOXES															
Softball Press box	No Plumbing Equipment in Pressbox														
Sub-Total for each calendar year						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Notes:															

PLEASE NOTE: In the event it is determined that a Scope of Work listed in a calendar year should be moved to a later calendar year, then an increase of 5% should be added to the Opinion of Probable Cost for every additional year

Mechanical Condition Assessment

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026

BASEBALL / SOFTBALL PRESS BOXES

Building System															
Baseball Press box	No Mechanical Equipment in Pressbox		NA												
Softball Press box	No Mechanical Equipment in Pressbox		NA												
Sub-Total for each calendar year						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Electrical Condition Assessment

						Project Start									
Condition	Low to High Priority Level	Inspection Frequency	Energy Efficiency	Photo No.	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
BASEBALL/SOFTBALL PRESSBOX															
Building System															
Electrical															
Baseball/Softball Pressbox Service: 1 (new 2011)	Satisfactory	Yearly	NA	DSC03033											
Underground from a pad mounted															
Utility Co. Transformer															
Transformer/Pad															
Feeders: 2 (new 2011)	Satisfactory	Yearly	NA												
Underground from pad mounted Transformer															
Panelboards: 3 (new 2011)	Satisfactory	Yearly	NA	DSC03020											
Power: 4 (new 2011)		Yearly	NA												
Receptacles and Switches															
Lighting: 5 (new 2011)	Satisfactory	Yearly	NA												
Interior - Fluorescent				DSC03032											
Sports Light Fixtures - H.I.D.				DSC03037											
Improve Energy Efficiency: 6															
Replace Interior Fluorescent Light Fixtures with LED						\$ 1,000									
Replace H.I.D. Sports Lights with LED, reuse existing poles						\$ 70,000									
Add Occupancy/Vacancy sensors						\$ 500									
Sub-Total for each calender year					\$ _____	\$ 71,500	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	

BASEBALL/SOFTBALL PRESS BOXES - ELECTRICAL



DSC03020



DSC03032



DSC03033



DSC03037

