Engagement. Equity. Excellence

Green Bay Area Public School District

LONG RANGE FACILITY ASSESSMENT AND EDUCATIONAL ADEQUACY STUDY 2022

VOLUME 2B

FACILITY ASSESSMENT - INDIVIUAL BUILDING INFORMATION:

EARLY LEARNING & ELEMENTARY SCHOOLS

ATS+R

PLANNERS + ARCHITECTS + ENGINEERS

V1.0
11/02/22

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ATSR

FACILITIES ASSESSMENT METHODOLOGY

Summary

Prior to assessments, ATSR reviewed and confirmed Assessment Standards and Replacement Standards with the district's facilities group, including Facilities Director, Technology Director, and Food Service Director. ATSR also sent Online questionnaires to the head custodian of each school to gain insight into the overall physical condition of the buildings and understand any functional deficiencies that might not be noticeable upon visual inspection.

ATSR then toured each building and grounds in the Green Bay Area Public School District with their multidisciplinary team to assess and note physical building deficiencies, along with site issues. Photos were taken of some categories of deficient items for illustration purposes.

All the building data was then entered into ATSR's assessment spreadsheets with associated project costs. Building assessment diagrams and executive summaries were also created for each building. Summary tables and charts have been provided to look at the resulting data in multiple ways. The information has also been coalesced with the educational adequacy data for overall understanding of the buildings (refer to Volume 1A).

Criteria

The Facilities Assessment evaluated the following categories:

Site Physical Conditions: Including hard surfaces, activity spaces, and site drainage and landscaping.

General Building Physical Conditions: Including exterior building enclosure (roofs, walls, exterior doors, and windows) and interiors (doors and windows interior walls, floors, and ceilings, cabinetry, equipment, ADA, and code deficiencies).

Food Service Equipment: Including condition and adequacy.

Mechanical Systems Physical Condition: Including HVAC (heating/ventilating/air conditioning), plumbing, EMS controls, and fire protection.

Electrical Systems Physical Condition: Including power, lighting, and fire alarms.

Technology Systems Physical Condition: Including data, sound, and access control systems.

The Facility Assessment presents data sheets delineated by building and category of assessment, with associated estimated costs. These are project costs incorporating estimated construction costs, fees, construction contingencies, etc.

Each item is evaluated by its condition and assigned a condition number:

1 – Failing within 3 years
2 – Poor
3 – Adequate
4 – Good
5 – New

This Assessment focuses on deficiencies (verses listing every item in a building regardless of its condition); the data contains items primarily in conditions 1, 2, and 3 (failing, poor, and adequate). Occasionally, Condition 4 (good) items are listed for documentation purposes, such as large mechanical systems/units.

The line items are prioritized with the following scale:

1 - Urgent
2 – Medium
3 – Low

Anything requiring action beyond ten years has not been costed in the assessment, except for large dollar items required to be inventoried (artificial turf, roofing, mechanical units, etc) for longer term costing.

The data incorporates yearly typical cost/price inflation into the costing. Costs have been initially set for 2022. An inflation factor of 4% is being used, aligning with actual inflation over time. As an ongoing tool, items can be set for a specific year of work, and project costs will automatically inflate to that year of construction. This facilitates long-term planning incorporating inflation.

Costs are initially set to March 2022 and then adjusted using the Engineering News-Record Building Cost Index (ENR-BCI). This industry standard system tracks construction costs in areas of the country and assigns an index number each month. Each year the new index number can be input into the data, and costs will adjust to the actual cost changes recorded, calibrating them to actual inflation.

As required, the district may assign funding sources to track various types of financing for designated work, i.e., bond referendum, capital, lease levy, etc.

Overall Summaries (Volume 2A)

The **Detail Summary Sheet** summarizes all the dollar amounts identified in the overall system, including all conditions and all preliminary priority assessments. These are in March 2022 costs.

The **Detail Summary Charts** show the high and medium priority costs in chart format, in different ways.

The **Facility Condition Index Matrix** is an overall summary that represents, by category, highlighting conditions 1 and 2, the repair costs relative to the replacement cost of each building. Red shows the most significant percentage of replacement cost, then yellow, then green. This illustrates the relative impact of the cost of repairing the physical conditions for the buildings.

The **30-year Plan** summarizes the dollar amounts of items identified for long term tracking (roofs, synthetic turf, and major mechanical equipment), each set to their replacement year based on typical life expectancy. These costs are inflated to that year of construction.

Individual Building Information (Volumes 2B & 2C)

Executive Summary per Building

The executive summary is a written summary of major findings for each building, with accompanying photos as needed to illustrate conditions.

Facility Assessment Diagrams

Plans are marked up with the key findings from the assessment and as detailed in the datasheets. The plans are colored and keynoted to indicate the items and their priority.

Building Age Diagrams

Plans are colored to indicate the construction dates for each part of the building.

Building Data Spreadsheets

The data sheets indicate the scope and cost of work identified as required in each school. These are project costs and are set to March 2022.

Appendices (Volume 2D)

Standards and Questionnaires (see volume for detailed list)

HEAD START LEARNING CENTER

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Clean & fill expansion joints along adjoining building walls, greenhouse foundation, vertical elements, and building stoops.

2 EXTERIOR ENVELOPE

- **Roofs**
  - Unsightly transition at metal coping between canopy and main building. Repair when areas are being reroofed.

- **Wall Systems**
  - **Gym** – Broken glass block fenestration, several units (exterior envelope integrity concern. Replace glass block with translucent insulated panel assembly.

  - **Exterior wall above windows** – Wood siding, OK condition for now, (vertical wood trim each side of siding and window) will require more maintenance in the future. Consider replacing siding with metal panel system and wrapping wood vertical trim with metal when windows are replaced (recommended now)

- **Tuckpointing / Sealant**
  - Sealant peeling off at exterior steel pilasters. Replace sealant
  - Loose mortar at face brick at exterior wall below Room 114 window. Tuck point masonry.
- **Window Systems**
  - Original Pella WD windows, sills cracked at exterior vertical transition, missing operable handle, broken WD trim. Replace with district standard operable alum windows.

ATSR

3 INTERIOR

- **Doors / Hardware**
  - Damaged HM door at Kitchen. Replace door and hardware
- **Flooring**
  - Worn out carpet in Room 111, Workroom, Speech and Testing. Replace carpet
- **Cabinetry / Countertops / Stools**
  - Wood Casework with Plam Countertop and wood base. OK condition, but wood not recommended in Kitchen. Replace with Plam casework base cabinet and Plam countertop

4 FOOD SERVICE

- Verify hood overhang compliance.

5 MECHANICAL

- **Boilers and Pumps**
  - The two boilers were replaced in 2016 and heating pumps in 2013.
- **Air Handlers**
  - One packaged rooftop unit and one air handler from 2016.
- **Chillers and Pumps**
  - Condensing unit on roof is from 2016
- **Water Heaters**
  - The Water Heaters are high efficiency from 2016.
- **Plumbing**
  - Plumbing fixtures are from 2016 in good condition.

6 ELECTRICAL

- **Electric Service**
  - The building is served underground from a pad mounted transformer. This feeds a relatively new Square D 800A, 208Y/120V, three-phase distribution switchboard located in the Boiler Room. The electric service is in good shape. No work is required at this time.
- **Electric Switchboards, Panels and Distribution Equipment**
  - Panelboards throughout the building appear to have capacity for future use. No work is required at this time.
- **Fire Alarm**
  - The fire alarm system is an addressable fire alarm panel located in the data closet. Current code requires a fire alarm system with voice evacuation. System will need to be replaced if 10% of the building is renovated.
- **Lighting - Lamps / ballasts / controls**
  - Lighting levels appear to be adequate in all spaces. All lighting has been upgraded to LED. No work is required at this time.
- **Emergency Lighting / Exit signs**
  - Emergency lights and exit signs are battery operated. Life expectancy of batteries is about 5 years.
    - Units should be tested and batteries replaced as needed.

  - Exterior emergency egress lighting is required by code and is missing at all exterior doors.
  - Add emergency egress lighting on exterior of building at all exterior doors.
- **Security Lighting (Exterior)**
  - Exterior security lighting are mostly HID type. We recommend changing the fixtures to LED in the next 3 to 5 years.

7 TECHNOLOGY

- Technology systems are good.
- Handicapped door operator does not work properly, sometimes jerks back hard and could be possibly hurt someone.

HEAD START

ARCHITECTURAL
FIRST FLOOR

FACILITY ANALYSIS

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. MONITOR ALUMINUM CLAD WOOD WINDOWS FOR FUTURE ROT AND REPLACEMENT
2. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED

KEY NOTES

- DR — REPLACE DOOR AND FRAME
- CPT — REPLACE CARPET
- CWK — REPLACE CASEWOK

HEAD START

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- AHU — Replace Air Handling Unit
- RTU — Replace Rooftop Unit
- CU — Replace Rooftop Condensing Unit
- B — Replace Boiler Plant
- WH — Replace Water Heater

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

- EG — Provide Emergency Egress Lighting
- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

HEAD START

BUILDING AGE

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						5%	$ 16.51	299,300	1,2	Cond.					Priority High (1)			$ 26,700
198							$ 69.26	1,255,700	3	Cond.					Priority Med (2)			$ 704,100
199							$ 62.08	1,125,600	4,5	Cond.					Priority Low (3)			$ 1,949,800
200	**Head Start Learning Center**				18,130	SF	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 2,680,600
201																		
202										Install			Fnl			Life	Life	Projected
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**PROJECT COST**
204		**48**									**CI**			**2022**				
205		48	Head Start Learning	1.04	0			sample row to insert			CI		2	2022				$ -
206		48	Head Start Learning	**1.00**	**SITE - Hard surfaces**													$ -
207		48	Head Start Learning Center	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2019)(3+ yrs old)	4		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		48	Head Start Learning Center	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 2,200
209		48	Head Start Learning	**2.00**	**SITE - Activity Spaces**						CI							$ -
210		48	Head Start Learning	2.01	Playgrounds			no comments this section			CI		2	2022				$ -
211		48	Head Start Learning	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
212		48	Head Start Learning	3.01	Grass / Turf			no comments this section			CI		2	2022				$ -
213		48	Head Start Learning	**4.00**	**Exterior (Building Envelope)**						CI							$ -
214		48	Head Start Learning	4.01	Roofs			Roofing information provided by Owner			CI		0	2022				$ -
215		48	Head Start Learning	4.01	Roofs	Section	1	Gravel Surface - BUR	3	1997	CI	Y5	2	2022	Gravel Surface - BUR	30	5	$ 434,900
216		48	Head Start Learning	4.01	Roofs		2	Standing Seam Metal	3	1997	CI	Y15	3	2022	Standing Seam Metal	40	15	$ 671,700
217		48	Head Start Learning	4.01	Roofs		3	Standing Seam Metal	3	1997	CI	Y15	3	2022	Standing Seam Metal	40	15	$ 128,600
218		48	Head Start Learning	4.01	Roofs		4	Standing Seam Metal	3	1997	CI	Y15	3	2022	Standing Seam Metal	40	15	$ 2,500
219		48	Head Start Learning Center	4.01	Roofs		Entry Canopy	Unsightly transition at metal coping between canopy and main building	2		CI		0	2022	Repair when areas are reroofed			$ -
220		48	Head Start Learning Center	4.02	Wall systems		Gym Room 105	Broken Glass block fenestration, several broken units (exteror envlope integrity concern), covered up on interior.	2		CI		2	2022	Replace Glass block with translucent insulated panel assembly ('Kalwal'), $5000 add for removal of drywall at interior side			$ 47,100
221		48	Head Start Learning Center	4.02	Wall systems		Ext wall above windows	Wood siding, OK condition for now, (vert wd trim ea side of siding and wdw) will require more maintenance in future	3		CI		3	2022	Consider replacing siding with Metal Panel system and wrapping wd vertical trim with metal when windows are replaced (recommended now)			$ 17,900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Head Start Learning Center**				**18,130**	**SF**	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 2,680,600
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
222		48	Head Start Learning	4.03	Tuck pointing / Sealant		Ext Stl pilaster	Sealant peeling off	2		CI		2	2022	Replace sealant			$ 5,700
223		48	Head Start Learning	4.03	Tuck pointing / Sealant		Rm 114 Ext wall below	Loose mortar at Face brick	2		CI		2	2022	tuckpoint masonry			$ -
224		48	Head Start Learning	4.06	Window systems		Ext windows	orig Pella WD windows, sills cracked at exterior-vert	2		CI		2	2022	Replace with district standard operable alum wdws with intrgrel blinds			$ 198,500
225		48	Head Start Learning Center	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Front Canopy Columns (14)	Bottom of columns are rusting	2		CI		2	2022	grind(sand), prime, & paint			$ 6,200
226		48	Head Start Learning	**5.00**	**Interior (Building)**						CI							$ -
227		48	Head Start Learning	5.01	Doors / Hardware		Kitchen	Damaged HM door	2		CI		2	2022	Replace door and hardware			$ 1,900
228		48	Head Start Learning Center	5.03	Flooring / Base		Rm 111, Workroom, Speech, Testing	Carpet, poor condition	2		CI		3	2022	Replace carpet			$ 5,200
229		48	Head Start Learning	5.10	REMODEL NG / ADDITIONS						CI		2	2022				$ -
230		48	Head Start Learning	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
231		48	Head Start Learning Center	6.13	Cabinetry / Counter Tops / Stools		Kitchen	WD cswk with Plam Countertop, wood base, OK condition, but wood not recommended in kitchen	2		CI		2	2022	Replace with PLAM cswk base cab with PLAM countertop			$ 5,800
232		48	Head Start Learning Center	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator has only 2.5" front and side overhang and may be Type II and not Type I (Grease Hood)	0		CI		0	2022	May be Satellite bldg - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
233		48	Head Start Learning	6.19	Cold Storage Rooms		Cooler	Temp probe unstretched	3		CI		2	2022	Extend tempertuare probe to get more accurate temp readings			$ 100
234		48	Head Start Learning	**7.00**	**HVAC**						CI							$ -
235		48	Head Start Learning Center	7.01	Boilers		Boiler Room	Boiler Tag: B-1 & B-2 Make: Keystone Model: KS399 Serial Number: K13251247 & K13251257 BTU/HR (Heating Capacity): 385,000 System Type (Hot Water) Fuel Type(s): Nat Gas	4	2016	CI	Y24	3	2022		30	24	$ 87,500
236		48	Head Start Learning	7.02	Motors / controllers / pumps / systems / VFDs and electrical			VFDs are ABB	4	2016	CI		3	2022		15	9	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Head Start Learning Center**				**18,130**	**SF**	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 2,680,600
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**PROJECT COST**
237		48	Head Start Learning Center	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Boiler Pump: Pump Tag: Make: Grundfos Model: Magna3 40-120 F 216 Serial Number: 10000229 GPM/Head (ft): Pump Type: (Inline)	4	2013	CI	Y24	3	2022		30	21	$ -
238		48	Head Start Learning Center	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Boiler Pump: Pump Tag: Make: Grundfos Model: Magna3 40-80 F 216 Serial Number: 10000849 GPM/Head (ft): Pump Type: (Inline)	4	2013	CI	Y24	3	2022		30	21	$ -
239		48	Head Start Learning Center	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Hot Water System Pumps: Pump Tag: Make: Taco Model: 1919C1E1 Serial Number: GPM/Head (ft): Pump Type: (Inline)	4	2013	CI	Y24	3	2022		30	21	$ 38,800
240		48	Head Start Learning	7.06	Energy Management Systems (24 volt low voltage)			Automated Logic DDC	4	2016	CI		3	2022		15		$ 146,700
241		48	Head Start Learning Center	7.07	Air handler units / ERU - dampers		Storage 165 (Serves multipurpose)	AHU Tag: Make: Daikin Model: Could Not See (Unit suspended in air) Serial Number: Could Not See CFM (total airflow) 10,000 System Type: Constant Volume Fan and coil types: Hot Water Heating and DX Cooling	4	2016	CI	Y30	3	2022		40	34	$ 307,400
242		48	Head Start Learning Center	7.07	Air handler units / ERU - dampers		Roof (Serves all spaces except multipurpose)	AHU Tag: Make: Daikin Model: MPS026GY2DV1DYBV-A Serial Number: FBOU170700986 CFM (total airflow): 13,000 System Type: Packaged RTU Fan and coil types: Hot Water heating, packaged DX cooling.	4	2016	CI	Y30	3	2022		40	34	$ 399,500

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200	**Head Start Learning Center**				**18,130**	**SF**	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 2,680,600
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
243		48	Head Start Learning Center	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Classrooms, speech, multipurpose, conference room, principal office.	Hot Water Finned Tube Radiation is in very good condition	4	2016	CI		3	2022		25	19	$ -
244		48	Head Start Learning Center	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Vestibules	Cabinet Unit Heaters are in very good condition	4	2016	CI		3	2022		25	19	$ -
245		48	Head Start Learning	7.10	Exhaust fans - PRV / utility sets		Serves Restrooms	All Exhaust fans are in very good condition	4	2016	CI		3	2022		25	19	$ -
246		48	Head Start Learning Center	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves multipurpose room Unit)	Rooftop Condensing Unit Make: Daikin Model: RCS12F150C Serial: F111801691 Refrigerant: R410A 12 Tons	4	2018	CI	Y20	3	2022		25	21	$ 48,500
247		48	Head Start Learning	**8.00**	**Plumbing**						CI							$ -
248		48	Head Start Learning Center	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Grundfos Domestic Circ Pump Alpha 2 15-55SFC/LC	3	2016	CI		3	2022		30		$ -
249		48	Head Start Learning Center	8.08	Plumbing Fixtures		Classrooms	Classroom sinks are lever faucets and in very good condition.	4	2016	CI			2022		30		$ -
250		48	Head Start Learning Center	8.08	Plumbing Fixtures		Classrooms	Classroom restrooms have push button faucet Lavs and floor mount, flush valve water closet.	4	2016	CI			2022		30		$ -
251		48	Head Start Learning Center	8.08	Plumbing Fixtures		Boys and Girls Restrooms	3 push button faucets, 2 floor mounted flush valve urinals, 6 floor mounted, flush valve water closets.	4	2016	CI			2022		30		$ -
252		48	Head Start Learning	8.10	Drinking Fountains		Corridor	Water Coolers are in very good condition	4	2016	CI			2022		30		$ -
253		48	Head Start Learning Center	8.11	Fire suppression- source / pumps / distribution / heads		Entire Building	Building has sprinkler system in very good condition	4	2016	CI			2022		30		$ -
254		48	Head Start Learning Center	8.15	Domestic Water Heaters		Boiler Room	A.O. Smith Water Heater Model: BTH 250 200 Serial: 1631M001232 Input: 250,000 BTUH Nat Gas	4	2016	CI	Y12	3	2022		15	9	$ 95,500
255		48	Head Start Learning	**9.00**	**Electrical**						CI							$ -
256		48	Head Start Learning	9.01	Electrical Study Update / Main / medium voltage /		Elec Rm	800A 208Y/120V Main Service Switchboard	3		0		3	2022	No action required			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Head Start Learning Center**				**18,130**	**SF**	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 2,680,600
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
257		48	Head Start Learning Center	9.05	Fire Alarm		Data Closet	Addressible Fire Alarm Simplex 4010			CI			2022	Replace with Fire Alarm w/ Voice Evacuation if doing more than 10% renovations			$ -
258		48	Head Start Learning	**10.00**	**Lighting**						CI							$ -
259		48	Head Start Learning	10.01	Lighting - Lamps / ballasts / controls		Throughout Bldg	LED Lighting	3		CI		0	2022	No Action Required			$ -
260		48	Head Start Learning	10.04	Security Lighting (Exterior)		Exterior	Emergency egress lighting missing	1		CI		1	2022	Add battery operated egress lighting at all exterior doors			$ 26,700
261		48	Head Start Learning	**11.00**	**Technology / Security**						CI							$ -
262		48	Head Start Learning	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
263		48	Head Start Learning	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
264		48	Head Start Learning	11.03	Local Sound systems		Gym	Good. (2) Shure BLX4 systems, 584-608 MHz.	4		CI		0	2022	No work			$ -
265		48	Head Start Learning	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
266		48	Head Start Learning	11.05	Building Paging systems		Building	Good.	4		CI		0	2022	No work			$ -
267		48	Head Start Learning	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			$ -
268		48	Head Start Learning	11.06	Handicapped door operators		Main Entry	Handicapped door operators work properly.	4		CI		0	2022	No work			$ -
269		48	Head Start Learning	11.07	Burgler Alarm System		Building	Good, DMP	3		CI		0	2022	No work			$ -
270		48	Head Start Learning	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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JEFFERSON HEAD START LEARNING CENTER

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.

2 EXTERIOR ENVELOPE

- Original 1931 building, multiple locations of brick joint failure and spalling brick.
  - Brick restoration and tuckpointing needed.

3 INTERIOR

- Face brick wall in dry food area not cleanable
  - Cover with painted GBD wall above QT base.

4 FOOD SERVICE

- Replace rusted and non NSF equipment.

5 MECHANICAL

- **Boilers and Pumps**
  - The three Aerco boilers are from 2021. No work is needed at this time.
- **Air Handlers**
  - The air handlers serving the 1928 and 1958 buildings were installed in 1995. The air handlers serving the north addition were installed in 1995.
- **Chillers and Pumps**
  - The chilled water system was installed in 1997.
- **Water Heaters**
  - The Water Heater is from 2017. No work is needed at this time.
- **Plumbing**
  - The plumbing fixtures are in good condition but the installation date is unknown. No work is needed at this time.

6 ELECTRICAL

- **Electric Service**
  - The building is served by a pad mounted 208V three-phase transformer. This feeds relatively new 1600 A , 120/208V, three-phase distribution switchboard
  - The electric service is in good shape. No work is required at this time.
- **Electric Switchboards, Panels and Distribution Equipment**
  - Switchboards and panelboards throughout the building appear to have spare capacity.
  - No work is required at this time.
- **Fire Alarm**
  - The fire alarm system is a recently installed Simplex 4100 addressable voice evacuation system
  - No work is required at this time.
- **Emergency generators / battery backup systems**
  - There is a natural gas generator. The generator feeds separate life safety and non-life safety systems.
  - No work is required on the emergency power system at this time.
- **Lighting - Lamps / ballasts / controls**
  - Lighting levels appear to be adequate in all spaces. The entire building has LED light fixtures.
  - No work is required at this time
- **Emergency Lighting / Exit signs**
  - Emergency lights and exit signs are LED
- **Exterior Emergency Lighting**
  - Emergency lighting (battery or on generator) at exterior exit doors, is required by code
  - Add required lighting at these locations
- **Security Lighting (Exterior)**
  - Exterior security lighting is LED
  - Exterior security lighting needs to be improved by changing the HID type fixtures to LED.
  -

7 TECHNOLOGY

- Technology systems are good
- No work required

JEFFERSON ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTE

1 - SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED

2 - BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED

(BR) BRICK RESTORATION AND TUCKPOINTING

(GBD) COVER FACE BRICK WALL WITH PAINTED GBD

(KE) KITCHEN EQUIPMENT - SHELVING/DUNNAGE

JEFFERSON ELEMENTARY

MECHANICAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- HWP — REPLACE HEATING PUMP
- CU — REPLACE CONDENSING UNIT
- CH — REPLACE CHILLER
- AHU — REPLACE AIR HANDLING UNIT
- B — REPLACE BOILER

ELECTRICAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

NO MAJOR ITEMS THIS FLOOR

JEFFERSON ELEMENTARY

BUILDING AGE

KEY

- 1928
- 1958
- 1995

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						9%	$ 29.40	1,115,800	1,2	Cond.					Priority High (1)			$ 939,300
198							$ 39 06	1,482,500	3	Cond.					Priority Med (2)			$ 1,483,300
199							$ 6 95	263,600	4,5	Cond.					Priority Low (3)			$ 439,300
200	**Jefferson Elementary**				**37,951**	**SF**	Ron S,Ted C, Ted C, John J, Ben W, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 2,861,900
201																		
202										Install						Life	Life	Projected
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Project Cost**
204		**13**									**CI**			**2022**				
205		13	Jefferson Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		13	Jefferson Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		13	Jefferson Elementary	1.01	Asphalt paving		Asphalt Pavement	Per SD's Asphalt Paser Assessment	3		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		13	Jefferson Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 3,400
209		13	Jefferson Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 2,300
210		13	Jefferson Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
211		13	Jefferson Elementary	2.01	Playgrounds			no comments this section			CI		2	2022				$ -
212		13	Jefferson Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
213		13	Jefferson Elementary	3.01	Grass / Turf			no comments this section			CI		2	2022				$ -
214		13	Jefferson Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
215		13	Jefferson Elementary	4.01	Roofs			Roofing information provided by Owner			CI		0	2022				$ -
216		13	Jefferson Elementary	4.01	Roofs		1	BUR	3	2012	CI	Y20	3	2022	Built-Up Roofing	30	20	$ 66,700
217		13	Jefferson Elementary	4.01	Roofs		2	BUR	3	2012	CI	Y20	3	2022	Built-Up Roofing	30	20	$ 72,100
218		13	Jefferson Elementary	4.01	Roofs		3	BUR	3	2012	CI	Y20	3	2022	Built-Up Roofing	30	20	$ 9,900
219		13	Jefferson Elementary	4.01	Roofs		4	BUR	3	2012	CI	Y20	3	2022	Built-Up Roofing	30	20	$ 2,100
220		13	Jefferson Elementary	4.01	Roofs		5	Mod Bit Gran Ag Al coat	3		CI	Y10	3	2022	Built-Up Roofing	30		$ 23,900
221		13	Jefferson Elementary	4.01	Roofs		6	Asphalt Shingles	2	1995	CI	Y1	2	2022	Asphalt Shingles	25	-2	$ 129,400
222		13	Jefferson Elementary	4.01	Roofs		7	Asphalt Shingles	2	1988	CI	Y1	1	2022	Asphalt Shingles	25	-9	$ 33,500
223		13	Jefferson Elementary	4.01	Roofs		8	Asphalt Shingles	2	1988	CI	Y1	1	2022	Asphalt Shingles	25	-9	$ 25,500
224		13	Jefferson Elementary	4.01	Roofs		9	Asphalt Shingles	2	1995	CI	Y1	2	2022	Asphalt Shingles	25	-2	$ 7,900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
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201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
225		13	Jefferson Elementary	4.01	Roofs		10	Asphalt Shingles	2	1995	CI	Y1	2	2022	Asphalt Shingles	25	-2	$ 1,300
226		13	Jefferson Elementary	4.01	Roofs		11	Ballasted EPDM	2	1995	CI	Y1	1	2022	Built-Up Roofing	20	-7	$ 237,600
227		13	Jefferson Elementary	4.01	Roofs		12	Ballasted EPDM	2	1995	CI	Y1	1	2022	Built-Up Roofing	20	-7	$ 103,500
228		13	Jefferson Elementary	4.01	Roofs		13	Ballasted EPDM	2	1995	CI	Y1	1	2022	Built-Up Roofing	20	-7	$ 24,000
229		13	Jefferson Elementary	4.01	Roofs		14	Ballasted EPDM	2	1995	CI	Y1	1	2022	Built-Up Roofing	20	-7	$ 15,400
230		13	Jefferson Elementary	4.01	Roofs		15	Ballasted EPDM	2	1995	CI	Y1	1	2022	Built-Up Roofing	20	-7	$ 21,800
231		13	Jefferson Elementary	4.02	Wall systems		gym wall	efflorescence +-5%	2		CI		3	2022	clean and investigate any water infilltration above, Low pressure wash			$ 900
232		13	Jefferson Elementary	4.03	Tuck pointing / Sealant			+- 5%, failing morter joints at original 1928	2		CI		2	2022	tuck point 5% original 1931 building			$ 8,500
233		13	Jefferson Elementary	**5.00**	**Interior (Building)**						CI							$ -
234		13	Jefferson Elementary	5.02	Windows / Door Sidelights		rms 107, 108	glass panels seal failure	2		CI		2	2022	replace			$ 500
235		13	Jefferson Elementary	5.05	Wall Finishes (PT, VWC, etc)		137	FB wall in dry foods not cleanable	2		CI		2	2022	cover with adheared GBD above QT base			$ 1,000
236		13	Jefferson Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
237		13	Jefferson Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
238		13	Jefferson Elementary	6.18	Kitchen Equipment		Kitchen	Dunnage shelf rusted	2		CI		2	2022	Replace dunnage			$ 300
239		13	Jefferson Elementary	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends	2		CI		2	2022	Replace Shelving			$ 5,400
240		13	Jefferson Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator Type II	0		CI		0	2022	May be a satellite bldg - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
241		13	Jefferson Elementary	6.19	Cold Storage Rooms		Cooler	Temp probe unstretched	2		CI		3	2022	Extend tempertuare probe to get more accurate temp readings			$ 100
242		13	Jefferson Elementary	**7.00**	**HVAC**						CI							$ -
243		13	Jefferson Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 Make: Aerco Model: KC Seies Serial Number: G-95-488 MBH (Hea ing Capacity): 860MBH System Type (Hot Water) Fuel Type(s): Nat Gas	5	2021	CI	Y30	3	2022		30	29	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Jefferson Elementary**				**37,951**	**SF**	Ron S,Ted C, Ted C, John J, Ben W, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 2,861,900
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
244		13	Jefferson Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-2 Make: Aerco Model: KC Seies Serial Number: G-95-489 MBH (Hea ing Capacity): 860MBH System Type (Hot Water) Fuel Type(s): Nat Gas	5	2021	CI	Y30	3	2022		30	29	$ -
245		13	Jefferson Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-3 Make: Aerco Model: KC Seies Serial Number: G-95-490 MBH (Hea ing Capacity): 860MBH System Type (Hot Water) Fuel Type(s): Nat Gas	5	2021	CI	Y30	3	2022		30	29	$ -
246		13	Jefferson Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			All VFDs are Yaskawa	3	1995	CI		1	2022		15	-12	$ -
247		13	Jefferson Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Heating System Pump: Pump Tag: P-1 Make: Taco Model: FE2508 HP: 7.5 Pump Type: (Base Mount)	3	1997	CI	Y5	2	2022		30	5	$ 77,700
248		13	Jefferson Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Heating System Pump: Pump Tag: P-2 Make: Taco Model: FE2508 HP: 7.5 Pump Type: (Base Mount)	3	1997	CI	Y5	2	2022		30	5	$ 77,700
249		13	Jefferson Elementary	7.06	Energy Management Systems (24 volt low voltage)			Building has DDC Controls.	1	1995	CI		1	2022		15	-12	$ 304,200
250		13	Jefferson Elementary	7.07	Air handler units / ERU - dampers		1995 Addition	AHU Tag: AC-1 Make: Trane Model: MCCA050 Serial Number: K95F48237 CFM (total airflow) System Type: Fan and coil types:Hot water heating and chilled water cooling, belt drive 25HP supply fan.	3	1995	CI	Y10	2	2022		40	13	$ 647,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Jefferson Elementary**				**37,951**	**SF**	Ron S,Ted C, Ted C, John J, Ben W, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 2,861,900
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
251		13	Jefferson Elementary	7.07	Air handler units / ERU - dampers		1928 & 1958 Rooms	AHU Tag: AC-2 Make: Trane Model: MCCA017 Serial Number: K95K81241 CFM (total airflow) System Type: Fan and coil types:Hot water heating and DX cooling, belt drive 10HP supply fan.	4	2016	CI	Y25	3	2022		40	34	$ 207,000
252		13	Jefferson Elementary	7.07	Air handler units / ERU - dampers		Offices	AHU Tag: AC-3 Make: Trane Model: MCCA08 Serial Number: K95K80331 CFM (3,030) System Type: Fan and coil types:Hot water heating and DX cooling, belt drive 3HP supply fan.	3	2001	CI	Y10	2	2022		40	19	$ 103,600
253		13	Jefferson Elementary	7.07	Air handler units / ERU - dampers		Gym	AHU Tag: HV-1 Make: Trane Model: MCCA014 Serial Number: K95F47666 CFM (total airflow) System Type: Fan and coil types:Hot water heating, belt drive 5HP supply fan.	3	2001	CI	Y10	2	2022		40	19	$ 181,100
254		13	Jefferson Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Vestibules, Restrooms, corridors	Unit Type: Cabiet Unit Heaters, Unit Heaters, Convectors. Classroom FTR Heating Source (Hot Water) Equipment is in good condi ion.	3	1995	CI		2	2022		25	-2	$ -
255		13	Jefferson Elementary	7.10	Exhaust fans - PRV / utility sets		1995 Addition	Exhaust fans are a mix of Greenheck and Jenn Fan and are in good condi ion.	3	1995	CI		2	2022	Exhaust fans are past life expectancy. Replace fans as necessary.	25	-2	$ -
256		13	Jefferson Elementary	7.10	Exhaust fans - PRV / utility sets		1995 Addition	Exhaust fans are Greenheck and are in good condition.	4	2016	CI		2	2022		25	19	$ -
257		13	Jefferson Elementary	7.10	Exhaust fans - PRV / utility sets		1928 Bldg	Exhaust fans are a mix of Greenheck and Jenn Fan and are in good condi ion.	3	1989	CI		2	2022	Exhaust fans are past life expectancy. Replace fans as necessary.	25	-8	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Jefferson Elementary**				**37,951**	**SF**	Ron S,Ted C, Ted C, John J, Ben W, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 2,861,900
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
258		13	Jefferson Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof	Chiller Tag: ACCU-1 Make: Carrier Model: 38AH-064 Serial Number: 1597F66026 Tonnage: 50 Tons System Type: (Air Cooled)	2	1997	CI	Y2	1	2022	Chiller has reached it's life expectancy.	25	0	$ 103,600
259		13	Jefferson Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves AC-2)	Condensing Unit Tag ACCU-2 Make: Carrier Model: 38AKS024 Serial: 2397F73684 Capacity: 20 Tons	2	1997	CI	Y2	1	2022	Unit has reached it's life expectancy.	25	0	$ 48,500
260		13	Jefferson Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves AC-3)	Condensing Unit Tag ACCU-3 Make: Carrier Model: 38AK008 Serial: 3696G00103 Capacity: 8 Tons	2	1997	CI	Y2	1	2022	Unit has reached it's life expectancy.	25	0	$ 19,400
261		13	Jefferson Elementary	**8.00**	**Plumbing**						CI							$ -
262		13	Jefferson Elementary	8.08	Plumbing Fixtures		Classroom toilet rooms		4	Unsure of install date	CI		3	2022		30		$ -
263		13	Jefferson Elementary	8.08	Plumbing Fixtures		West group toilet rooms	Wall mounted, flush valve water closets, floor mounted, flush valve urinals, push button faucet wash sta ion. All fixtures in very good condi ion.	4	Unsure of install date	CI		3	2022		30		$ -
264		13	Jefferson Elementary	8.08	Plumbing Fixtures		East group toilet rooms	Wall mounted, flush valve water closets, floor mounted, flush valve urinals, push button faucet wash sta ion, push button faucet ADA lavs. All fixtures in very good condition.	4	Unsure of install date	CI		3	2022		30		$ -
265		13	Jefferson Elementary	8.08	Plumbing Fixtures		North staff toilet rooms	Floor mounted, flush valve water closets, floor mounted, flush valve urinal, push button faucet Lavs. All fixtures in very good condition.	4	Unsure of install date	CI		3	2022		30		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Jefferson Elementary**				**37,951**	**SF**	Ron S,Ted C, Ted C, John J, Ben W, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 2,861,900
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
266		13	Jefferson Elementary	8.08	Plumbing Fixtures		South staff toilet rooms	Floor mounted, flush valve water closets, floor mounted, flush valve urinal, push button faucet Lavs. All fixtures in very good condition.	4	Unsure of install date	CI		3	2022		30		$ -
267		13	Jefferson Elementary	8.10	Drinking Fountains		Corridors	Water coolers are in very good condition	4	Unsure of install date	CI		3	2022		30		$ -
268		13	Jefferson Elementary	8.11	Fire suppression- source / pumps / distribution / heads			Bldg does not have a Fire Suppression system	3		CI		2	2022		30		$ 218,900
269		13	Jefferson Elementary	8.15	Domes ic Water Heaters		Boiler Room	Bradford White Model: LG27H763N Natural Gas 76,000 BTUH Input	4	2017	CI	Y15	3	2022		25	20	$ 56,600
270		13	Jefferson Elementary	**9.00**	**Electrical**						CI							$ -
271		13	Jefferson Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer			1600 A Main swbd	3	1994	CI			2022		25	**-3**	$ -
272		13	Jefferson Elementary	9.03	Electric panels - distribution / labeling			pnl B,D,F,G,K,E, E1	3	1994	CI		0	2022		25	-3	$ -
273		13	Jefferson Elementary	9.03	Electric panels - distribution / labeling			pnl A,C (double tub)	3	1994	CI		0	2022		25	-3	$ -
274		13	Jefferson Elementary	9.03	Electric panels - distribution / labeling			distt pnl PP1	3	1994	CI		0	2022		25	-3	$ -
275		13	Jefferson Elementary	**10.00**	**Lighting**						CI							$ -
276		13	Jefferson Elementary	10.02	Emergency Lighting / Exit signs			Exterior emergency lighting - code requires exterior emergency lighting at all exits. There are none on this building, but there is a generator - verify that exterior lights are on the generator, if not, provide.			CI		0	2022	provide exterior emergency lighting at required locations if not connected to generator			$ -
277		13	Jefferson Elementary	10.05	Parking lot lighting			court yard lights are HID light fixtures	2	1995	CI		2	2022	replace with LED fixtures	25	**-3**	$ 11,000
278		13	Jefferson Elementary	**11.00**	**Technology / Security**						CI							$ -
279		13	Jefferson Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
280		13	Jefferson Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 4,900

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201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
281		13	Jefferson Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
282		13	Jefferson Elementary	11.03	Local Sound systems		Gym	Good. (1) Shure SLXD4 system 514-550 MHz.	4		CI		0	2022	no work			$ -
283		13	Jefferson Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
284		13	Jefferson Elementary	11.05	Building Paging systems		Building	Good. New	4		CI		0	2022	No work			$ -
285		13	Jefferson Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			$ -
286		13	Jefferson Elementary	11.06	Handicapped door operators		Main Entry	Handicapped door opera ion system works	4		CI		0	2022	No work			$ -
287		13	Jefferson Elementary	11.07	Burgler Alarm System		Building	Good	4		CI		0	2022	No work			$ -
288		13	Jefferson Elementary	11.07	Burgler Alarm System		Building	A few exterior doors do not have door position contacts.	2		CI		2	2022	Add exterior door position contacts			$ 1,900
289		13	Jefferson Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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BAIRD ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
- **Site/Grading Areas**
  - Cut in drainage swale at east parking lot and restore turf.
  - Add topsoil behind curb at front parking lot and re-seed turf areas.
- **Athletic Areas (Ball Fields, Tracks, Tennis Courts)**
  - Pick rocks 1" or larger from ball field (& turf) areas, overseed, fertilize, and maintain.

2 EXTERIOR ENVELOPE

- **Roof**
  - Water leaking from joist pockets in the gym. It is being addressed as a warranty item.
- **Face brick**
  - The brick is showing efflorescence which could be evidence of moisture in the wall. Further investigation is needed.

- **Windows**
  - West elevation courtyard windows at several locations are leaking at the sill. It is being addressed as a warranty item.

3 INTERIOR

- There were no items of note.

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
- Replace paper coated compressed wood shelving.

5 MECHANICAL

- **Boilers and Pumps**
  - The three boilers are condensing type and from 2019. No work is needed at this time.
- **Air Handlers**
  - All air handlers are from 2019. No work is needed at this time.
- **Chillers and Pumps**
  - Condensing units are from 2019. No work is needed at this time.
- **Water Heaters**
  - AO Smith high efficiency water heater from 2019. No work is needed at this time.
- **Plumbing**
  - The plumbing fixtures are from 2019 and in good condition. No work is needed at this time.

6 ELECTRICAL

- **Electric Service**
  - The building is served by a pad mounted 480V three-phase transformer. This feeds relatively new Square D 2000A, 277/480V, three-phase distribution switchboard located in the Electrical Room.
  - The electric service was installed less than 5 years ago. No work is required at this time.
- **Electric Switchboards, Panels and Distribution Equipment**
  - 277/480V power is distributed throughout the building for mechanical and lighting loads. Dry type transformers located in mechanical spaces provide 120/208V power for receptacle and other miscellaneous loads.
  - The distribution system was installed less than 5 years ago and appears to be adequate. No work is required at this time
- **Fire Alarm**
  - The fire alarm system is a Simplex 4100 addressable panel located in the Electrical Room.
  - Review the fire alarm system and add fire alarm devices as required to comply with code and ADA requirements. Fire Alarm System will need to be changed to a fire alarm with voice evacuation when 10% or more of the building is renovated
- **Emergency generators / battery backup systems**
  - There is a 120KW Kohler natural gas generator in a weatherproof enclosure located outside of the Boiler Room. The generator feeds separate life safety and non-life safety systems.
  - No work is needed on the emergency system at this time.
- **Lighting - Lamps / ballasts / controls**

  - Lighting levels appear to be adequate in all spaces. Light fixtures in building are LED.
  - No work is required at this time.
- **Emergency Lighting / Exit signs**
  - Emergency lighting and exit signs are LED fixtures and are powered off the generator.
  - No work is required at this time.
- **Security Lighting (Exterior)**
  - Exterior security lighting is LED type.
  - No work is required at this time.
- **Parking Lot Lighting**
  - Parking lot is lit by pole mounted LED type fixtures.
  - The area in the north parking lot around the dumpsters is dark. For security it is recommended that a pole mounted LED fixture be added to match existing.

7 TECHNOLOGY

- Technology is excellent
  - No additional work required

BAIRD ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. EFFLORESENCE ON PORTIONS OF THE FACE BRICK - CLEAN FACEBRICK - WARRANTY ITEM
2. WATER LEAKING FROM WINDOW SILLS WARRANTY ITEM

KEY NOTES

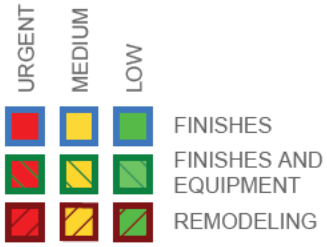
JP WATER LEAKING FROM JOIST POCKETS - WARRANTY ITEM

BAIRD ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
SECOND FLOOR

PRIORITY KEY



GENERAL NOTES

1. EFFLORESENCE ON PROTIONS OF THE FACE BRICK - CLEAN FACEBRICK - WARRANTY ITEM
2. WATER LEAKING FROM WINDOW SILLS WARRANTY ITEM

BAIRD ELEMENTARY

FACILITY ANALYSIS

MECHANICAL FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

B REPLACE BOILER

HWP REPLACE HEATING PUMP

ELECTRICAL FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

FACP REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

BAIRD ELEMENTARY

FACILITY ANALYSIS

MECHANICAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- AHU — REPLACE AIR HANDLING UNIT
- CWP — REPLACE CHILLED WATER PUMP
- CH — REPLACE CHILLER
- CU — REPLACE CONDENSING UNIT

ELECTRICAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

BAIRD ELEMENTARY

BUILDING AGE

KEY

2019

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						1%	$ 1.95	196,100	1,2	Cond.					Priority High (1)			$ 7,100
198							$ 14.70	1,480,800	3	Cond.					Priority Med (2)			$ 189,800
199							$ 31.70	3,193,500	4,5	Cond.					Priority Low (3)			$ 4,673,500
200	**Baird Elementary**				**100,735**	**SF**	Ron S, Eric A, Eric A, john J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,870,400
201										**Install**						**Life**	**Life**	**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Life**	**PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
204		**2**									**CI**			**2022**				
205		2	Baird Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		2	Baird Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		2	Baird Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2019)(3+ yrs old)	4		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 800
208		2	Baird Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 5,300
209		2	Baird Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
210		2	Baird Elementary	2.02	Athletic Fields		Ball Field Area & Beyond Turf	Grass development is sparse & requires rock picking	2		CI		2	2022	Remove rocks 1" or larger, overseed, fertilize, watering, & maintain			$ 124,400
211		2	Baird Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
212		2	Baird Elementary	3.01	Grass / Turf		East Parking Lot	Drainage concerns - Runoff is not getting off of pavement well enough	2		CI		2	2022	Remove turf, regrade area to the south, & reseed.			$ 32,100
213		2	Baird Elementary	3.01	Grass / Turf		Front Prkng Lot Island - East Courtyard	Grade is low behind curb/ret-walls	2		CI		2	2022	Remove turf (weeds), add top soil, sod, fertilize, water, & maintain			$ 24,400
214		2	Baird Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
215		2	Baird Elementary	4.01	Roofs			Roofing information provided by Owner is not correct			CI		0	2022				$ -
216		2	Baird Elementary	4.01	Roofs		section numbers not known	White EPDM? - verify warranty	3	2019	CI	Y18	3	2022	Built-up Roofing	20	17	$ 1,480,800
217		2	Baird Elementary	4.02	Wall systems		Exterior South East elevation at the high wall	Facebrick showing efflorecnce.	2	2019	CI		2	2022	Confirm there isn no water infiltration - Warranty Item			$ -
218		2	Baird Elementary	4.03	Tuck pointing / Sealant		142 (gym)	Water leaking from joist pockets	2	2019	CI		2	2022	Spray foam was added - Warranty Item			$ -
219		2	Baird Elementary	4.05	Curtainwall / Storefront		West elevation courtyard windows	(17) window are leaking at the sill	2	2019	CI		2	2022	Extend the scuppers off the roof to divert the water - Warranty Item			$ -
220		2	Baird Elementary	**5.00**	**Interior (Building)**						CI							$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Baird Elementary**				**100,735**	**SF**	Ron S, Eric A, Eric A, john J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,870,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
221		2	Baird Elementary	5.01	Doors / Hardware			no comments this section			CI		2	2022				$ -
222		2	Baird Elementary	5.10	REMODEL NG / ADDITIONS						CI		2	2022				$ -
223		2	Baird Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
224		2	Baird Elementary	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends	2		CI		2	2022	Replace Shelving			$ 2,800
225		2	Baird Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator has mesh filter therfore may not be Type I (Grease Hood)	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
226		2	Baird Elementary	**7.00**	**HVAC**						CI							$ -
227		2	Baird Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 Make: Fulton Model: EDR-2000 Serial Number: 5200-HFTC MBH (Heating Capacity): 1850K Output System Type (Hot Water) Fuel Type(s): Nat Gas	4	2019	CI	Y27	3	2022		30	27	$ 204,300
228		2	Baird Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-2 Make: Fulton Model: EDR-2000 Serial Number: 5201-HFTC MBH (Heating Capacity): 1850K Output System Type (Hot Water) Fuel Type(s): Nat Gas	4	2019	CI	Y27	3	2022		30	27	$ 204,300
229		2	Baird Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-3 Make: Fulton Model: EDR-2000 Serial Number: 5207-HFTC MBH (Heating Capacity): 1850K Output System Type (Hot Water) Fuel Type(s): Nat Gas	4	2019	CI	Y27	3	2022		30	27	$ 204,300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Baird Elementary**				**100,735**	**SF**	Ron S, Eric A, Eric A, john J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,870,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**PROJECT COST**
230		2	Baird Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			All VFDs are Yaskawa	4	2019	CI		3	2022		15	12	$ -
231		2	Baird Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Heating System Pump: Pump Tag: P-1, P-2 Make: Bell & Gosset Model: 1510 3BC Serial Number: C272653-02L81 C272653-01L81 GPM/Head (ft): 425gpm/105ft Pump Type: (Base Mount)	4	2019	CI	Y27	3	2022		30	27	$ 77,700
232		2	Baird Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Mech Rm 228	Chilled Water Pump: Pump Tag: P-3, P-4 Make: Bell & Gossett Model: 1510 3BC Serial Number: C272654-02L81 C272654-01L81 GPM/Head (ft): 400gpm/110ft Pump Type: (Base Mount)	4	2019	CI	Y27	3	2022		30	27	$ 77,700
233		2	Baird Elementary	7.06	Energy Management Systems (24 volt low voltage)			Building has Automated Logic DDC Controls.	4	2019	CI		3	2022		15	12	$ -
234		2	Baird Elementary	7.07	Air handler units / ERU - dampers		Mech Room 228 (Cafeteria, Music, Arts)	AHU Tag: AHU-1 Make: Daikin Model: CA014GDGC Serial Number: FBOU180702544 CFM: 7,000 System Type: Fan and coil types: Direct drive 10hp supply fan. Hot water and chilled water coils.	4	2019	CI	Y30	3	2022		40	37	$ 181,100
235		2	Baird Elementary	7.07	Air handler units / ERU - dampers		Mech Room 228 (Gym)	AHU Tag: AHU-2 Make: Daikin Model: CAH019GDGC Serial Number: FBOU180702545 CFM: 7,500 System Type: Fan and coil types: Direct drive 7.5HP supply fan. Hot water and chilled water coils.	4	2019	CI	Y30	3	2022		40	37	$ 194,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Baird Elementary**				**100,735**	**SF**	Ron S, Eric A, Eric A, john J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,870,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
236		2	Baird Elementary	7.07	Air handler units / ERU - dampers		Mech Room 228 (Unit B)	AHU Tag: AHU-3 Make: Daikin Model: CAH030GDGC Serial Number: FBOU180702546 CFM: 13,000 System Type: Fan and coil types: Direct drive 20HP supply fan. Hot water and chilled water coils.	4	2019	CI	Y30	3	2022		40	37	$ 336,400
237		2	Baird Elementary	7.07	Air handler units / ERU - dampers		Mech Room 228 (Unit C)	AHU Tag: AHU-4 Make: Daikin Model: CAH040GDGC Serial Number: FBOU180702536 CFM: 20,000 System Type: Fan and coil types: Direct drive 30HP supply fan. Hot water and chilled water coils.	4	2019	CI	Y30	3	2022		40	37	$ 517,700
238		2	Baird Elementary	7.07	Air handler units / ERU - dampers		Mech Room 201 (Unit D)	AHU Tag: AHU-5 Make: Daikin Model: CAH035GDGC Serial Number: FBOU180702540 CFM: 15,000 System Type: Fan and coil types: Direct drive 20hp supply fan. Hot water and chilled water coils.	4	2019	CI	Y30	3	2022		40	37	$ 388,300
239		2	Baird Elementary	7.07	Air handler units / ERU - dampers		Mech Room 201 (Office, Library)	AHU Tag: AHU-6 Make: Daikin Model: CAH021GDGC Serial Number: FBOU180702541 CFM: 10,000 System Type: Fan and coil types: Direct drive 10hp supply fan. Hot water and chilled water coils.	4	2019	CI	Y30	3	2022		40	37	$ 310,600
240		2	Baird Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Vestibules, Restrooms, Corridors	Unit Type: Cabiet Unit Heaters, Unit Heaters, Convectors, FTR. Heating Source (Hot Water)	4	2019	CI		3	2022		25	22	$ -
241		2	Baird Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Exhaust fans are Greenheck.	4	2019	CI		3	2022		25	22	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Baird Elementary**				**100,735**	**SF**	Ron S, Eric A, Eric A, john J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,870,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
242		2	Baird Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof	Chiller Tag: ACC-1 Make: Daikin Model: AWV016AJJNNNNOO Serial Number: STNU180800108 Tonnage: 200T, 356mca System Type: (Air Cooled)	4	2019	CI	Y22	3	2022		25	22	$ 485,300
243		2	Baird Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves AHU-6)	Condensing Unit Tag: CCU-1 Make: Daikin Model: RCS030DYYYY Serial Number: FBOU180801699 Tonnage: 30T, 61.0mca System Type: (Air Cooled)	4	2019	CI	Y20	3	2022	See AHU-6 for replacement cost.	25	22	$ -
244		2	Baird Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves FC-2)	Condensing Unit Tag: CUU-2 Make: Daikin Model: DX14SA0101BB Serial Number: 1812026949 Tonnage: 1.5T, 12 0.0mca System Type: (Air Cooled)	4	2019	CI	Y20	3	2022		25	22	$ 3,700
245		2	Baird Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves BCU-1)	Condensing Unit Tag: CUU-3 Make: Daikin Model: DX14SA0361AE Serial Number: 1901113925 Tonnage: 3T, 18.6mca System Type: (Air Cooled)	4	2019	CI	Y20	3	2022		25	22	$ 7,200
246		2	Baird Elementary	**8.00**	**Plumbing**						CI							$ -
247		2	Baird Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Domestic Recirc Pump Make: Bell & Gossett Model: PL-36	4	2019	CI		3	2022		30	27	$ -
248		2	Baird Elementary	8.08	Plumbing Fixtures		North First Floor	Wall mounted flush valve urinals, wall mounted flush valve water closets, push button faucet Lavs. All fixtures in very good condition.	4	2019	CI		3	2022		30	27	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Baird Elementary**				**100,735**	**SF**	Ron S, Eric A, Eric A, john J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,870,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
249		2	Baird Elementary	8.08	Plumbing Fixtures		Center First Floor	Wall mounted flush valve urinals, wall mounted flush valve water closets, push button faucet Lavs. All fixtures in very good condition.	4	2019	CI		3	2022		30	27	$ -
250		2	Baird Elementary	8.08	Plumbing Fixtures		South First Floor	Wall mounted flush valve urinals, wall mounted flush valve water closets, push button faucet Lavs. All fixtures in very good condition.	4	2019	CI		3	2022		30	27	$ -
251		2	Baird Elementary	8.08	Plumbing Fixtures		North Second Floor	Wall mounted flush valve urinals, wall mounted flush valve water closets, push button faucet Lavs. All fixtures in very good condition.	4	2019	CI		3	2022		30	27	$ -
252		2	Baird Elementary	8.08	Plumbing Fixtures		Center Second Floor	Wall mounted flush valve urinals, wall mounted flush valve water closets, push button faucet Lavs. All fixtures in very good condition.	4	2019	CI		3	2022		30	27	$ -
253		2	Baird Elementary	8.08	Plumbing Fixtures		South Second Floor	Wall mounted flush valve urinals, wall mounted flush valve water closets, push button faucet Lavs. All fixtures in very good condition.	4	2019	CI		3	2022		30	27	$ -
254		2	Baird Elementary	8.08	Plumbing Fixtures		Classrooms	Classroom sinks are in good condition	4	2019	CI		3	2022		30	27	$ -
255		2	Baird Elementary	8.10	Drinking Fountains		Corridors	Water coolers are in good condition	4	2019	CI		3	2022		30	27	$ -
256		2	Baird Elementary	8.11	Fire suppression- source / pumps / distribution / heads		Main in Boiler Room	Fire Suppression system is in very good condition	4	2019	CI		3	2022		30	27	$ -
257		2	Baird Elementary	8.15	Domestic Water Heaters		Boiler Room	A.O. Smith Model: BTH 250 300 Natural Gas 250,000 BTUH Input	4	2019	CI	Y20	3	2022		25	22	$ -
258		2	Baird Elementary	8.15	Domestic Water Heaters						CI		2	2022				$ -
259		2	Baird Elementary	**9.00**	**Electrical**						CI							$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Baird Elementary**				**100,735**	**SF**	Ron S, Eric A, Eric A, john J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,870,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
260		2	Baird Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer / metering		Elec Rm	2000A 277/480V Main Service Switchboard	3		CI		0	2022	No action required			$ -
261		2	Baird Elementary	9.05	Fire Alarm		Elec Rm	Addressible Fire Alarm	3		CI		2	0	Replace with Fire Alarm w/ Voice Evacuation if doing more than 10% renovations			$ -
262		2	Baird Elementary	9.08	Emergency generators / battery backup systems / inverters		Exterior	120KW 277/480Vnatural gas generator - feeds life safety and non-life safety systems	3		CI		0	2022	No action required	25		$ -
263		2	Baird Elementary	**10.00**	**Lighting**						CI							$ -
264		2	Baird Elementary	10.05	Parking lot lighting		North Parking Lot	Area is dark around dumpsters	1		CI		1	2022	Add pole and light fixture to match existing			$ 7,100
265		2	Baird Elementary	**11.00**	**Technology / Security**						CI							$ -
266		2	Baird Elementary	11.01	Stuctured cabling		Building	Cabling very good. All data closets have spot coolers.	5		CI		0	2022	no work			$ -
267		2	Baird Elementary	11.02	Classroom technology systems		Classrooms	Very good	5		CI		0	2022	no work			$ -
268		2	Baird Elementary	11.03	Local Sound systems		Gym	very good. Wireless microphone frequencies good.	5		CI		0	2022	no work			$ -
269		2	Baird Elementary	11.03	Local Sound systems		Commons	very good. Wireless microphone frequencies good.	5		CI		0	2022	no work			$ -
270		2	Baird Elementary	11.04	Master Clock Systems		Building	very good. Primex clocks	5		CI		0	2022	no work			$ -
271		2	Baird Elementary	11.05	Building Paging systems		Building	very good	5		CI		0	2022	no work			$ -
272		2	Baird Elementary	11.06	Access Control		Building	very good	5		CI		0	2022	no work			$ -
273		2	Baird Elementary	11.06	Handicapped door operators		Main Entry	Handicapped operators work perfectly.	5		CI		0	2022	no work			$ -
274		2	Baird Elementary	11.07	Burgler Alarm System		Building	very good	5		CI		0	2022	no work			$ -
275		2	Baird Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	no work			$ -

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BEAUMONT ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
- **Site/Playground Areas**
  - Replace chain link fencing between playground and parking lot; fence curls inward and is a potential hazard to playground.
- **Athletic Areas (Ball Fields, Tracks, Tennis Courts)**
  - Replace center fence section of backstop, potential trip hazard.

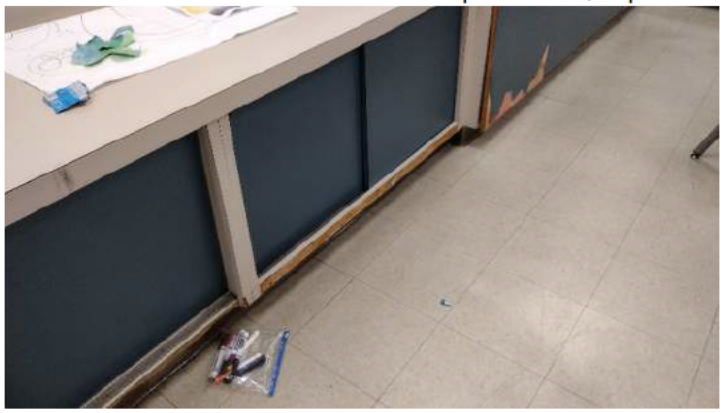
2 EXTERIOR ENVELOPE

  - EIFS fascia bird damaged in multiple locations
  - Repair damage, consider bird proof alternatives.
- Mildew soiled Face Brick/Stone multiple locations.
  - Low pressure wash.

3 INTERIOR

- Missing ADA toilet stalls, poor overall condition, separate Special Ed changing room needed
  - Major remodel with ADA access in conjunction with SPED changing areas.

- Poor condition broadloom carpet multiple rooms; replace.
- Poor condition PLAM casework multiple rooms; replace.



4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Provide dry food storage shelving.

5 MECHANICAL

- **Boilers and Pumps**
  - The Boilers and some pumps are older (2001) and are in fair condition and can service the building for a number of more years.
- **Air Handlers**
  - Many of the AHUs are also older and are starting to age out of service life and should be considered for replacement in a future ventilation upgrade.
- **Chillers and Pumps**
  - The chiller plant is from 1989 and is beyond service life and should be replaced.
- **Water Heaters**
  - The water heater was newer (2016) and in good condition.
- **Plumbing**
  - Plumbing systems within the building were in poor to fair condition with several of the plumbing fixtures needing replacement.

6 ELECTRICAL

- **Electric Service**
  - The building is served by a pad mounted 208V transformer. This feeds a 1600A, 208V, 3-phase, 4-wire Square D switchboard located in the Main Office Work Room installed in during the 1990 building addition.
- **Electric Switchboards, Panels and Distribution Equipment**
  - The switchboard back feeds an existing 800A, 208V, 3-phase, 4-wire Siemens switchboard located in the Boiler Room in the basement. The switchboards feed branch circuit panels in various areas of the building for lighting, receptacle and mechanical loads.
  - The switchboards and most of the panels are in good functioning condition and do not need any work at this time. There are panels in the 1964 and 1959 areas of the building that in poor condition and need replacement.
- **Fire Alarm**
  - The fire alarm system is an addressable Simplex 4010ES system located in the Boiler Room.
  - This system is in good functioning condition at this time. A review of the system is required to ensure compliance with current local code.
  - System will need to be replaced with a Voice Evacuation System if remodeling 10% or more of building.
- **Emergency generators / Battery Backup System**
  - There is no emergency generator in this building.
  - A review of emergency power needs of this building is required to determine type of emergency power needed.
- **Lighting – Lamps / Ballasts / Controls**
  - Lighting levels in this building appear to be adequate. All lighting is fluorescent fixtures with switching controls.
  - Replace all lights with LED fixtures and provide occupancy controls for energy efficiency.
- **Emergency Lighting / Exit Signs**
  - Emergency Lights and Exit Signs are fluorescent fixtures.
  - Replace emergency lights and exit signs with LED type.
- **Security Lighting (Exterior)**
  - There are no exterior security lights.
  - Provide exterior emergency security lights.
- **Parking Lot Lighting**
  - Parking Lot is lit by pole mounted HID type fixtures.
  - Replace with LED type fixtures.

7 TECHNOLOGY

- Technology is good
  - No additional work required

BEAUMONT ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1 - REPLACE SEALANT AT BRICK CORNER AND STONE SILLS VARIOUS LOCATIONS.

2 - LOW PRESSURE WASH MILDEW/SOILED SILLS AND FB (WEST BUILDINF FACE)

3 - LOW PRESSURE WASH MILDEW/SOILED FB SILLS AND FB WALLS (NORTH & NW SIDES)

4 - REPLACE CEILINGS AT ARES OF MECH WORK FOR UNIT VENTILATOR REPLACEMENT (1959 BUILDING 22,110 sq ft)

KEY NOTES

- DR — REPLACE DOOR AND FRAME
- LINT — REFINISH RUSTING LINTELS
- EIFS — REPAIR BIRD DAMAGED EIFS
- GUT — REPLACE FAILING GUTTER
- ADA — ADA REMODELING W/ SPED CHANGING RM
- FE1-1 — REPLACE EQUIP AND FINISHES LESS MKBD
- CPT — REPLACE POOR COND BRODLOOM WITH CPT TILE
- VCT — REPLACE POOR CONDITION VCT WITH VCT
- ACT — REPLACE POOR CONDITION ACT WITH ACT
- FE1a — REPLACE EQUIP AND FINISHES LESS CEILING
- CW MB — REPLACE CSWK AND MKBD/CHBD

ATS+R

BEAUMONT ELEMENTARY

FACILITY ANALYSIS

MECHANICAL FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

BP EXISTING BOILER PLANT.

AHU EXISTING AHU.

CH REPLACE EXISTING CHILLER PLANT.

UV REPLACE UNIT VENTS WITH NEW HVAC SYSTEMS.

ELECTRICAL FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

L1 REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.

FACP REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

BEAUMONT ELEMENTARY

BUILDING AGE

KEY

- 1959
- 1964
- 1989

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						32%	$ 98.80	4,651,200	1,2	Cond.					Priority High (1)			$ 2,051,900
198							$ 47.53	2,237,900	3	Cond.					Priority Med (2)			$ 4,163,300
199							$ 3.44	162,100	4,5	Cond.					Priority Low (3)			$ 836,000
200	**Beaumont Elementary**				47,079	SF	**Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B**							2022	TOTAL PRIORITIES			$ 7,051,200
201																		
202																		
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected PROJECT COST**
204		**3**									**CI**			**2022**				
205		3	Beaumont Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		3	Beaumont Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		3	Beaumont Elementary	1.01	Asphalt paving		Asphalt Pavement	Per SD's Asphalt Paser Assessment	3		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		3	Beaumont Elementary	1.01	Asphalt paving		Playground	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI		2	2022	Clean and fill cracks			$ 2,300
209		3	Beaumont Elementary	1.01	Asphalt paving		Playground	Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ 3,400
210		3	Beaumont Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 2,500
211		3	Beaumont Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 5,300
212		3	Beaumont Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
213		3	Beaumont Elementary	2.01	Playgrounds		Playground Fence	Trip Hazard - Bottom Fence Curled Inward or Damaged	2		CI		2	2022	Replace fence			$ 6,700
214		3	Beaumont Elementary	2.03	Supporting Activity Structures (Dugouts, fences, etc.)		Ball Field Backstop Fence	Trip Hazard - Center Fence Section Curled Inward	2		CI		2	2022	Remove & Replace Fence Section (10'x12' Section)			$ 1,500
215		3	Beaumont Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
216		3	Beaumont Elementary	3.01	Grass / Turf			no comments this section			CI		2	2022				$ -
217		3	Beaumont Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
218		3	Beaumont Elementary	4.01	Roofs			Roofing information provided by Owner			CI			2022				$ -
219		3	Beaumont Elementary	4.01	Roofs	Sect	1	Thermoplastic	3	2005	CI	Y3	2	2022	Built up Roofing	20	3	$ 362,500
220		3	Beaumont Elementary	4.01	Roofs		2	Asphalt Shingles	2	1995	CI	Y1	2	2022	Asphalt Shingles	25	-2	$ 54,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Beaumont Elementary**				**47,079**	**SF**	**Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B**							2022	TOTAL PRIORITIES			$ 7,051,200
201										**Install**						**Life**	**Life**	**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Rem**	**PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**ain**	**COST**
221		3	Beaumont Elementary	4.01	Roofs		3	Mech Attached EPDM	3	2011	CI	Y9	3	2022	Built up Roofing	20	9	$ 4,600
222		3	Beaumont Elementary	4.01	Roofs		4	Mech Attached EPDM	3	2011	CI	Y9	3	2022	Built up Roofing	20	9	$ 20,100
223		3	Beaumont Elementary	4.01	Roofs		5	Mech Attached EPDM	3	2011	CI	Y9	3	2022	Built up Roofing	20	9	$ 671,200
224		3	Beaumont Elementary	4.01	Roofs			failing gutter North side of gym	1		CI		1	2022	replace gutter			$ -
225		3	Beaumont Elementary	4.02	Wall systems		West building face	bird damaged EIFS wall above windows	2		CI		2	2022	replace EIFS, consider bird proof alternative?			$ 16,600
226		3	Beaumont Elementary	4.02	Wall systems		multiple locations	broken/cracked brick	2		CI		2	2022				$ 1,400
227		3	Beaumont Elementary	4.02	Wall systems		West building face	mildew/soiled sills, stone wall panels	2		CI		3	2022	low pressure wash			$ 9,800
228		3	Beaumont Elementary	4.02	Wall systems		North and Northwest	mildew/soiled FB sills and FB wall.	2		CI		3	2022	low pressure wash			$ 2,800
229		3	Beaumont Elementary	4.03	Tuck pointing / Sealant		multiple locations	failing caulk joints at brick corner and stone	1		CI		1	2022	replace caulk joints			$ 3,000
230		3	Beaumont Elementary	4.04	Doors / Hardware		outdoor st rm	rusted out hm door frame	2		CI		2	2022	replace hm door and frame			$ 5,000
231		3	Beaumont Elementary	4.08	Painting and Plaster		exterior steel lintels at 1989	rust starting on exposed lintels	2		CI		2	2022	prep and paint existing lintels			$ 1,900
232		3	Beaumont Elementary	**5.00**	**Interior (Building)**						CI							$ -
233		3	Beaumont Elementary	5.03	Flooring / Base		117, 118, 119, 120, 121, 122	poor condition VCT	2	1989	CI		3	2022	replace with new VCT			$ 36,600
234		3	Beaumont Elementary	5.03	Flooring / Base		127, 127A,146,	poor condition broodloom carpet	2		CI		3	2022	replace with new carpet ile			$ 17,500
235		3	Beaumont Elementary	5.03	Flooring / Base		sped, 102, 153	poor condition VCT	2		CI		3	2022	replace with new VCT			$ 10,300
236		3	Beaumont Elementary	5.04	Ceiling / Acoustic Panels	ACT	117, 118, 119, 120, 121, 122	poor condition ACT ceiling	2	1989	CI		2	2022	replace with new ACT ceiling			$ 33,500
237		3	Beaumont Elementary	5.04	Ceiling / Acoustic Panels		125	poor condition ACT ceiling	2		CI		2	2022	replace with new ACT ceiling			$ 14,200
238		3	Beaumont Elementary	5.04	Ceiling / Acoustic Panels		hroughout original building except for gym	Replace ceilings as req for mechanical upgrades	2		CI		1	2022	replace with new ACT ceiling			$ 148,500
239		3	Beaumont Elementary	5.08	Accessibility (ADA)		1989 toilet group	no ADA washfountain	2		CI		2	1989	provide new ada washfountain			$ -
240		3	Beaumont Elementary	5.08	Accessibility (ADA)		1959 toilet group	missing ADA stalls, poor overall condi ion	2		CI		2	2022	major remodel area wi h ADA access in conjuc ion with SPED changing area			$ 174,400
241		3	Beaumont Elementary	5.08	Accessibility (ADA)		1959 toilet group	using for SPED changing area	2		CI		2	2022	provide separate SPED changing / toilet / shower			$ 70,300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Beaumont Elementary**				**47,079**	**SF**	**Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B**							2022	TOTAL PRIORITIES			$ 7,051,200
201 202 203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected PROJECT COST**
242		3	Beaumont Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
243		3	Beaumont Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
244		3	Beaumont Elementary	6.09	Chalk Board / Marker board		100, 101, 102, 103, 104, 105,	MKBD over CHBD or CHBD	2		CI		2	2022	Replace with new MKBD (20' + 16' each)			$ 75,100
245		3	Beaumont Elementary	6.13	Cabinetry / Counter Tops / Stools		116	failing casework	2		CI		2	1989	replace with new caswork			$ -
246		3	Beaumont Elementary	6.13	Cabinetry / Counter Tops / Stools		100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114,	poor condition casework	2		CI		2	2022				$ 162,200
247		3	Beaumont Elementary	6.13	Cabinetry / Counter Tops / Stools		102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 114	metal case work wi h CUH	2		CI		2	2022	replace with low bookcase, wi h ventila ion upgrades			$ 90,900
248	Combo	3	Beaumont Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1-1	117, 118, 119, 120, 121, 122	VCT floors, ACT ceilings and casework poor condition	2		CI		2	2022	Finishes+Cswk , less (MB/TB)			$ 161,800
249		3	Beaumont Elementary	6.14	Cubbies / Hook Strips		1989 corridor	failing plam cubbies	2		CI		2	1989	replace with new plam or wood cubbies			$ -
250		3	Beaumont Elementary	6.18	Kitchen Equipment		Kitchen	Not a lot of Dry Food Storage	2		CI		2	2022	Provide Shelving			$ 2,100
251		3	Beaumont Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezers non NSF	2		CI		3	2022	Replace Chest Freezers			$ 4,600
252		3	Beaumont Elementary	**7.00**	**HVAC**						CI							$ -
253		3	Beaumont Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B1 Make: DeDietrich Model: GT411A Serial Number: MBH (2,562 MBH in, 2,133 MBH out,y) System Type (Hot Water) Fuel Type(s): Nat Gas	3	2001	CI	Y9	2	2022		30	9	$ 283,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Beaumont Elementary**				**47,079**	**SF**	**Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B**							2022	TOTAL PRIORITIES			$ 7,051,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
254		3	Beaumont Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B2 Make: DeDietrich Model: GT411A Serial Number: MBH (2,562 MBH in, 2,133 MBH out,y) System Type (Hot Water) Fuel Type(s): Nat Gas	3	2001	CI	Y9	2	2022		30	9	$ 283,800
255		3	Beaumont Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Heating Pump: Pump Tag: P-1 Make: B&G Model: 1510-2E Serial Number: GPM/Head (ft): 180, 95ft Pump Type: (Base Mount) 10 HP,	2	2001	CI	Y9	2	2022	Replace Pump	30	9	$ 38,800
256		3	Beaumont Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Heating Pump: Pump Tag: P-2 Make: B&G Model: 1510-2E Serial Number: GPM/Head (ft): 180, 95ft Pump Type: (Base Mount) 10 HP,	3	2001	CI	Y9	2	2022	Replace Pump	30	9	$ 38,800
257		3	Beaumont Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	BP-1 Boiler Pump: Pump Tag: P-3 Make: B&G Model: 60-2x5.25 Serial Number: GPM/Head (ft): 121, 10ft Pump Type: (Base Mount) .75 HP,	3	2016	CI	Y24	2	2022	Replace Pump	30	24	$ 38,800
258		3	Beaumont Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	BP-2 Boiler Pump: Pump Tag: P-3 Make: B&G Model: 60-2x5.25 Serial Number: GPM/Head (ft): 121, 10ft Pump Type: (Base Mount) .75 HP,	3	2016	CI	Y24	2	2022	Replace Pump	30	24	$ 38,800
259		3	Beaumont Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Chilled	Chilled Water Pump: Pump Tag: P-5 Make: B&G Model: 1510-2.5BB Serial Number: GPM/Head (ft): 242, 65ft Pump Type: (Base Mount) 7.5 HP,	3	2016	CI	Y24	2	2022	Replace Pump	30	24	$ 38,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Beaumont Elementary**				**47,079**	**SF**	**Ron S, Ted C, Ted C, John J, Blayne P,**			**Nick A, Dave B**				2022	TOTAL PRIORITIES			$ 7,051,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
260		3	Beaumont Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Chilled	Chilled Water Pump: Pump Tag: P-6 Make: B&G Model: 1510-2.5BB Serial Number: GPM/Head (ft): 242, 65ft Pump Type: (Base Mount) 7.5 HP,	3	2016	CI	Y24	2	2022	Replace Pump	30	24	$ 38,800
261		3	Beaumont Elementary	7.06	Energy Management Systems (24 volt low voltage)		Building	Building is pnuema ic controls and is in need of controls updates/	2	19xx	CI		2	2022	Update energy management system to full DDC	15	####	$ 571,200
262		3	Beaumont Elementary	7.07	Air handler units / ERU - dampers		Gymnasium	AHU Tag: HV-X Make: Bult-up Unit Model: None Serial Number: CFM (total airflow) System Type: Fan and coil types:	2	1958	CI		2	2022	Replace Unit with new, unit located below stage area	40	-24	$ 271,800
263		3	Beaumont Elementary	7.07	Air handler units / ERU - dampers		Classrooms 89 Addition	AHU Tag: AC-2 Make: Trane Model: CC0817ANOK Serial Number: K89K31089 CFM (total airflow) System Type: CV with reheat Fan and coil types: HW/CHW Coils, FC Fan	2	1989	CI	Y7	2	2022	Replace Unit with new, change to VAV system or induction displacment in future	40	7	$ 219,900
264		3	Beaumont Elementary	7.07	Air handler units / ERU - dampers		Media Center	AHU Tag: AC-1 Make: TRANE Model: CCDB06ABNK Serial Number: Kk89K31088 CFM (1,100) System Type: CV Fan Coil Fan and coil types: 2.0 HP, HW Htg / CHW Clg	2	1989	CI	Y7	2	2022		40	7	$ 34,200
265		3	Beaumont Elementary	7.07	Air handler units / ERU - dampers		Office	AHU Tag: FC-1 Make: Greenheck Model: LFC-20-FC-20 Serial Number:18173150 CFM (1,100) System Type: CV Fan Coil Fan and coil types: 2 HP, HW Htg / DX Clg	4	2021	CI	Y30	3	2022		40	39	$ 34,200

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Beaumont Elementary**				**47,079**	**SF**	**Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B**							2022	TOTAL PRIORITIES			$ 7,051,200
201 202 203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected PROJECT COST**
266		3	Beaumont Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ven ilators / unit heaters / etc.			Unit Type Unit Ventilators (15) Heating Source (Hot Water)	2	19xx	CI		1	2022	Replace unit ventilators with displacement and Doas units	25	####	$ 1,577,300
267		3	Beaumont Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ven ilators / unit heaters / etc.			Unit Type: Cabinet Unit Heater Heating Source: Hot Water	3	Varios	CI		2	2022		25	####	$ 81,500
268		3	Beaumont Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ven ilators / unit heaters / etc.			Unit Type: Convectors Heating Source: Hot Water	3	Varios	CI		2	2022		25	####	$ 44,600
269		3	Beaumont Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ven ilators / unit heaters / etc.			Unit Type: Fin Tube Radiation Heating Source: Hot Water	3	Varios	CI		2	2022		25	####	$ 70,800
270		3	Beaumont Elementary	7.10	Exhaust fans - PRV / u ility sets		Roof, serves B/G Toilet Group	Fan Tag: EF-1? Make:Greenheck Model: Unknown Serial Number: Fan Type: Roof Mounted	3		CI		2	2022		25		$ 14,600
271		3	Beaumont Elementary	7.10	Exhaust fans - PRV / u ility sets		Roof, serves B/G Toilet Group by gym	Fan Tag: Make: Greenheck Model: GB-121-4 Serial Number: unreadable Fan Type: Roof Mounted	3		CI		2	2022		25		$ 14,600
272		3	Beaumont Elementary	7.10	Exhaust fans - PRV / u ility sets		Pressure relief Fan above corridor	Fan Tag: PRV-4 Make:Greenheck Model: GB-121-4 Serial Number: O5L12176 Fan Type: Roof Mounted	4		CI		2	2022		25		$ 14,600
273		3	Beaumont Elementary	7.10	Exhaust fans - PRV / u ility sets		SPED Toilet by Gym	Fan Tag: Unknown Make: Greenheck Model: Serial Number: Fan Type: Roof Mounted	2		CI		2	2022		25		$ 14,600
274		3	Beaumont Elementary	7.10	Exhaust fans - PRV / u ility sets		Pressure relief Fan above corridor	Fan Tag: PRV-5 Make: Greenheck Model: GB-121-4 Serial Number: Q5L12177 Fan Type:Roof Mounted	3		CI		2	2022		25		$ 14,600

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Beaumont Elementary**				**47,079**	**SF**	**Ron S, Ted C, Ted C, John J, Blayne P,**	**Nick A, Dave B**						2022	TOTAL PRIORITIES			$ 7,051,200
201 202 203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected PROJECT COST**
275		3	Beaumont Elementary	7.10	Exhaust fans - PRV / u ility sets		Office Toilet Group	Fan Tag: Make: Greenheck Model: GB-104-4 Serial Number: Fan Type: Roof Mounted	3		CI		2	2022		25		$ 14,600
276		3	Beaumont Elementary	7.10	Exhaust fans - PRV / u ility sets		Kitchen Hood Fan	Fan Tag: EF-1 Make: Captive Alre Model: DU85HFA Serial Number: Fan Type: (In-line/Roof Mounted/Utility Set)	5	2021	CI		3	2022		25	24	$ 24,300
277		3	Beaumont Elementary	7.10	Exhaust fans - PRV / u ility sets		Work Room Toilet	Fan Tag: Unknown Make: Unknown Model: Unknown Serial Number: Fan Type: Ceiling mounted	2		CI		2	2022		25		$ 2,500
278		3	Beaumont Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Building	Chiller Tag: CH1 Make:TRANE Model: PTAA070AYM01A3D0A B Serial Number: Tonnage: (70 TONS) System Type: (Air Cooled, R-22	2	1989	CI	Y1	1	2022	Replace chiller	25	-8	$ 203,800
279		3	Beaumont Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Serves FC-1	Condensing unit Make: York Model: TCD36B32SA 3 TON, R-410A	4	2019	CI	Y20	3	2022	Replace condensing unit with air handler FC1	25	22	$ -
280		3	Beaumont Elementary	**8.00**	**Plumbing**						CI							$ -
281		3	Beaumont Elementary	8.02	Piping (domes ic) / labeling / conditioning		Building	Building has mostly copper piping.	3		CI			2022		40		$ -
282		3	Beaumont Elementary	8.06	Sump pumps / lift stations		Boiler RM	Sump Pit with pumps and piping, needs new cover.	2		CI		2	2022		30		$ 24,300
283		3	Beaumont Elementary	8.06	Sump pumps / lift stations		Boiler RM	Sump Pit with pumps and piping	3		CI		2	2022		30		$ 12,900
284		3	Beaumont Elementary	8.08	Plumbing Fixtures		Boys - 1989 Addn	(4) Floor Mount Urinals with FV (2) Water Closets - Wall Mount w/FV	3	1989	CI		2	2022		30	-3	$ 31,100
285		3	Beaumont Elementary	8.08	Plumbing Fixtures		Girls - 1989 Addn	(4) Water Closets - Wall Mount w/FV	3	1989	CI		2	2022		30	-3	$ 20,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Beaumont Elementary**				**47,079**	**SF**	**Ron S, Ted C, Ted C, John J, Blayne P,**			**Nick A, Dave B**				2022	TOTAL PRIORITIES			$ 7,051,200
201 202 203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected PROJECT COST**
286		3	Beaumont Elementary	8.08	Plumbing Fixtures		Lower Level Boys	(1) Floor Mount Urinals with FV (1) Water Closets - Wall Mount w/FV (1) Lav with older faucet	2		CI		2	2022		30		$ 15,500
287		3	Beaumont Elementary	8.08	Plumbing Fixtures		Lower Level Girls	(1) Water Closets - Wall Mount w/FV (1) Lav with older faucet - does not function	1		CI		1	2022	Lav does not function	30		$ 10,300
288		3	Beaumont Elementary	8.08	Plumbing Fixtures		Classroom Sinks - 1989 addn	Stainless stell classroom sinks with faucet	2	1989	CI		2	2022		30	-3	$ 25,900
289		3	Beaumont Elementary	8.08	Plumbing Fixtures		Art Room	(3) Sinlge compartment stainless sinks in Art Room	2	1989	CI			2022		30	-3	$ -
290		3	Beaumont Elementary	8.08	Plumbing Fixtures		Classrooms - Original	Porcelein calssroom sinks w/ hot & cold faucets and bubblers	2	19xx	CI		1	2022	Replace sinks with new with new traps and valves	30	####	$ 72,500
291		3	Beaumont Elementary	8.08	Plumbing Fixtures		Boys - Main	(6) Floor Mount Urinals with FV (4) Water Closets - Wall Mount w/FV (5) Lavs	3		CI		2	2022	Lavs and WC's were replaced at some point and were in good condition. Urinals will need replacing in future.	30		$ -
292		3	Beaumont Elementary	8.08	Plumbing Fixtures		Girls - Main	(5) Water Closets - Wall Mount w/FV (4) Lavs	3		CI		3	2022		30		$ -
293		3	Beaumont Elementary	8.08	Plumbing Fixtures		SPED Toilet	(1) Water Closets - Floor Mount w/FV (1) Lavs	3		CI		2	2022		30		$ -
294		3	Beaumont Elementary	8.08	Plumbing Fixtures		Workroom Toilet	(1) Water Closets - Wall Mount w/FV (1) Lav	3		CI		2	2022		30		$ -
295		3	Beaumont Elementary	8.08	Plumbing Fixtures		Office - Mens	(2) Water Closets - Wall Mount w/FV (1) Lav in Hallway	3		CI		2	2022		30		$ -
296		3	Beaumont Elementary	8.08	Plumbing Fixtures		Office Womens	(2) Water Closets - Wall Mount w/FV (1) Lav in Hallway	3		CI		2	2022		30		$ -
297		3	Beaumont Elementary	8.09	Wash Fountains / showers		1989 Addn toilet group	(1) Stainless steel washfountain	3	1989	CI		2	2022		30	-3	$ -
298		3	Beaumont Elementary	8.10	Drinking Fountains		1989 Addn	(1) Electric Water Cooler	2	1989	CI		2	2022		30	-3	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Beaumont Elementary**				**47,079**	**SF**	**Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B**							2022	TOTAL PRIORITIES			$ 7,051,200
201 202 203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected PROJECT COST**
299		3	Beaumont Elementary	8.10	Drinking Fountains		Original Building	(1) EWC with Bottle Fill - New (1) Older EWC in poor condition	5	2021	CI		2	2022	Replace older unit with new	30	29	$ -
300		3	Beaumont Elementary	8.15	Domestic Water Heaters		Kitchen Hand Sink	EEMAX Instantaneous water heater Model: SPEX55T	3	2016	CI	Y8	2	2022		15	9	$ 89,000
301		3	Beaumont Elementary	8.15	Domestic Water Heaters		Boiler Room	AO Smith BTH 150 200, 150 MBH in, 178 GPH out, 96 Gallon	4	2016	CI	Y14	2	2022		20	14	$ 89,000
302		3	Beaumont Elementary	**9.00**	**Electrical**						CI							$ -
303		3	Beaumont Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer / metering		Main Office Work Rm 153	1600A, 208V, 3-Phase 4-wire Main Switchboard in Good condition	4	1990	CI		0	2022	No action required.			$ -
304		3	Beaumont Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer / metering		Basement Boiler Rm	800A, 208V, 3-Phase 4-wire Distribution Switchboard in Good condition	4	1990	CI		0	2022	No action required.			$ -
305		3	Beaumont Elementary	9.03	Electric panels - distribution / labeling		Custodian Closet 163, 1964 end corridor	100A, 208V, 3-phase panels in poor condition	2	1964	CI		2	2022	Replace old panels with new style panels			$ 12,900
306		3	Beaumont Elementary	9.05	Fire Alarm		Main Office Work Rm 153	Simplex 4010ES Addressable Fire alarm System	3	1990	CI		0	2022	Replace with Voice Evacua ion System if remodeling 10% or more of building	25		$ -
307		3	Beaumont Elementary	9.08	Emergency generators / battery backup systems /			No emergency generator at this building	3		CI		0	2022	Evaluate emergency power needs	25		$ -
308		3	Beaumont Elementary	**10.00**	**Lighting**						CI							$ -
309		3	Beaumont Elementary	10.01	Lighting - Lamps / ballasts / controls		All Spaces	Fluorescent light fixtures with switches	2	1959, 1964,	CI		2	2022	Replace all lights with LED fixtures. Add occupancy sensors for energy efficiency.	20		$ 304,600
310		3	Beaumont Elementary	10.01	Lighting - Lamps / ballasts / controls			Building Exterior Monument Sign	2		CI		2	2022	Provide Digital Electronic LED Sign			$ 89,000
311		3	Beaumont Elementary	10.04	Security Lighting (Exterior)		Entryway Canopies	HID exterior lights	2	1990	CI		2	2022	Replace all HID lights wi h LED lights.			$ 7,700
312		3	Beaumont Elementary	10.04	Security Lighting (Exterior)			Exterior Emergency Lights missing	2		CI		1	2022	Provide exterior emergency lights			$ 31,200
313		3	Beaumont Elementary	**11.00**	**Technology / Security**						CI							$ -
314		3	Beaumont Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
315		3	Beaumont Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 4,900
316		3	Beaumont Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Beaumont Elementary**				**47,079**	**SF**	**Ron S, Ted C, Ted C, John J, Blayne P,**			**Nick A, Dave B**				2022	TOTAL PRIORITIES			$ 7,051,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
317		3	Beaumont Elementary	11.03	Local Sound systems		Gym	Good.	4		CI		0	2022	no work			$ -
318		3	Beaumont Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	no work			$ -
319		3	Beaumont Elementary	11.05	Building Paging systems		Building	Good.	4		CI		0	2022	no work			$ -
320		3	Beaumont Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022	no work			$ -
321		3	Beaumont Elementary	11.06	Handicapped door operators		Main Entry	handicapped pushbuttons do not	3		CI		2	2022	Fix door problems			$ 3,200
322		3	Beaumont Elementary	11.07	Burgler Alarm System		Building	Good	4		CI		0	2022	no work			$ -
323		3	Beaumont Elementary	11.07	Burgler Alarm System		Building	many exterior doors do not have door position	3		CI		2	2022	Add exterior door position contacts			$ 3,900
324		3	Beaumont Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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CHAPPELL ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Remove and replace aged, weathered, and cracked asphalt pavement areas.
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.

2 EXTERIOR ENVELOPE

- **Wall Systems**
  - Building control joints are cracked and separated. Replace sealant at control joints.
- **Windows**
  - Monitor aluminum wood clad windows for rot and replacement
  - Glass block is damaged and not energy efficient. Replace glass block with insulated panels
- **Doors**
  - Some exterior hollow metal doors and frames are rusting. Replace doors with aluminum doors and frames

3 INTERIOR

- **Doors**
  - There are many rooms with damaged wood doors, old hardware and doorknobs. Replace wood doors and hardware

- **Flooring**
  - 1950 Corridor, ceramic tile floor is damaged and detaching from substrate. Replace ceramic tile floor
  - 1959 Corridor, ceramic tile floor is damaged and detaching from substrate. Replace ceramic tile floor.
- **Ceilings**
  - There are several rooms with 12x12 ceiling tiles. Replace with 2x2 ACT grid and ceiling tiles.
- **Walls**
  - 1950 & 1959 Corridors, ceramic wall tile wainscot damaged and cracked, Replace ceramic wall tile wainscot.

- **Chalk Boards**
  - There are many classrooms with chalkboards and chalkboards with laminated markerboards. Replace the chalkboards with markerboards
- **Toilet Rooms**
  - Two sets of bathrooms with finishes and toilet partitions in poor condition. Replace finishes and toilet partitions.

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
- Replace rusted and non NSF equipment.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers were installed in 2015 and are in good condition. No work is needed at this time.
- **Air Handlers**
  - All air handlers are from 2015 and in good condition. No work is needed at this time.
- **Chillers and Pumps**
  - The chiller plant is from 2015 and is in good condition. No work is needed.
- **Water Heaters**
  - The water heater was newer (2016) and in good condition.
- **Plumbing**

- The plumbing systems were in fair to good condition. Replace porcelain water fountains.

6 ELECTRICAL

- **Electric Service**
  - The building is served by a pad mounted 208V, 3-phase, transformer installed during the 2015 building addition. This feeds a 2000A, 208V, 3-phase, 4-wire switchboard located in the basement.
  - The service provides adequate power to the building. No action required.
- **Electric Switchboards, Panels, and Distribution Equipment**
  - The switchboard back feeds a 1200A, 208V, 3-phase, 4-wire switchboard which serves the pre-2015 areas of the building.
  - The switchboard and panels serving the pre-2015 areas of the building have been upgraded.
  - The switchboards and panels are in good functioning condition and no action is required.
- **Fire Alarm System**
  - The fire alarm system is a relatively new Simplex 4100ES Voice Evacuation System.
  - The system is in good condition and no action is required.
- **Emergency Generator / Battery Back up**
  - There is no emergency generator in this building.
  - A review of emergency power needs of the building is required to determine type of emergency power needed.
- **Lighting – Lamps / Ballasts / Controls**
  - Lighting levels appear to be adequate in all spaces. Lighting is all fluorescent fixtures controlled with switches.
  - Replace all fluorescent fixtures with LED fixtures and add occupancy sensors for energy efficiency.
- **Emergency Lighting / Exit Signs**
  - Emergency lighting is fluorescent battery pack type. Exit signs are fluorescent type.
  - Replace emergency lights and exit signs with LED types.
- **Security Lighting (Exterior)**
  - There are no exterior security lights.
  - Provide exterior emergency security lights.
- **Parking Lot Lighting**
  - Parking lot lighting is pole mounted LED type.
  - No action required.

7 TECHNOLOGY

- Technology systems are in good condition
- No additional work required

CHAPPELL ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED
2. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
3. MONITOR ALUMINUM CLAD WOOD WINDOWS FOR FUTURE ROT AND REPLACEMENT
4. REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE

KEY NOTES

- DR — REPLACE DOOR AND FRAME
- ACT — REPLACE 12X12 CEILING TILE
- FE1A — REPLACE FINISHES LESS CEILING
- FETH — REPLACE TOILET FINISHES
- DEFS — REPLACE DEFS SOFFIT
- KE — KITCHEN EQUIPMENT - SHELVING
- ST — REPLACE STONE CAP AND FLASHING
- LIN — REPLACE LINTELS

ATS+R

CHAPPELL ELEMENTARY

FACILITY ANALYSIS

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

BP EXISTING BOILER PLANT.

AHU EXISTING AHU.

CH REPLACE EXISTING CHILLER PLANT.

UV UNIT VENTILATORS.

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

L1 REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.

CHAPPELL ELEMENTARY

BUILDING AGE

KEY

- 1950
- 1959
- 1989
- 2015

FIRST FLOOR

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						13%	$ 39 24	2,234,900	1,2	Cond.					Priority High (1)			$ 92,600
198							$ 41 08	2,339,400	3	Cond.					Priority Med (2)			$ 2,143,700
199							$ 60 35	3,437,100	4,5	Cond.					Priority Low (3)			$ 5,775,100
200	**Chappell Elementary**				**56,951**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Dave B							2022	TOTAL PRIORITIES			$ 8,011,400
201																		
202										Install			Fnl			Life	Life	Projected
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**PROJECT COST**
204		**4**									**CI**			**2022**				
205		4	Chappell Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		4	Chappell Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		4	Chappell Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2012+)(10+ yrs Old)	2		CI		2	2022	Portion of asphalt areas need replacement			$ 163,200
208		4	Chappell Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new (10+ yrs Old)	2		CI		2	2022	Clean and fill cracks			$ 3,400
209		4	Chappell Elementary	1.01	Asphalt paving		Asphalt Pavement	Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ 16,500
210		4	Chappell Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 4,100
211		4	Chappell Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 6,300
212		4	Chappell Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
213		4	Chappell Elementary	2.01	Playgrounds			no comments this section			CI		2	2022				$ -
214		4	Chappell Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
215		4	Chappell Elementary	3.01	Grass / Turf			no comments this section			CI		2	2022				$ -
216		4	Chappell Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
217		4	Chappell Elementary	4.01	Roofs			Roofing information provided by Owner			CI		0	2022				$ -
218		4	Chappell Elementary	4.01	Roofs	Sect	1	Gravel Surface - BUR	3	2010	CI	Y18	3	2022	Gravel Surface - BUR	30	18	$ 267,400
219		4	Chappell Elementary	4.01	Roofs		2	Gravel Surface - BUR	3	2010	CI	Y18	3	2022	Gravel Surface - BUR	30	18	$ 189,600
220		4	Chappell Elementary	4.01	Roofs		3	Gravel Surface - BUR	3	2010	CI	Y18	3	2022	Gravel Surface - BUR	30	18	$ 14,600

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Chappell Elementary**				**56,951**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Dave B							2022	TOTAL PRIORITIES			$ 8,011,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
221		4	Chappell Elementary	4.01	Roofs		4	Gravel Surface - BUR	3	2004	CI	Y12	3	2022	Gravel Surface - BUR	30	12	$ 403,000
222		4	Chappell Elementary	4.01	Roofs		5	Gravel Surface - BUR	3	2004	CI	Y12	3	2022	Gravel Surface - BUR	30	12	$ 8,900
223		4	Chappell Elementary	4.01	Roofs		6	Gravel Surface - BUR	3	2004	CI	Y12	3	2022	Gravel Surface - BUR	30	12	$ 99,700
224		4	Chappell Elementary	4.01	Roofs		7	Gravel Surface - BUR	3	2004	CI	Y12	3	2022	Gravel Surface - BUR	30	12	$ 104,900
225		4	Chappell Elementary	4.01	Roofs		8	Gravel Surface - BUR	3	2004	CI	Y12	3	2022	Gravel Surface - BUR	30	12	$ 2,200
226		4	Chappell Elementary	4.02	Wall systems		Rm 32	Ext NE and (lower) NW wall has glass block,	2		CI		2	2022	Remove glass block and infill with face brick			$ 6,700
227		4	Chappell Elementary	4.02	Wall systems		Door 3	Soffit is damaged and cracked	2		CI		2	2022	replace soffit wi h DEFS soffit			$ 900
228		4	Chappell Elementary	4.02	Wall systems		Near Door 1	Stone work is showing efflorescence	2		CI		3	2022	Clean stone			$ 800
229		4	Chappell Elementary	4.02	Wall systems		1950 Bldg Rm 1B, 3, 31, 32,	Wdw Lintels rusted and delamina ing (rust	2		CI		2	2022	replace lintels			$ 46,700
230		4	Chappell Elementary	4.02	Wall systems		1950 Bldg Ext walls at Rm 2,	FB cracked and damaged	2		CI		2	2022	repair facebrick			$ 10,300
231		4	Chappell Elementary	4.02	Wall systems		Door 1 and Door 6	Top of wall stone cap leaking	1		CI		1	2022	Remove/replace cap and replace flashing			$ 26,800
232		4	Chappell Elementary	4.03	Tuck pointing / Sealant		Ext C I Jt 1950 Bldg	sealant cracked, separated and missing	1		CI		1	2022	Replace sealant			$ 6,100
233		4	Chappell Elementary	4.03	Tuck pointing / Sealant		Ext C I Jt 1959 Bldg	sealant cracked, separated and missing	1		CI		1	2022	Replace sealant			$ 2,500
234		4	Chappell Elementary	4.03	Tuck pointing / Sealant		Ext C I jt 1989 Bldg	sealant cracked, separated and missing	1		CI		1	2022	Replace sealant			$ 2,500
235		4	Chappell Elementary	4.03	Tuck pointing / Sealant		1950 Bldg Ext Univent Grill	sealant cracked, separated and missing	1		CI		1	2022	Replace sealant			$ 2,200
236		4	Chappell Elementary	4.03	Tuck pointing / Sealant		1959 Bldg Ext Univent Grill	sealant cracked, separated and missing	1		CI		1	2022	Replace sealant			$ 1,200
237		4	Chappell Elementary	4.03	Tuck pointing / Sealant		1989 Bldg Ext Univent Grill	sealant cracked, separated and missing	1		CI		1	2022	Replace sealant			$ 500
238		4	Chappell Elementary	4.03	Tuck pointing / Sealant		1950 Bldg stone window	mortar cracked and missing	1		CI		1	2022	repair mortar joints at sills			$ 1,800
239		4	Chappell Elementary	4.03	Tuck pointing / Sealant		1959 bldg stone window	mortar cracked and missing	1		CI		1	2022	repair mortar joints at sills			$ 800
240		4	Chappell Elementary	4.03	Tuck pointing / Sealant		1989 Bldg stone window	mortar cracked and missing	1		CI		1	2022	repair mortar joints at sills			$ 400
241		4	Chappell Elementary	4.03	Tuck pointing / Sealant		1950 Bldg Dr 7 and Gym	Mortar at stone surrounds is cracked and	1		CI		1	2022	repair mortar joints at surrounds			$ 10,300
242		4	Chappell Elementary	4.04	Doors / Hardware		Door 1	HM dr/fr rus ing	2		CI		2	2022	Replace with alum dr/fr			$ 36,500
243		4	Chappell Elementary	4.04	Doors / Hardware		Door 3	HM dr/fr rus ing	2		CI		2	2022	Replace with alum dr/fr			$ 12,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Chappell Elementary**				**56,951**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Dave B							2022	TOTAL PRIORITIES			$ 8,011,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
244		4	Chappell Elementary	4.04	Doors / Hardware		Door 7	HM dr/fr rus ing	2		CI		2	2022	Replace with alum dr/fr			$ 24,400
245		4	Chappell Elementary	4.06	Window systems		Room 32, Lunch Tbl Stor	Ext NW (upper)wall has glass block damaged not	2		CI		2	2022	replace with Insul translucent panels			$ 8,100
246		4	Chappell Elementary	4.06	Window systems		Gym	NW wall has large areas of glass block hat is	2		CI		2	2022	replace with insul translucent panels			$ 63,500
247		4	Chappell Elementary	4.06	Window systems		1950 Bldg	Exg Pella alum clad wood wdws (90's), single	2		CI		2	2022	Monitor for future rot and replacement			$ -
248		4	Chappell Elementary	4.06	Window systems		1959 Bldg	Exg Pella alum clad wood wdws (90's), single gl w/ integral blind and mechanically attached inner lite - monitor for future rot	2		CI		2	2022	Monitor for future rot and replacement			$ -
249		4	Chappell Elementary	4.06	Window systems		1989 Bldg	Exg Pella alum clad wood wdws (90's), single gl w/ integral blind and mechanically attached inner lite - monitor for future rot	2		CI		2	2022	Monitor for future rot and replacement			$ -
250		4	Chappell Elementary	4.08	Painting and Plaster		1950 Bldg	Window lintels showing rust	2		CI		2	2022	repaint lintels			$ 1,900
251		4	Chappell Elementary	4.08	Painting and Plaster		1959 Bldg	Window lintels showing rust	2		CI		2	2022	repaint lintels			$ 800
252		4	Chappell Elementary	4.08	Painting and Plaster		1989 Bldg	Window lintels showing rust	2		CI		2	2022	repaint lintels			$ 500
253		4	Chappell Elementary	**5.00**	**Interior (Building)**						CI							$ -
254		4	Chappell Elementary	5.01	Doors / Hardware		Rm 2, 9, 10, 11, 12	Wood doors damaged and have old hardware	2		CI		2	2022	Replace wood doors			$ 21,500
255		4	Chappell Elementary	5.01	Doors / Hardware		Rm 13, 14, 15, 16,	Wood doors damaged and have old hardware	2		CI		2	2022	Replace wood doors			$ 43,100
256		4	Chappell Elementary	5.01	Doors / Hardware		Rm 31, 32, 33, 34, 35, 35A,	Wood doors damaged and have old hardware	2		CI		2	2022	Replace wood doors			$ 81,700
257		4	Chappell Elementary	5.03	Flooring / Base		Rm 32	Stage floor scratched and worn out finish	2		CI		2	2022	refinish stage floor			$ 8,600
258		4	Chappell Elementary	5.03	Flooring / Base		1950 Corridor	ceramic tile floor damaged and	2		CI		2	2022	replace ceramic ile floor			$ 75,900
259		4	Chappell Elementary	5.03	Flooring / Base		1959 Corridor	ceramic tile floor damaged and	2		CI		2	2022	replace ceramic ile floor in corridor			$ 38,400
260		4	Chappell Elementary	5.04	Ceiling / Acous ic Panels	ACT	Rm 2, 38, 39, 40, 41, 42, 43,	12x12 ceiling	2		CI		2	2022	replace with 2x2 ACT			$ 57,400
261		4	Chappell Elementary	5.04	Ceiling / Acous ic Panels		Rm 16, 17, 18, 19 20	12x12 ceiling	2		CI		2	2022	replace with 2x2 ACT			$ 33,300
262		4	Chappell Elementary	5.05	Wall Finishes (PT, VWC, etc)		1950 Corridor	wall above wainscot tile	2		CI		2	2022	repaint wall			$ 4,500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Chappell Elementary**				**56,951**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Dave B							2022	TOTAL PRIORITIES			$ 8,011,400
201 202 203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected PROJECT COST**
263		4	Chappell Elementary	5.05	Wall Finishes (PT, VWC, etc)		1959 Corridor	wall above wainscot tile	2		CI		2	2022	repaint wall			$ 2,800
264		4	Chappell Elementary	5.06	Tile Applications		1950 Corridor	Ceramic tile wainscot damaged and cracked	2		CI		2	2022	replace with new wainscot ile			$ 77,300
265		4	Chappell Elementary	5.06	Tile Applications		1959 Corridor	Ceramic tile wainscot damaged and cracked	2		CI		2	2022	replace with new wainscot ile			$ 46,200
266	combo	4	Chappell Elementary	5.06	Tile Applications	FE-TH	B&G B-room between Rm	Finishes and par itions in poor condi ion	2		CI		2	2022	Toilet finishes and equip, hard clg			$ 77,000
267	combo	4	Chappell Elementary	5.06	Tile Applications	FE-TH	B&G B-room between Rm	Finishes and par itions in poor condi ion	2		CI		2	2022	Toilet finishes and equip, hard clg			$ 64,000
268		4	Chappell Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
269		4	Chappell Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
270		4	Chappell Elementary	6.09	Chalk Board / Marker board		Rm 14, 16, 17, 18, 19, 20	Chalkboards/Chalkboard with laminated white	2		CI		2	2022	replace with markerboards			$ 18,700
271		4	Chappell Elementary	6.09	Chalk Board / Marker board		Rm 36, 38, 39, 40, 41, 42, 43,	Chalkboards/Chalkboard with laminated white	2		CI		2	2022	replace with markerboards			$ 26,100
272	combo	4	Chappell Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1a	Rm 9, 10,11,12	Chalkboards in rooms, casework in poor condi ion, VCT in poor condi ion	2		CI		2	2022	Finishes (less clg) +Cswk +MB/TB			$ 125,100
273		4	Chappell Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer may not be NSF	2		CI		3	2022	Replace Chest Freezer			$ 2,300
274		4	Chappell Elementary	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends	2		CI		2	2022	Replace Shelving			$ 6,200
275		4	Chappell Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			$ 8,600
276		4	Chappell Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator galvanized steel and may not be Type I (Grease hood)	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
277		4	Chappell Elementary	6.19	Cold Storage Rooms		Cooler	Dunnage rack casters rusty	3		CI		2	2022	Provide dunnage racks			$ 600
278		4	Chappell Elementary	**7.00**	**HVAC**						CI							$ -
279		4	Chappell Elementary	7.01	Boilers		Boiler Room	Boiler Tag:B1 Make:Diedetrich Model: GT339A Serial Number: MBH (1,442 MBH in, 1,229 MBH out System Type (Hot Water Fuel Type(s): Nat Gas	3	2015	CI	Y23	3	2022	Replace boilers with condensing type when failed	30	23	$ 158,900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Chappell Elementary**				**56,951**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Dave B							2022	TOTAL PRIORITIES			$ 8,011,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
280		4	Chappell Elementary	7.01	Boilers		Boiler Room	Boiler Tag:B2 Make:Diedetrich Model: GT339A Serial Number: MBH (1,442 MBH in, 1,229 MBH out System Type (Hot Water Fuel Type(s): Nat Gas	3	2015	CI	Y23	3	2022	Replace boilers with condensing type when failed	30	23	$ 158,900
281		4	Chappell Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Rm	P1A, B&G 1510-2.5BB, 250 GPM, 50Ft, 5 HP, VFD, secondary heating	3	2015	CI	Y23	3	2022		30	23	$ 38,800
282		4	Chappell Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Rm	P1B, B&G 1510-2.5BB, 250 GPM, 50Ft, 5 HP, VFD, secondary heating	3	2015	CI	Y23	3	2022		30	23	$ 38,800
283		4	Chappell Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Rm	P2A, B&G series 80-4x4x7B, 130 GPM, 10Ft, 3/4 HP, primary heating	3	2015	CI	Y23	3	2022		30	23	$ 38,800
284		4	Chappell Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Rm	P2B, B&G series 80-4x4x7B, 130 GPM, 10Ft, 3/4 HP, primary heating	3	2015	CI	Y23	3	2022		30	23	$ 38,800
285		4	Chappell Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Mech rm 30	P3 Chilled Water Make:B&G 1510-3BC, GPM / Total Hd (ft):350 GPM, 60Ft 10 HP, VFD, Chilled water	3	2015	CI	Y23	3	2022		30	23	$ 38,800
286		4	Chappell Elementary	7.06	Energy Management Systems (24 volt low voltage)				2		CI		2	2022	Upgrade energy management system	15		$ 460,700
287		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		Boiler Room	AHU Tag: AC-1 Make: Daikin Model: CAH012 Serial Number: CFM (3,100) System Type: Fan and coil types:HW coil, 3 HP	4	2015	CI	Y30	3	2022	Replace mair handling unit	40	33	$ 80,200
288		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		Gym	AHU Tag: AC-2 Make: Daikin Model:CAH012 Serial Number: FBOU150601857 CFM (5,500) System Type: CV Fan and coil types: HW & CHW coils, 5 HP	4	2015	CI	Y30	3	2022	Replace mair handling unit	40	33	$ 142,400

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Chappell Elementary**				**56,951**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Dave B							2022	TOTAL PRIORITIES			$ 8,011,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
289		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		New Addition	AHU Tag: AC-3 Make: Daikin Model: CAH025GDAC Serial Number: FBOU150601946 CFM (11,000) System Type: VAV Fan and coil types: DWDI / HW htg / CHE Clg	4	2015	CI	Y30	3	2022	Replace mair handling unit	40	33	$ 284,700
290		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		Classrooms	AHU Tag: AC-4 Make: Daikin Model: Serial Number: CFM (1,100) System Type: Fan and coil types: Chilled coil 3/4 HP	4	2015	CI	Y30	3	2022	Replace mair handling unit	40	33	$ 28,500
291		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		Office	AHU Tag AC-5 Make: Daikin Model: Serial Number: CFM (1,530) System Type: Fan and coil types: DX cooling R410A, 3/4 HP	4	2015	CI	Y30	3	2022	Replace mair handling unit	40	33	$ 47,600
292		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		Office	AHU Tag AC-6 Make: Daikin Model: Serial Number: CFM (1,300) System Type: Fan and coil types: Chilled cooling, 3/4 HP	4	2015	CI	Y30	3	2022	Replace mair handling unit	40	33	$ 33,700
293		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		Corridor by Exit	AHU Tag FC-12? Make: Model: Serial Number: CFM (575) System Type: Fan and coil types: Chilled cooling, 3/4 HP	4	2015	CI	Y30	3	2022		40	33	$ 14,800
294		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		Corridor by courtyard	AHU Tag FC-12? Make: Model: Serial Number: CFM (575) System Type: Fan and coil types: Chilled cooling, 3/4 HP	4	2015	CI	Y30	3	2022		40	33	$ 14,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Chappell Elementary**				**56,951**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Dave B							2022	TOTAL PRIORITIES			$ 8,011,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
295		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		Corridor by courtyard	AHU Tag FC-12? Make: Model: Serial Number: CFM (575) System Type: Fan and coil types: Chilled cooling, 3/4 HP	4	2015	CI	Y30	3	2022		40	33	$ 14,800
296		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		Corridor	AHU Tag FC-11? Make: Model: Serial Number: CFM (420) System Type: Fan and coil types: Chilled cooling, 3/4 HP	4	2015	CI	Y30	3	2022		40	33	$ 10,800
297		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		Room 61	AHU Tag FC-13? Make: Model: Serial Number: CFM (230) System Type: Fan and coil types: Chilled cooling, 3/4 HP	4	2015	CI	Y30	3	2022		40	33	$ 5,900
298		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		Corridor 39	AHU Tag FC-11a Make: Model: Serial Number: CFM (420) System Type: Fan and coil types: Chilled cooling, 3/4 HP	4	2015	CI	Y30	3	2022		40	33	$ 10,800
299		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		Corridor 23	AHU Tag FC-11b Make: Model: Serial Number: CFM (1,300) System Type: Fan and coil types: Chilled cooling, 3/4 HP	4	2015	CI	Y30	3	2022		40	33	$ 10,800
300		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		Corridor 15	AHU Tag FC-11c Make: Model: Serial Number: CFM (1,300) System Type: Fan and coil types: Chilled cooling, 3/4 HP	4	2015	CI	Y30	3	2022	Replace mair handling unit	40	33	$ 10,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Chappell Elementary**				**56,951**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Dave B							2022	TOTAL PRIORITIES			$ 8,011,400
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**PROJECT COST**
301		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		Vestibule 63	AHU Tag FC-12 Make: Model: Serial Number: CFM (575) System Type: Fan and coil types: Chilled cooling, 3/4 HP	4	2015	CI	Y30	3	2022	Replace mair handling unit	40	33	$ 14,800
302		4	Chappell Elementary	7.07	Air handler units / ERU - dampers		Room 28	AHU Tag FC-13 Make: Model: Serial Number: CFM (230) System Type: Fan and coil types: Chilled cooling, 3/4 HP	4	2015	CI	Y30	3	2022	Replace mair handling unit	40	33	$ 5,900
303		4	Chappell Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type (12) VAV Boxes Heating Source (Hot Water) Fan Type (In-line/Roof Mounted/Utility Set)	4		CI		3	2022		25		$ 126,200
304		4	Chappell Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type (12 Booster coils Heating Source (Hot Water) Fan Type (In-line/Roof Mounted/Utility Set)	4		CI		3	2022		25		$ 100,900
305		4	Chappell Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type Unit ventilator 21 total (Daikin) Heating Source (Hot Water) Fan Type (In-line/Roof Mounted/Utility Set)	4		CI		3	2022	Replace in future, recommend replacing with induction displacement	25		$ 2,310,000
306		4	Chappell Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type: Cabinet Unit Heater Heating Source: Hot Water	4		CI		3	2022		25		$ 50,400
307		4	Chappell Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type: Fin Tube Radis ion Heating Source: Hot Water	4		CI		3	2022		25		$ 8,800
308		4	Chappell Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type: Convector Heating Source: Hot Water	4		CI		3	2022		25		$ 16,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Chappell Elementary**				**56,951**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Dave B							2022	TOTAL PRIORITIES			$ 8,011,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
309		4	Chappell Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: EF-7 Make: TCF Model: BCRD360DHP Serial Number:E15-0000000149250 Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -
310		4	Chappell Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: EF-9 Make: TCF Model: BCRD140D4 Serial Number:D15-0000000147613 Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -
311		4	Chappell Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: EF-10 Make: TCF Model: BCRD140D4 Serial Number:D15-0000000147612 Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -
312		4	Chappell Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag:EF-5 Make:TCF Model: BCRD240D Serial Number: E15-000000149575 Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -
313		4	Chappell Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag:EF-4 Make:TCF Model: BCRD240D Serial Number: E15-000000149574 Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -
314		4	Chappell Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: Make:Penn Model:DRY/11CM Serial Number: Fan Type: (Roof Mounted)	2		CI		2	2022	Replace fan when fails	25		$ -
315		4	Chappell Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag:EF-8 Make:TCF Model: BCRD085D1 Serial Number: D15-000000145838 Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Chappell Elementary**				**56,951**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Dave B							2022	TOTAL PRIORITIES			$ 8,011,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
316		4	Chappell Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag:EF-3 Make:TCF Model: BCRD240D Serial Number: E15-000000149573 Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -
317		4	Chappell Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag:EF-2 Make:TCF Model: BCRD240D Serial Number: E15-000000149572 Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -
318		4	Chappell Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag:EF11 Make:TCF Model: BCRD160D4 Serial Number: C15-000000144149 Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -
319		4	Chappell Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag:EF-6 Make:TCF Model: BCRD300D Serial Number: E15-000000149244 Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -
320		4	Chappell Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: EF-12 Make: TCF Model: BCRD140D4 Serial Number:D15- Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -
321		4	Chappell Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: EF-1 Make: TCF Model: BCRD140BHP Serial Number:E15-000000149656 Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -
322		4	Chappell Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: EF-13 Make: TCF Model: BCRD Serial Number: Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Chappell Elementary**				**56,951**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Dave B							2022	TOTAL PRIORITIES			$ 8,011,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
323		4	Chappell Elementary	7.10	Exhaust fans - PRV / utility sets		Room 28	Fan Tag: EF-14 Make: TCF Model: BCRD Serial Number: Fan Type: (In-Line)	4	2015	CI		3	2022		25	18	$ -
324		4	Chappell Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Building	Chiller Tag: CH-1 Make: Daikin Model: AGZ140EPMNN-ER00 Serial Number: STNU150700075 Tonnage:140 System Type: (Air Cooled,), R-410A	3	2015	CI	Y18	3	2022		25	18	$ 339,700
325		4	Chappell Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Serves AC-6	Condensing unit, Make:Trane Model: 4TTA3042D3000CA, R-410A	3	2015	CI	Y18	3	2022		25	18	$ 19,400
326		4	Chappell Elementary	**8.00**	**Plumbing**						CI							$ -
327		4	Chappell Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Domestic Water	Domestic Water Circ Pump Make: B&G Model:	4	2015	CI		3	2022		30	23	$ -
328		4	Chappell Elementary	8.06	Sump pumps / lift stations		Boiler Room	Boiler Room Duplex Sewage Ejector System	3		CI		2	2022	One pump appears to have been replaced recently. Replace pumps as hey fail.	40		$ -
329		4	Chappell Elementary	8.08	Plumbing Fixtures		Custodial by Library	Floor Mounted mop sink with wall faucet	4		CI		3	2022		30		$ -
330		4	Chappell Elementary	8.08	Plumbing Fixtures		Boys TLT 30	(6) Floor Mount Urinals with FV (3) WCs with FV (3) Lavs with metered faucets	3		CI		3	2022		30		$ 46,600
331		4	Chappell Elementary	8.08	Plumbing Fixtures		Girls TLT 31	(6) WCs with FV (3) Lavs with metered faucets	3		CI		3	2022		30		$ 46,600
332		4	Chappell Elementary	8.08	Plumbing Fixtures		Unisex TLT by Lounge	(2) WCs with FV (1) Lav with metered faucet	3		CI		3	2022		30		$ 15,500
333		4	Chappell Elementary	8.08	Plumbing Fixtures		Unisex TLT by Lounge	(1) WCs with FV (1) Lav with metered faucet	3		CI		3	2022		30		$ 10,300
334		4	Chappell Elementary	8.08	Plumbing Fixtures		Unisex TLT by Book RM	(1) WCs with FV (1) Lav with metered faucet	3		CI		3	2022		30		$ 10,300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Chappell Elementary**				**56,951**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Dave B							2022	TOTAL PRIORITIES			$ 8,011,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
335		4	Chappell Elementary	8.08	Plumbing Fixtures		Boys TLT by ELL	(4) Floor Mount Urinals with FV (2) WCs with FV (3) Lavs with metered faucets	3		CI		3	2022		30		$ 31,100
336		4	Chappell Elementary	8.08	Plumbing Fixtures		Girls TLT by ELL	(3) WCs with FV (2) Lavs with metered faucets	3		CI		3	2022		30		$ 46,600
337		4	Chappell Elementary	8.08	Plumbing Fixtures		Boys TLT by Library	(3) Floor Mount Urinals with FV (2) WCs with FV (2) Lavs with metered faucets	4		CI		3	2022		30		$ 36,200
338		4	Chappell Elementary	8.08	Plumbing Fixtures		Girls TLT by Library	(4) WCs with FV (1) Lavs with metered faucets	4		CI		3	2022		30		$ 25,900
339		4	Chappell Elementary	8.08	Plumbing Fixtures		Unisex TLT by Library	(1) WCs with FV (1) Lav with metered faucet	4		CI		3	2022		30		$ 10,300
340		4	Chappell Elementary	8.08	Plumbing Fixtures		Classroom Sinks	Stainless steel classroom sinks w/ hot & cold faucets	3		CI		3	2022		30		$ 77,700
341		4	Chappell Elementary	8.08	Plumbing Fixtures		Unisex TLT in office	(1) WCs with FV (1) Lav with metered faucet	4		CI		3	2022		30		$ -
342		4	Chappell Elementary	8.10	Drinking Fountains		Corridor	EWC by Gymnasium - new with bottle fill	4	2020	CI		3	2022		30	28	$ -
343		4	Chappell Elementary	8.10	Drinking Fountains		Corridor	Porcelain DF next to 4K room	2		CI		2	2022	Replace with new EWC	30		$ -
344		4	Chappell Elementary	8.10	Drinking Fountains		Corridor	EWC by Library - new with bot le fill	4	2015	CI		2	2022	Replace with new EWC	30	23	$ -
345		4	Chappell Elementary	8.10	Drinking Fountains		Corridor	EWC in Corridor by Spanish CR	3		CI		2	2022	Replace with new EWC	30		$ -
346		4	Chappell Elementary	8.15	Domes ic Water Heaters		Boiler Room	AO Smith, BTH 150 200, 150 MBH in, 178 GPH out, 96 Gallons. Issues with flue/condensate trap scaling up	3	2015	CI		3	2022	Replace water heater	25	18	$ 89,000
347		4	Chappell Elementary	**9.00**	**Electrical**						CI							$ -
348		4	Chappell Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Basement Boiler RM	2000A, 208V, 3-phase Main Switchboard in Very	4	2015	CI		0	2022	No action required.			$ -
349		4	Chappell Elementary	9.05	Fire Alarm			Simplex 4100 ES Voice Evacuation system	4	2015	CI		0	2022	No action required.			$ -
350		4	Chappell Elementary	9.08	Emergency generators / battery backup systems /			No emergency generator in building	3		CI		3	2022	Evaluate emergency power needs	25		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Chappell Elementary**				**56,951**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Dave B							2022	TOTAL PRIORITIES			$ 8,011,400
201 202 203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Remain**	**Projected PROJECT COST**
351		4	Chappell Elementary	**10.00**	**Lighting**						CI							$ -
352		4	Chappell Elementary	10.01	Lighting - Lamps / ballasts / controls		All spaces	Flurescent light fixtures	2	1950, 1959,	CI		2	2022	Replace all fluorescent lights with LED fixtures. Add occupancy sensors for	20		$ 368,600
353		4	Chappell Elementary	10.01	Lighting - Lamps / ballasts / controls			Building Exterior Monument Sign	2		CI		2	2022	Provide Digital Electronic LED Monument Sign			$ 89,000
354		4	Chappell Elementary	10.04	Security Lighting (Exterior)			LED wall mounted lights	4	2015	CI		0	2022	No action required			$ -
355		4	Chappell Elementary	10.04	Security Lighting (Exterior)			Exterior emergency lights missing	1		CI		1	2022	Provide exterior emergency lights			$ 31,200
356		4	Chappell Elementary	10.05	Parking lot lighting			Pole mounted LED lights	4		CI		0	2022	No action required			$ -
357		4	Chappell Elementary	**11.00**	**Technology / Security**						CI							$ -
358		4	Chappell Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 4,900
359		4	Chappell Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
360		4	Chappell Elementary	11.03	Local Sound systems		Gym	Good.	4		CI		0	2022	no work			$ -
361		4	Chappell Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
362		4	Chappell Elementary	11.05	Building Paging systems		Building	Good.	4		CI		0	2022	No work			$ -
363		4	Chappell Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			$ -
364		4	Chappell Elementary	11.06	Handicapped door operators		Main Entry	No handicapped door operators	4		CI		3	2022	Door operators suggested to due to conflicts with exterior winds, pressure and low code required closer stregth for ADA, if no operators.			$ 20,300
365		4	Chappell Elementary	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	3		CI		2	2022	Exis ing Honeywell panel scheduled to be replaced summer 2022			$ -
366		4	Chappell Elementary	11.07	Burgler Alarm System		Building	A few exterior doors do not have door position	3		CI		2	2022	Add exterior door position contacts			$ 3,900
367		4	Chappell Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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DANZ ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.

2 EXTERIOR ENVELOPE

- Sealant joints at the original portion of the building are dry, cracked and compromised and must be resealed joints.

-

- Masonry joints on original portion of the building showing decay, the face brick is being affected by chipping through the freeze thaw cycle and need to be tuckpointed.

3 INTERIOR

- Classroom **casework** throughout the majority of the building is in poor condition and should be replaced, necessitating full casework and associated finishes replacement, including chalkboards.

- **Doors**
  - There are many rooms with damaged wood and HM doors that should be replaced.

- **Flooring**
  - There are many rooms including primary corridors that have damaged VCT that are needing to be replaced.

- **Ceilings**
  - There are several rooms with damaged 2x2 ceiling tiles. Replace with 2x2 ACT grid and ceiling tiles.
- **Chalkboard / Markerboard**
  - Existing chalkboard in multiple classrooms. Replace with markerboard

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Replace rusted and non NSF equipment.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers are in good condition. No work is needed at this time.
- **Air Handlers**
  - The 1996, 2005, & 2005 additions have ventilation systems original to addition date. 1956, 1961, 1966, 1986 classroom sections are served by unit ventilators.
- **Chillers and Pumps**
  - The chiller plant is from 2019 and is in good condition. No work is needed.
- **Water Heaters**
  - The water heater was newer (2016) and in good condition.
- **Plumbing**
  - The plumbing systems varied in condition from poor to good with some fixtures needing replacement.

6 ELECTRICAL

- **Electric Service**
  - The building is served by a pad mounted 208V three-phase transformer. This feeds relatively new Square D 1600A, 120/208V, three-phase distribution switchboard located in the Electrical Room.
  - The electric service is in good shape. No work is required at this time.
- **Electric Switchboards, Panels and Distribution Equipment**
  - Switchboards and panelboards throughout the building appear to have spare capacity.
  - No work is required at this time.
- **Fire Alarm**
  - The fire alarm system is a Simplex 4100 addressable panel with voice evacuation located in the Electrical Room.
  - Fire alarm meets current code requirements. NO work is required at this time.
- **Emergency generators / battery backup systems**
  - The building does not have an emergency generator. Battery packs are scattered throughout the building. Normal life expectancy of a battery is 5 years.
  - Batteries need to be tested and replaced as needed.
- **Lighting - Lamps / ballasts / controls**
  - Lighting levels appear to be adequate in all spaces. Only the portion of the building that was added on in 2019 have LED light fixtures. All other portions of the building contain fluorescent light fixtures.
  - Light fixtures in the remaining parts of the building should be changed over to LED in the next 5 – 10 years.

- **Emergency Lighting / Exit signs**
  - Emergency lighting and exit signs are a mix of fluorescent and LED lights all battery powered.
  - Older fluorescent fixtures should be replaced with LED and batteries should be tested in all fixtures and replaced as needed.
  - Exterior emergency egress lighting is required by code and is missing at all exterior doors.
  - Add emergency egress lighting on exterior of building at all exterior doors.
- **Security Lighting (Exterior)**
  - Exterior security lighting is HID type mounted in the entryways.
  - Exterior security lighting needs to be improved by changing the HID type fixtures to LED.

7 TECHNOLOGY

- Technology systems are in good condition.
  - Handicapped door operators need some work.
  - Recommend adding card reader to main entrance interior vestibule.

DANZ ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL FIRST FLOOR

GENERAL NOTES

1. REROOF 1990 BUILT UP ROOF
2. SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED
3. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
4. EXPOSED STEEL COLUMNS SHOWING RUST - CLEAN AND PAINT
5. REPLACE REMAINING ORIG INTERIOR CLASSROOM WOOD DOORS AND FRAMES - TYP

PRIORITY KEY

URGENT MEDIUM LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

KEY NOTES

- DR — REPLACE DOOR AND FRAME
- VCT — REPLACE VCT
- ACT — REPLACE ACT
- PNL — REPLACE ACOUSTIC WALL PANELS
- RMDL — REMOCELING
- DR — REPLACE DOOR AND FRAME
- KE — KITCHEN EQUIPMENT - SHELVING/DUNNAGE
- FE1 — FINISHES + CASEWORK+ MB/TB
- FE1B — FINISHES + CASEWORK+ MB/TB (NO CEILING)
- FE3 — FINISHES + CASEWORK+ MB/TB (ART)

ATSR

DANZ ELEMENTARY

FACILITY ANALYSIS

MECHANICAL FIRST FLOOR

ELECTRICAL FIRST FLOOR

EG

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- CU — Replace Condensing Unit On Roof
- AHU — Replace Air Handling Unit
- UV — Replace Unit Ventilators
- WH — Replace Water Heater
- B — Replace Boilers
- BP — Replace Boiler Pumps
- CWP — Replace Chilled Water Pumps
- CH — Replace Chiller

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

- L — Replace Lighting
- EG — Provide Emergency Egress Lighting

ATS+R

DANZ ELEMENTARY

BUILDING AGE

KEY

- 1956
- 1961
- 1966
- 1986
- 1996
- 2005
- 2019

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						11%	$ 33.68	2,730,000	1,2	Cond.					Priority High (1)			$ 494,400
198							$ 56 07	4,544,500	3	Cond.					Priority Med (2)			$ 5,940,200
199							$ 23.18	1,878,600	4,5	Cond.					Priority Low (3)			$ 2,718,500
200	**Danz Elementary**				81,057	SF	Ron S, Eric A, Eric A, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 9,153,100
201																		
202										Install						Life	Life	Projected
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**PROJECT COST**
204		**5**									**CI**			**2022**				
205		5	Danz Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		5	Danz Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		5	Danz Elementary	1.01	Asphalt paving		Asphalt Pavement	Per SD's Asphalt Paser Assessment	5		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		5	Danz Elementary	1.01	Asphalt paving		Main Drive & NE Prkng Lot	Several cracks throughout - weathered	3		CI		2	2022	Clean and fill cracks			$ 2,300
209		5	Danz Elementary	1.01	Asphalt paving		Main Drive & NE Prkng Lot	Seal Coating Needed	3		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ 15,500
210		5	Danz Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops,	2		CI		2	2022	Clean and fill expansion joints			$ 1,300
211		5	Danz Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
212		5	Danz Elementary	2.01	Playgrounds		Timber Edging	Timber edging deteriorating and splintering	2		CI		2	2022	replace imber playground edging			$ 5,000
213		5	Danz Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
214		5	Danz Elementary	3.02	Trees, Shrubs, Planting		Door #3	Request for new landscaping.	3		CI		3	2022	Add new landscaping to replace landscaping that was removed			$ 10,100
215		5	Danz Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
216		5	Danz Elementary	4.01	Roofs			Roofing information provided by Owner			CI		0	2022				$ -
217		5	Danz Elementary	4.01	Roofs		Section 1	Existing Smooth Surface - BUR	3	2011	CI	Y19	3	2022	Built up Roofing	30	19	$ 9,900
218		5	Danz Elementary	4.01	Roofs		Section 2	Existing Gravel Surface - BUR	3	2010	CI	Y18	3	2022	Built up Roofing	30	18	$ 239,200
219		5	Danz Elementary	4.01	Roofs		Section 3	Existing Gravel Surface - BUR	3	2010	CI	Y18	3	2022	Built up Roofing	30	18	$ 144,700
220		5	Danz Elementary	4.01	Roofs		Section 4	Existing Smooth Surface - BUR	3	2011	CI	Y19	3	2022	Built up Roofing	30	19	$ 112,200
221		5	Danz Elementary	4.01	Roofs		Section 5	Existing Smooth Surface - BUR	3	2011	CI	Y19	3	2022	Built up Roofing	30	19	$ 252,100
222		5	Danz Elementary	4.01	Roofs		Section 6	Existing Smooth Surface - BUR	3	2011	CI	Y19	3	2022	Built up Roofing	30	19	$ 66,800
223		5	Danz Elementary	4.01	Roofs		Section 7	Existing B - EPDM Warranty 5/25/2001	2	1990	CI	Y1	1	2022	Built up Roofing	20	-12	$ 222,400
224		5	Danz Elementary	4.01	Roofs		Section 8	Existing Gravel Surface - BUR	3	1997	CI	Y5	2	2022	Built up Roofing	30	5	$ 415,400

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Danz Elementary**				**81,057**	**SF**	Ron S, Eric A, Eric A, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 9,153,100
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
225		5	Danz Elementary	4.01	Roofs		Section 9	Existing Smooth Surface - BUR	3	2005	CI	Y13	2	2022	Built up Roofing	30	13	$ 309,100
226		5	Danz Elementary	4.01	Roofs		Section 10	Existing Standing Rib Metal	3	2005	CI	Y23	2	2022	Standing Seam Metal	40	23	$ 8,400
227		5	Danz Elementary	4.03	Tuck pointing / Sealant		CJ near Door #5	Sealant cracked and vulnerable	1		CI		1	2022	remove old sealant and provide new			$ 300
228		5	Danz Elementary	4.03	Tuck pointing / Sealant		North Elevation (111-	Masory joints cracked, eroded and vulnerable.	1		CI		1	2022	Provide tuckpointing and repair brick			$ 80,200
229		5	Danz Elementary	4.03	Tuck pointing / Sealant		East Elevation (133 - 139)	Masory joints cracked, eroded and vulnerable	1		CI		1	2022	Provide tuckpointing			$ 6,100
230		5	Danz Elementary	4.03	Tuck pointing / Sealant		South Elevation	Masory joints cracked, eroded and vulnerable	1		CI		1	2022	Provide tuckpointing			$ 1,200
231		5	Danz Elementary	4.04	Doors / Hardware		Door #2 Door #3	Heavy salt damage. HM Door and frame rus ing.	1		CI		1	2022	Remove existing and provide new alum entrance frames w/ sidelites and transoms			$ 82,300
232		5	Danz Elementary	4.08	Painting and Plaster		North Elevation (111-	Exposed steel columns showing signs of rust	2		CI		2	2022	Paint Steel Columns			$ 2,200
233		5	Danz Elementary	**5.00**	**Interior (Building)**						CI							$ -
234		5	Danz Elementary	5.01	Doors / Hardware		101, 104, 106, 108, (2)114, 115, 116a, 116b, 117, 119, 121, 122, 123, 125, (2)129, 132, 133, 134, 135, 136, 137, 139, 140, 142, 156, 158, 159, 160, 161, 162	Interior wood veneer door and HM frame. Heavy scratches, chipped veneer, delamina ion and discoloring.	2		CI		2	2022	Remove existing door and replace with wood door			$ 72,100
235		5	Danz Elementary	5.01	Doors / Hardware		Door #8 Vestibule Door #3 Vestibule Door #2 Vestibule	Interior wood veneer door and HM frame. Heavy scratches, chipped veneer, delamina ion and discoloring.	1		CI		1	2022	Remove existing door and replace with HM door and panic hardware			$ 23,900
236		5	Danz Elementary	5.03	Flooring / Base	VCT	Hallway from Door #2 Hallway from Door #3	Chipped VCT tile, patched tile, gaps between ile, worn.	2		CI		2	2022	remove existing VCT and provide PCT			$ 131,800
237		5	Danz Elementary	5.03	Flooring / Base	VCT	Hallway from receiving	Chipped VCT tile, patched tile, gaps between ile, worn. Possible tripping hazard	1		CI		1	2022	remove existing VCT and provide PCT			$ 15,600
238		5	Danz Elementary	5.04	Ceiling / Acous ic Panels	ACT	114 (GYM)	Z spline acoustic ceiling tile. Aged, stained and	2		CI		2	2022	Remove existing act and Provide new ciling and grid			$ 16,400

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200	**Danz Elementary**				**81,057**	**SF**	Ron S, Eric A, Eric A, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 9,153,100
201										**Install**								**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Life**	**PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
239		5	Danz Elementary	5.04	Ceiling / Acous ic Panels	ACT	Hallway from door #8 to rated doors adjacent stoage room 152A	ACT acoustic ceiling tile. Aged, stained and discolored	2		CI		2	2022	Remove existing act and Provide new ciling and grid			$ 20,500
240		5	Danz Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
241		5	Danz Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
242		5	Danz Elementary	6.08	Wall Pads		Gym 114	Acoustic Panels- aged stained. Fabric wrap	2		CI		2	2022	Remove old acoustic panels and provide new 2" Tectum panels			$ 23,700
243		5	Danz Elementary	6.09	Chalk Board / Marker board		113, 117, 118, 119, 123, 125, 133, 136, 162	Chalk board	2		CI		2	2022	Provide Markerboard in lieu of Chalk Board			$ 15,400
244	combo	5	Danz Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1	156, 158, 160, 161, 162	PLAM Casework - 2 Showing chipping delamina ion, excessive staining and scraching. Reuse existing solid surface sinks and counter tops. ACT Stained, aged, discolored, roof leak damage (VCT)	2		CI		2	2022	Finishes+Cswk +MB/TB			$ 209,500
245	combo	5	Danz Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1b	101, 104, 106, 108, 115, 117, 118, 119, 120, 121, 122, 123, 132, 133, 134, 135, 136, 137, 139, 140, 142, 150	PLAM Casework - 2 Showing chipping delamina ion, excessive staining and scraching. Reuse existing solid surface sinks and counter tops. (VCT)	2		CI		2	2022	Finishes (less clg & boards) +Cswk			$ 473,400
246	combo	5	Danz Elementary	6.13	Cabinetry / Counter Tops / Stools	FE3	159 (Art)	PLAM Casework - 2 Showing chipping delamina ion, excessive staining and scraching. Reuse existing solid surface sinks and counter tops. (VCT)	2		CI		2	2022	Finishes+ Project Cswk +MB/TB			$ 86,300
247		5	Danz Elementary	6.18	Kitchen Equipment		Kitchen	Dunnage rusted	2		CI		3	2022	Replace Dunange			$ 300

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200	**Danz Elementary**				**81,057**	**SF**	Ron S, Eric A, Eric A, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 9,153,100
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
248		5	Danz Elementary	6.18	Kitchen Equipment		Kitchen	1 sec ion Freezer may not be NSF	2		CI		3	2022	Replace Freezer			$ 10,300
249		5	Danz Elementary	6.18	Kitchen Equipment		Kitchen	Milk Cooler rusted bottom shelf	1		CI		1	2022	Replace Shelf			$ 100
250		5	Danz Elementary	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends	2		CI		2	2022	Replace Shelving			$ 1,400
251		5	Danz Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			$ 8,600
252		5	Danz Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator undersized 1/2" overhang on sides and 2" at front and may not be Type I (Grease Hood)	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
253		5	Danz Elementary	6.19	Cold Storage Rooms		Cooler	Shelving has some rust	2		CI		2	2022	Replace rusted shelving			$ 900
254		5	Danz Elementary	**7.00**	**HVAC**						CI							$ -
255		5	Danz Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 & B-2 Make: DeDietrich Model: GT 430 -- 13A Serial Number: Could Not Locate Serial Number MBH (Hea ing Capacity): 2.6 MBH System Type (Hot Water) Fuel Type(s): Nat Gas	4		CI	Y23	3	2022		30		$ 452,100
256		5	Danz Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			VFDs are Yaskawa and based on installation date.	3		CI		3	2022	Replace VFDs hat have exceeded life expectancy.	15		$ -
257		5	Danz Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Boiler Pump: Pump Tag: Make: Bell & Gossett Model: e-1510 SSF 9.375 Serial Number: C278309-01C91 & C278309-02C91 GPM/Head (ft): 280GPM/90ft Pump Type: (Base Mount)	4		CI	Y23	3	2022		30		$ 77,700

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Danz Elementary**				**81,057**	**SF**	Ron S, Eric A, Eric A, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 9,153,100
201										**Install**			**Fnl**			**Life**	**Life**	**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**								
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**PROJECT COST**
258		5	Danz Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Chiller Pump: Pump Tag: Make: Bell & Gosset Model: e-1510 SSF 11.625 Serial Number: C278308-01C91 & C278308-02C91 GPM/Head (ft): 414GPM/115ft. Pump Type: (Base Mount)	4		CI	Y23	3	2022		30		$ 77,700
259		5	Danz Elementary	7.06	Energy Management Systems (24 volt low voltage)			Energy Management is Automated Logic.	3	2005	CI		2	2022	Replace Controls as life expectancy is met on equipment.	15		$ 533,800
260		5	Danz Elementary	7.07	Air handler units / ERU - dampers		2005 addition, 100-109, 126A, 177	AHU Tag: AC-1 Make: Trane Model: MCCB021UA0C0UB Serial Number: K058G85426 CFM (total airflow): 11,000 System Type: VAV System Fan and coil types: Belt Drive Supply Fan, Hot Water heating, DX Cooling.	4	2005	CI	Y23	3	2022		40	23	$ 338,100
261		5	Danz Elementary	7.07	Air handler units / ERU - dampers		155 (Serves 154-162)	AHU Tag: Make: Carrier Model: 39NHX263NVR83836 Serial Number: 3096T83836 CFM (total airflow) 7,000 System Type: VAV System Fan and coil types: Belt Supply Fan, Hot Water Heating and Chilled	2	1996	CI	Y14	2	2022	Clean and Comb Coils. Assure Cabinet is sealed.	40	14	$ 181,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Danz Elementary**				**81,057**	**SF**	Ron S, Eric A, Eric A, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 9,153,100
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
262		5	Danz Elementary	7.07	Air handler units / ERU - dampers		166 (Serves 2019 Addition)	AHU Tag: Make: Daikin Model: CAH035GDGC Serial Number: FBOU190401294 CFM (total airflow): 16,700 System Type: VAV System Fan and coil types: Hot Water and Chilled Water Coils. Belt Supply Fan	4	2019	CI	Y30	3	2022		40	37	$ 432,300
263		5	Danz Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		115-123, 132-144	Unit Type: Unit Ven ilators Heating Source (Hot Water) Chilled Water cooling coil. Unit ven ilators are in acceptable condition	3		CI		2	2022	Remove unit ven ilator and upgrade ventilation system. (Pricing does not include ceilings, lighting, & Casework)	25		$ 2,206,500
264		5	Danz Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc			Finned Tube Radiation in restrooms is in poor condi ion.	2		CI		2	2022	Replace FTR	25		$ -
265		5	Danz Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit			Unit heaters in mechanical rooms are in acceptable condition	3		CI		2	2022	Replace Unit Heaters	25		$ -
266		5	Danz Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Exhaust fans are in acceptable condition	3		CI		2	2022	Replace Exhaust Fans	25		$ -
267		5	Danz Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Outside Boiler room	Chiller Tag: C-1 Make: Could not access chiller due to fence. Model: Serial Number: Tonnage: (Cooling Capacity) System Type: (Air Cooled) Chiller in very good condition	4	2019	CI	Y22	3	2022		25	22	$ 436,800
268		5	Danz Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves Carrier AHU)	Rooftop Condensing Unit Make: Trane Serial: C05G06191 Model: RAUCC30EBY03A0D000010 Capacity: 30 Tons	3	2005	CI	Y8	2	2022	Replace Condensing Unit	25	8	$ 121,400
269		5	Danz Elementary	**8.00**	**Plumbing**						CI							$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Danz Elementary**				**81,057**	**SF**	Ron S, Eric A, Eric A, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 9,153,100
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
270		5	Danz Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		155 Mech Room	B&G Domestic Circ Pump Model: NBF-9U/LW 103258LF 1F91	4	2019	CI		3	2022		30	27	$ 19,400
271		5	Danz Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		155 Mech Room	B&G Domestic Circ Pump Model: PL-36B 1BL003LF	4	2005	CI		3	2022		30	13	$ 19,400
272		5	Danz Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		155 Mech Room	B&G Domestic Circ Pump Model: LR-15B 106513-069	4	2005	CI		3	2022		30	13	$ 19,400
273		5	Danz Elementary	8.08	Plumbing Fixtures		116A, 116B Toilet Groups	5 Group flush, floor mounted urnials are in poor condi ion. 6 push button faucets and 8 wall mount, flush valve, water closets in good condition.	2		CI			2022	Replace Urinals	30		$ -
274		5	Danz Elementary	8.08	Plumbing Fixtures		130-131 Toilet Groups	5 Group flush, floor mounted urnials are in poor condi ion. 6 push button faucets and 8 wall mount, flush valve, water closets in good condition.	2		CI			2022	Replace Urinals	30		$ -
275		5	Danz Elementary	8.08	Plumbing Fixtures		147 & 149	3 flush valve, floor mounted urnials are in acceptable condition. 1 wash station in poor condi ion. 1 lever faucet sink and 5 floor mount, flush valve, water closets in good condition.	2		CI			2022	Replace wash station	30		$ -
276		5	Danz Elementary	8.08	Plumbing Fixtures		143 classroom restroom	Push button faucet and wall mounted, flush valve water closet	3	1986	CI			2022	Replace plumbing fixtures	30	-6	$ -
277		5	Danz Elementary	8.08	Plumbing Fixtures		2019 addition restrooms	Push button faucet and wall mounted, flush valve water closet	4	2019	CI			2022		30	27	$ -
278		5	Danz Elementary	8.08	Plumbing Fixtures		153 classroom restroom	Push button faucet and floor mounted, flush valve water closet	3	1996	CI			2022		30	4	$ -
279		5	Danz Elementary	8.08	Plumbing Fixtures		156-162 Classroom Sink	Classroom sinks and bubblers are original to addition and in acceptable condition.	3	1996	CI			2022	Replace sink and bubbler.	30	4	$ -

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200	**Danz Elementary**				**81,057**	**SF**	Ron S, Eric A, Eric A, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 9,153,100
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
280		5	Danz Elementary	8.08	Plumbing Fixtures		163 & 164	3 flush valve, floor mounted urnials are in poor condi ion. 1 wash sta ion in poor condition. 2 lever faucet sink and 7 floor mount, flush valve, water closets in good condi ion.	2		CI		2	2022	Replace Urinals and wash station	30		$ -
281		5	Danz Elementary	8.08	Plumbing Fixtures		165, 167, 169-172	Classrooms sinks in very good condition. Restrooms have lever faucets and wall mount flush valve water closet.	4		CI		2	2022		30		$ -
282		5	Danz Elementary	8.08	Plumbing Fixtures		101, 104, 106, 108	Classrooms sinks in acceptable condition	3		CI		2	2022		30		$ -
283		5	Danz Elementary	8.08	Plumbing Fixtures		122	Classroom porcelain sink and porcelain drinking fountain in poor condi ion.	2		CI		2	2022	Replace sink and drinking fountain when other classroom work is done.	30		$ -
284		5	Danz Elementary	8.08	Plumbing Fixtures		111, 115-121, 123	Classroom sinks and bubblers in good condi ion.	4		CI		2	2022		30		$ -
285		5	Danz Elementary	8.08	Plumbing Fixtures		175, 174, main office restroom	push button faucet and floor mounted, flush valve water closet	3		CI		2	2022		30		$ -
286		5	Danz Elementary	8.10	Drinking Fountains		building	Water coolers are all in good condition	3		CI		2	2022		30		$ -
287		5	Danz Elementary	8.11	Fire suppression- source / pumps / distribution / heads		Building	Building does not have fire Suppression system.	1		CI		2	2022	Install fire protec ion system.	25		$ 472,000
288		5	Danz Elementary	8.15	Domes ic Water Heaters		155	A. O. Smith Water Heater Model: BTH 250 970 Serial: A05M002301 Input BTU/HR: 240,000 Nat Gas.	3	2005	CI	Y8	2	2022	Replace Water Heater	25	8	$ 89,000
289		5	Danz Elementary	**9.00**	**Electrical**						CI							$ -
290		5	Danz Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Elec Rm	1600A 120/208V Main service Switchboard	3		CI			2022	No action required			$ -
291		5	Danz Elementary	9.05	Fire Alarm		Elec Rm	Addressible Fire Alarm with Voice Evacuation	3		CI			2022	NO work required			$ -
292		5	Danz Elementary	9.08	Emergency generators / battery backup systems /		Throughout the Bldg	EM battery packs	3		CI			2022	No action required	25		$ -
293		5	Danz Elementary	**10.00**	**Lighting**						CI							$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Danz Elementary**				**81,057**	**SF**	Ron S, Eric A, Eric A, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 9,153,100
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
294		5	Danz Elementary	10.01	Lighting - Lamps / ballasts / controls		1956, 1961, 1966, 1985,	Fluorescent Ligh ing	2		CI		2	2022	Replace with LED			$ 420,500
295		5	Danz Elementary	10.02	Emergency Lighting / Exit signs		Throughout the Bldg	Fluorescent lights	2		CI		2	2022	Replace with LED			$ 52,600
296		5	Danz Elementary	10.04	Security Lighting (Exterior)		Exterior	HID wall packs and canopy lights	2		CI		2	2022	Replace w/LED wall packs and canopy lights			$ 5,800
297		5	Danz Elementary	10.04	Security Lighting (Exterior)		Eexterior	Emergency egress lighting missing	1		CI		1	2022	Add battery operated egress ligh ing at all exterior doors			$ 62,300
298		5	Danz Elementary	**11.00**	**Technology / Security**						CI							$ -
299		5	Danz Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
300		5	Danz Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 5,200
301		5	Danz Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
302		5	Danz Elementary	11.03	Local Sound systems		Gym	Good, portable system on cart	4		CI		0	2022	no work			$ -
303		5	Danz Elementary	11.03	Local Sound systems		Commons	Good. (2) Shure SLX4 systems, 494-518 MHz	4		CI		0	2022	no work			$ -
304		5	Danz Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
305		5	Danz Elementary	11.05	Building Paging systems		Building	Good	4		CI		0	2022	No work			$ -
306		5	Danz Elementary	11.06	Access Control		Building	Good. A card reader in the main entry vestibule was requested so staff do not need to go thru office.	4		CI		2	2022	Add card reader in ves ibule			$ 4,000
307		5	Danz Elementary	11.06	Handicapped door operators		Main Entry	Exterior ves ibule doors work properly. Interior	3		CI		2	2022	Program for proper door coordination			$ 3,200
308		5	Danz Elementary	11.06	Handicapped door operators		Community Room entry	Interior handicapped door pushbuttons work properly. Exterior vestibule door operator when activated operates continuously.	2		CI		2	2022	Repair door opener			$ 3,200
309		5	Danz Elementary	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	2		CI		2	2022	replace existing Honeywell panel with District standard DMP			$ 16,100
310		5	Danz Elementary	11.07	Burgler Alarm System		Building	Good, many exterior doors do not have door position contacts.	3		CI		2	2022	Add exterior door position contacts			$ 4,900
311		5	Danz Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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DOTY ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.

2 EXTERIOR ENVELOPE

- **Wall Systems**
  - Exterior canopy enclosure panels all damaged, warped and grid is rusting. Replace canopy enclosure with metal panels

-

- Exposed reinforcement in CIP concrete structures. Patch or consider covering with prefinish metal flashing to protect

ATS+R

- **Tuckpointing / Sealant**
  - Building Control Joints and Louver sealants are cracked and separated. Replace sealant.
- **Doors and Hardware**
  - Doors and frames damaged. Replace with Alum Door.
-

- **Window System**
  - Aluminum clad wood windows. Monitor for future rot and replacement

3 INTERIOR

- **Doors / Hardware**
  - Plam Doors have knobs. Replace lockset with Lever hardware
  - There are several Plam and HM doors that are damaged. Replace with new doors
- **Ceiling**
  - Sagging and/or water damaged ACT in classrooms. Replace ACT/
-
-

- **Chalkboard / Markerboard**
  - Chalkboard in classrooms. Replace with Markerboard

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Replace rusted and non NSF equipment.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers have exceeded their life expectancy and should be replaced.
- **Air Handlers**
  - 4 of the air handlers have exceeded their life expectancy and should be replaced.
- **Chillers and Pumps**
  - The chiller plant and rooftop condensing units are in good condition. No work is needed.
- **Water Heaters**
  - The water heater is from 2012 and does not need to be replaced.
- **Plumbing**
  - The plumbing systems varied in condition from fair to good with some fixtures needing replacement.

6 ELECTRICAL

- **Electric Service**
  - The building is served by a pad mounted 208V three-phase transformer. This feeds relatively new Square D 2500A, 120/208V, three-phase distribution switchboard located in the Electrical Room.
  - The electric service is in good shape. No work is required at this time.
- **Electric Switchboards, Panels and Distribution Equipment**
  - Switchboards and panelboards throughout the building appear to have spare capacity.
  - No work is required at this time.
- **Fire Alarm**
  - The fire alarm system is a Simplex 4010 addressable panel located in the Electrical Room. Current code requires a fire alarm system with voice evacuation.
  - System will need to be replaced if 10% of the building is renovated.
- **Emergency generators / battery backup systems**
  - There is a 50KW Kohler natural gas generator in a weatherproof enclosure located outside of the Boiler Room. The generator feeds separate life safety and non-life safety systems.
  - No work is required on the emergency power system at this time.
- **Lighting - Lamps / ballasts / controls**
  - Lighting levels appear to be adequate in all spaces. Only the Office, Corridors, Stairways and a few classrooms have LED light fixtures. All other portions of the building contain fluorescent light fixtures.

  - Light fixtures in the remaining parts of the building should be changed over to LED in the next 5 – 10 years.
- **Emergency Lighting / Exit signs**
  - Emergency lighting is integrated into the existing building lighting and powered from the emergency generator. Exit signs appear to be mostly LED and are also powered from the emergency generator.
  - Emergency lights and exit signs should be replace with LED as other building lights are replaced.
- **Security Lighting (Exterior)**
  - Exterior security lighting is HID type mounted in the entryways.
  - Exterior security lighting needs to be improved by changing the HID type fixtures to LED.

7 TECHNOLOGY

- Technology systems are good.
  - Recommend reviewing building paging system speaker coverage as not all classrooms have a speaker.
  - Recommend handicapped door operator on main entrance be programmed for proper operation.

DOTY ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
2. MONITOR ALUMINUM CLAD WOOD WINDOWS FOR FUTURE ROT AND REPLACEMENT
3. REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE
4. WINDOW LINTELS NEED TO BE REPAINTED

KEY NOTES

- DR — REPLACE DOOR AND FRAME
- CPT — REPLACE CARPET
- ACT — REPLACE 2x4 ACT
- KE — KITCHEN EQUIPMENT - REFRIG/SHELVING/DUNNAGE
- SOF — REPLACE LAY IN SOFFIT PANELS

DOTY ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE
2. MONITOR ALUMINUM CLAD WOOD WINDOWS FOR FUTURE ROT AND REPLACEMENT

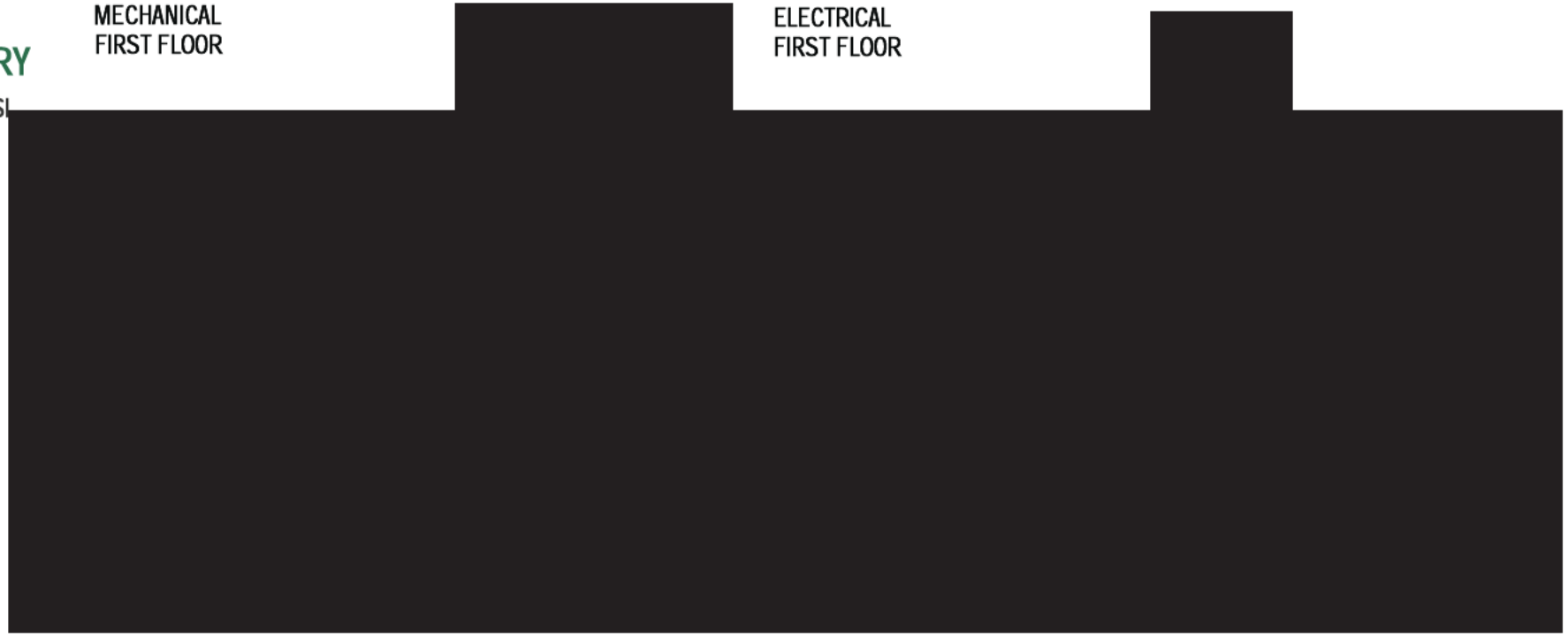
KEY NOTES

- CPT — REPLACE CARPET
- ACT — REPLACE 2x4 ACT

DOTY ELEMENTARY

FACILITY ANALYSI

MECHANICAL FIRST FLOOR



ELECTRICAL FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- (B) Replace Boilers
- (BP) Replace Boiler Pumps
- (CH) Replace Chiller and Condensing units
- (CWP) Replaced Chilled Water Pumps
- (AHU) Replace Air Handling Units
- (HWP) Replace Hot Water Pump
- (CU) Replace Condensing Unit
- (WH) Replace Water Heater

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

- (L) Replace Lighting
- (WP) Replace Wall Pack
- (FACP) REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

DOTY ELEMENTARY

FACILITY ANALYSIS

MECHANICAL SECOND FLOOR [redacted]

ELECTRICAL SECOND FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

(AHU) REPLACE AIR HANDLING UNIT

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

(L) Replace Lighting

(WP) Replace Wall Pack

(FACP) REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

DOTY ELEMENTARY

BUILDING AGE

KEY

- 1971
- 2019

FIRST FLOOR

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						13%	$ 39.40	2,217,200	1,2	Cond.					Priority High (1)			$ 1,594,200
198							$ 16 88	950,100	3	Cond.					Priority Med (2)			$ 601,500
199							$ 23 08	1,298,500	4,5	Cond.					Priority Low (3)			$ 2,270,100
200	**Doty Elementary**				**56,270**	**SF**	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,465,800
201																		
202																		
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected PROJECT COST**
204		**7**									**CI**			**2022**				
205		7	Doty Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		7	Doty Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		7	Doty Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2020)(2+ yrs old)	5		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		7	Doty Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 800
209		7	Doty Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
210		7	Doty Elementary	2.01	Playgrounds		Timber Edging	Timber edging deteriorating and splintering	2		CI		2	2022	replace imber playground edging			$ 2,700
211		7	Doty Elementary	2.01	Playgrounds		Amphitheter Ret-Wall Cap	loose cap stone	2		CI		2	2022	replace imber playground edging			$ 100
212		7	Doty Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
213		7	Doty Elementary	3.01	Grass / Turf			no comments this section			CI		2	2022				$ -
214		7	Doty Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
215		7	Doty Elementary	4.01	Roofs			Roofing information provided by Owner			CI		2	2022				$ -
216		7	Doty Elementary	4.01	Roofs	Section	1	Gravel Surface - BUR	3	2003	CI	Y11	3	2022	Gravel Surface - BUR	30	11	$ 656,100
217		7	Doty Elementary	4.01	Roofs		2	Gravel Surface - BUR	3	1998	CI	Y6	3	2022	Gravel Surface - BUR	30	6	$ 55,900
218		7	Doty Elementary	4.01	Roofs		3	Gravel Surface - BUR	3	2003	CI	Y11	3	2022	Gravel Surface - BUR	30	11	$ 159,800
219		7	Doty Elementary	4.01	Roofs		4	Gravel Surface - BUR	3	2003	CI	Y11	3	2022	Gravel Surface - BUR	30	11	$ 55,900
220		7	Doty Elementary	4.01	Roofs		5	Thermoplas ic	2	1998	CI	Y1	2	2022	Gravel Surface - BUR	20	-4	$ 8,100
221		7	Doty Elementary	4.01	Roofs		6	Thermoplas ic	2	1998	CI	Y1	2	2022	Gravel Surface - BUR	20	-4	$ 8,100
222		7	Doty Elementary	4.01	Roofs		7	Thermoplas ic	2	1998	CI	Y1	2	2022	Gravel Surface - BUR	20	-4	$ 5,400
223		7	Doty Elementary	4.02	Wall systems		Ext corner near door 5	Brick damaged and chipped	2		CI		2	2022	Repair /replace brick			$ 1,000

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Doty Elementary**				**56,270**	**SF**	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,465,800
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
224		7	Doty Elementary	4.02	Wall systems		Bolow ext wall at Rm 159	Plaster is chipped	2		CI		2	2022	Repair plaster			$ 100
225		7	Doty Elementary	4.02	Wall systems		Ext wall at 103, 131, 132, 155	Exposed reinforcement in CIP Conc	2		CI		2	2022	Repair CIP Conc			$ 4,400
226		7	Doty Elementary	4.02	Wall systems		Door 2, 3, 4, 5, 6 &Rm113/114	Panelized canopy - Vertical metal panels/grid are stained at bottom, Lay in soffit grid damaged and rusting, soffit panels bowed/warped, vert panels above doors in poor condi ion	2		CI		2	2022	Replace en ire canopy/soffit assembly with flush metal panel soffit system (possibly furring ch needed underneath)			$ 71,500
227		7	Doty Elementary	4.03	Tuck pointing / Sealant		Control joints	cracked and separated sealant	2		CI		2	2022	Replace sealant			$ 18,200
228		7	Doty Elementary	4.03	Tuck pointing / Sealant		Boiler Rm	Sealant around louvers is cracked	2		CI		2	2022	Replace sealant			$ 400
229		7	Doty Elementary	4.03	Tuck pointing / Sealant		Room 123, 159, 160, 162,	Sealant around windows is cracked/loose	2		CI		2	2022	Replace sealant			$ 4,100
230		7	Doty Elementary	4.04	Doors / Hardware		Door 3	HM Dr/Fr rusting	2		CI		2	2022	Replace with Alum Dr			$ 18,300
231		7	Doty Elementary	4.04	Doors / Hardware		Door 4	HM Dr/Fr rusting	2		CI		2	2022	Replace with Alum Dr			$ 18,300
232		7	Doty Elementary	4.04	Doors / Hardware		Door 5	HM Dr/Fr rusting	2		CI		2	2022	Replace with Alum Dr			$ 18,300
233		7	Doty Elementary	4.04	Doors / Hardware		Door 6	Alum Dr/Fr damaged	2		CI		2	2022	Replace with Alum Dr			$ 18,300
234		7	Doty Elementary	4.08	Painting and Plaster		Ext window lintels	rust and paint peeling	2		CI		2	2022	Paint lintels			$ 900
235		7	Doty Elementary	**5.00**	**Interior (Building)**						CI							$ -
236		7	Doty Elementary	5.01	Doors / Hardware		Rm 117, 159, 160, 162, 163, 204, 206, 207, 208, 210, 215, 216, 216A, 216B, Lib Storage, 221, 222, 223, 226, Storage by Elev, 238, 239, 240, 241, 242	Plam Doors have knobs	2		CI		2	2022	Replace lockset with lever hardware			$ 13,900
237		7	Doty Elementary	5.01	Doors / Hardware		Rm 132, 133, Gym	Damaged WD door	2		CI		2	2022	Replace w HM doors and- panics			$ 11,900

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201																		
202																Life	Life	Projected
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**PROJECT COST**
238		7	Doty Elementary	5.03	Flooring / Base		Rm 100, 102, 103, 113, 114, Book Room, 204, Storage near Library, 240, 242	Old Carpet	2		CI		3	2022	Replace Carpet			$ 45,800
239		7	Doty Elementary	5.04	Ceiling / Acous ic Panels	ACT	100, 122, Hallway infront of Elev,	Water damage at ACT	2		CI		2	2022	Replace damaged ACT			$ 500
240		7	Doty Elementary	5.04	Ceiling / Acous ic Panels		Room 117	Sagging ACT	1		CI		1	2022	Replaced sagging ACT			$ 5,000
241		7	Doty Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
242		7	Doty Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
243		7	Doty Elementary	6.09	Chalk Board / Marker board		Rm 113, 114, 117, 159, 160,	Chalkboard in Rooms	2		CI		2	2022	Replace with Markerboards			$ 18,300
244		7	Doty Elementary	6.13	Cabinetry / Counter Tops / Stools		Room 125	Damaged base cabinet, vct ok	2		CI		2	2022	Replace Base cabinet and Plam countertop			$ 3,600
245		7	Doty Elementary	6.18	Kitchen Equipment		Kitchen	Wood Pallet	1		CI		1	2022	Replace with Dunnage Rack			$ 300
246		7	Doty Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer may not be NSF	2		CI		3	2022	Replace Chest Freezer			$ 2,300
247		7	Doty Elementary	6.18	Kitchen Equipment		Kitchen	Metal Shelf not NSF	2		CI		2	2022	Replace Shelving			$ 900
248		7	Doty Elementary	6.18	Kitchen Equipment		Kitchen	Refrigerator/freezer not NSF	2		CI		2	2022	Replace with NSF Refrigerator/Freezer			$ 3,900
249		7	Doty Elementary	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends	2		CI		2	2022	Replace Shelving			$ 2,800
250		7	Doty Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			$ 8,600
251		7	Doty Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator with only 3" front overhang and may not be Type I (Grease Hood)	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
252		7	Doty Elementary	6.19	Cold Storage Rooms		Cooler	Temp probe unstretched	3		CI		2	2022	Extend tempertuare probe to get more accurate temp readings			$ 100
253		7	Doty Elementary	6.19	Cold Storage Rooms		Cooler	Dunange has some rust	1		CI		2	2022	Replace Dunnage			$ 600
254		7	Doty Elementary	**7.00**	**HVAC**						CI							$ -

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203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
255		7	Doty Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 & B-2 Make: Kewanee Model: L3W-60-G Serial Number: 0-6664 & 0-6665 MBH (Hea ing Capacity): 2000 MBH System Type (Hot Water) Fuel Type(s): Nat Gas	2	1972	CI	Y2	1	2022	Boilers have passed their life expectancies and should be replaced.	30	-20	$ 454,100
256		7	Doty Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler/Mech Rooms	VFDs are all Newer Yaskawa VFDs	3	2019	CI		3	2022		15	12	$ -
257		7	Doty Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Boiler Pumps: Suspended in air with no readable tag motors appear to have been replaced (2019?) Pump Tag: HWP-1 & HWP-2 Make: Bell & Gossett Model: No Tag Serial Number: No Tag GPM/Head (ft): No Tag Pump Type: (Inline)	3	2019	CI	Y25	3	2022	Replace Boiler Pumps	30	27	$ -
258		7	Doty Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Chiller Pump Pump Tag: Make: Bell & Gossett Model: e-1510 SSF 7 Serial Number: C266362-01H81 GPM/Head (ft): 435GPM / 43 ft. (7.5 HP) Pump Type: (Base Mount)	4	2019	CI	Y25	3	2022		30	27	$ 38,800
259		7	Doty Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Mech room next to 170 (HW Pump for AHU-6)	Make: B&G Model: Ecocirc XL 20-35 Serial: 20141009-00638	4	2019	CI		3	2022		30	27	$ 19,400
260		7	Doty Elementary	7.06	Energy Management Systems (24 volt low voltage)			Energy Management system is Automated Logic.	4	2019	CI		3	2022		15		$ 455,200

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201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
261		7	Doty Elementary	7.07	Air handler units / ERU - dampers		Northwest Mech Room (Serves Classrooms 114, 113, 207, 208, 209, Lounge)	AHU Tag: AHU-1 Make: TRANE Model: M-17 Serial Number: K2A211298 CFM (total airflow): 8,200 CFM System Type: VAV W/ Reheat Fan and coil types: V-Belt Supply Fan, motor has been replaced. Newer filter section added. Chilled Water Coils.	2	1971	CI	Y2	1	2022	AHU has exceeded its life expectancy and should be replaced.	40	-11	$ 212,200
262		7	Doty Elementary	7.07	Air handler units / ERU - dampers		East Mech Room (Serves Classrooms 121, 122, 123, 125, 127, 212, 221, 222, 223, 226, 250, 251, 252, 253)	AHU Tag: AHU-2 Make: TRANE Model: M-31V Serial Number: K2B211299 CFM (total airflow): 14,800 CFM System Type: VAV W/ Reheat Fan and coil types: V-Belt Supply Fan, motor has been replaced. Newer filter section added. Chilled Water Coils.	2	1971	CI	Y2	1	2022	AHU has exceeded its life expectancy and should be replaced.	40	-11	$ 383,000
263		7	Doty Elementary	7.07	Air handler units / ERU - dampers		East Mech Room (Serves Classrooms 155, 159, 160, 161, 162, 163, 165, 204) 238, 239, 240, 241, 242	AHU Tag: AHU-3 Make: TRANE Model: M-31V Serial Number: K2B211300 CFM (total airflow): 12,850 CFM System Type: VAV W/ Reheat Fan and coil types: V-Belt Supply Fan, motor has been replaced. Newer filter section added. Chilled Water Coils.	2	1971	CI	Y2	1	2022	AHU has exceeded its life expectancy and should be replaced.	40	-11	$ 332,600

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Doty Elementary**				**56,270**	**SF**	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,465,800
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
264		7	Doty Elementary	7.07	Air handler units / ERU - dampers		East Mech Room (Serves Gym)	AHU Tag: AHU-4 Make: TRANE Model: M-17 Serial Number: K2B211301 CFM (total airflow): 8,000 CFM System Type: Constant Volume Fan and coil types: V-Belt Supply Fan, motor has been replaced. Newer filter section added. Hot and Chilled Water Coils	2	1971	CI	Y2	1	2022	AHU has exceeded its life expectancy and should be replaced.	40	-11	$ 207,000
265		7	Doty Elementary	7.07	Air handler units / ERU - dampers		100 Behavior Focus	AHU Tag: AHU-5 Make: TRANE Model: BCVC036F1F0C12A3G000000BB Serial Number: T12D16106 CFM (total airflow): 1200 System Type: VAV System Fan and coil types: Direct Drive Fan, Hot water and DX Coils	4	2012	CI	Y25	3	2022		40	30	$ 36,900
266		7	Doty Elementary	7.07	Air handler units / ERU - dampers		Mech room next to 170 Serves 2019 Addition)	AHU Tag: AHU-6 Make: AAON Model: V3-BRB-8-0-161C-12P Serial Number: 201807-CjWB03351 CFM (total airflow): 2,000 System Type: VAV System Fan and coil types: Hot water and DX Coils. Direct Drive Fan	4	2019	CI	Y30	3	2022		40	37	$ 61,500
267		7	Doty Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Vestibules	Hot water cabinet unit heaters around building are in good condition.	4	2012?	CI		3	2022		25	####	$ -
268		7	Doty Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit		Boiler Room	Hot Water Unit heater in poor condi ion.	2	1971	CI		2	2022	Replace Unit Heater	25	-26	$ -
269		7	Doty Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		All Classrooms except 121-123	Finned Tub Radiation is in good condition	4	2012	CI		3	2022		25	15	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Doty Elementary**				**56,270**	**SF**	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,465,800
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
270		7	Doty Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit		Classrooms 121-123	FTR was recen ly replaced with room updgrades.	4	2019	CI		3	2022		25	22	$ -
271		7	Doty Elementary	7.10	Exhaust fans - PRV / utility sets		roof	All Exhaust Fans are Greenheck and were in good condition. Appear to all have been replaced at the same time.	4	2012	CI		3	2022		25	15	$ -
272		7	Doty Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Boiler Room	Chiller Tag: CH-1 Make: DAIKIN Model: WGZ200DA4NNDPN Serial Number: STNU180500218 Tonnage: 200 Tons System Type: Water Cooled Chiller with Remote condenser	4	2019	CI	Y22	3	2022	(Pricing Includes Remote Condenser)	25	22	$ 533,800
273		7	Doty Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Outside Boiler Room	Remote Condensers for Chiller 2X Make: DAIKIN Model: ACH110A Serial Number: T18E07744 & T18E07745 Tonnage: 110 Tons (EA) System Type: Remote Condensers for Chiller (2X)	4	2019	CI	Y22	3	2022		25	22	$ -
274		7	Doty Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Next To Building (Serves AHU-6)	Condensing Unit Make: AAON Model: CFA-004-A-A-8-DC00H Serial: 12153XBX3F 4 Tons Refrigerant: R410A	4	2019	CI	Y22	3	2022		25	22	$ 16,100
275		7	Doty Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves Split System in Comp Lab)	Condensing Unit on Roof Make: Mitsubishi Model: PUY-A36NHA2 Serial Number: Tonnage: 3 Tons System Type: Remote Condensers for Chiller (2X)	4	2019	CI	Y22	3	2022		25	22	$ 12,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Doty Elementary**				**56,270**	**SF**	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,465,800
201																		
202																		
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected PROJECT COST**
276		7	Doty Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves AHU-5)	Rooftop Condensing Unit Make: Trane Model: 4TTA3036A3000CA Serial: 12153XBX3F 3 Tons Refrigerant: R410A	4		CI	Y22	3	2022		25		$ 12,100
277		7	Doty Elementary	**8.00**	**Plumbing**						CI							$ -
278		7	Doty Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Domes ic Hot Water Circ Pump B&G 1/12 HP Very Good Condition	4	2012	CI		3	2022		30		$ 19,400
279		7	Doty Elementary	8.08	Plumbing Fixtures		Behavior focus room 100	Sensor faucet lav and floor mounted flush valve water closet. Very good condi ion.	4		CI			2022		30		$ -
280		7	Doty Elementary	8.08	Plumbing Fixtures		office 170	Sensor faucet lav and floor mounted flush valve water closet. Very good condi ion.	4	2019	CI			2022		30		$ -
281		7	Doty Elementary	8.08	Plumbing Fixtures		Classrooms 121-123	Classroom Sinks in good condi ion	4	2019	CI			2022		30		$ -
282		7	Doty Elementary	8.08	Plumbing Fixtures		2nd level east toilet rooms (boys and girls)	4 floor mounted urinals with water tank flush behind wall, 9 total wall mounted water closets with flush valves, 2 push faucets acceptable condi ion.	3		CI			2022	Replace Urinals	30		$ -
283		7	Doty Elementary	8.08	Plumbing Fixtures		1st level east toilet rooms (boys and girls)	4 floor mounted urinals with water tank flush behind wall, 9 total wall mounted water closets with flush valves, 2 push faucets acceptable condi ion.	3		CI			2022	Replace Urinals	30		$ -
284		7	Doty Elementary	8.08	Plumbing Fixtures		1st floor west side toilet rooms	floor mounted urinal with tank flush behind wall, 3 total wall mounted water closets with flush valves, 1 puish button faucet in each restroom. Acceptable condition	3		CI			2022	Replace Urinals	30		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Doty Elementary**				**56,270**	**SF**	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,465,800
201																		
202										**Install**						**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**PROJECT COST**
285		7	Doty Elementary	8.08	Plumbing Fixtures		2nd floor west side toilet rooms	floor mounted urinal with tank flush behind wall, 3 total wall mounted water closets with flush valves, 1 puish button faucet in each restroom. Acceptable condition	3		CI			2022	Replace Urinals	30		$ -
286		7	Doty Elementary	8.08	Plumbing Fixtures		2nd floor corridor	Sinks with lever faucets are in good condition	4		CI							$ -
287		7	Doty Elementary	8.08	Plumbing Fixtures		Staff restrooms 2nd floor	flush valve water closet and Lever Faucet Lav.	3		CI			2022	Replace Urinals	30		$ -
288		7	Doty Elementary	8.10	Drinking Fountains		2nd floor toilet rooms	One new water cooler with bot le filler and one procelain drinking fountain.	2		CI			2022	Replace procelain drinking fountain.	30		$ -
289		7	Doty Elementary	8.10	Drinking Fountains		1st floor toilet rooms	One new water cooler with bot le filler and one older drinking fountain.	2		CI			2022	Replace older drinking fountain	30		$ -
290		7	Doty Elementary	8.10	Drinking Fountains		Building	Other drinking fountains in building are in poor condi ion.	2		CI			2022	Replace older drinking fountain	30		$ -
291		7	Doty Elementary	8.11	Fire suppression- source / pumps / distribution / heads		Building	No current fire suppression system	1	2012	CI			2022	Install new fire suppression system.	25	15	$ -
292		7	Doty Elementary	8.15	Domes ic Water Heaters		Boiler Room	Bock Water Heater Model: EZ 100-76N Serial: 21073137T 100 Gallons, 76,000 Input Nat Gas.	4	2012	CI	Y15	3	2022		25	15	$ 89,000
293		7	Doty Elementary	**9.00**	**Electrical**						CI							$ -
294		7	Doty Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Elec Rm	2500A 120/208V Main service Switchboard	3		CI			2022	No action required			$ -
295		7	Doty Elementary	9.05	Fire Alarm		Elec Rm	Addressible Fire Alarm			CI			2022	Replace with Fire Alarm w/ Voice Evacuation if doing more han 10% renovations			$ -
296		7	Doty Elementary	9.08	Emergency generators / battery backup systems /		Exterior	50KW Kohler Generator	3		CI			2022	No action required	25		$ -
297		7	Doty Elementary	**10.00**	**Lighting**						CI							$ -
298		7	Doty Elementary	10.01	Lighting - Lamps / ballasts / controls		Throughout Bldg	Fluorescent Ligh ing	2		CI		2	2022	Replace with LED			$ 300,200
299		7	Doty Elementary	10.04	Security Lighting (Exterior)		Exterior	HID wall packs and canopy lights	2		CI		2	2022	Replace w/LED wall packs and canopy lights			$ 5,800
300		7	Doty Elementary	**11.00**	**Technology / Security**						CI							$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Doty Elementary**				**56,270**	**SF**	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,465,800
201										**Install**						**Life**	**Life**	**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Rem**	**PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**ain**	**COST**
301		7	Doty Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
302		7	Doty Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 4,900
303		7	Doty Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
304		7	Doty Elementary	11.03	Local Sound systems		Gym	Good. (1) AKG SR45 530-559 MHz. (1) AKG	4		CI		2	2022	Replace wireless microphone in 600 MHz band.			$ 2,500
305		7	Doty Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
306		7	Doty Elementary	11.05	Building Paging systems		Building	Good.	4		CI		0	2022	No work			$ -
307		7	Doty Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			$ -
308		7	Doty Elementary	11.06	Handicapped door operators		Main Entry	Outside pushbutton work properly with card reader.	3		CI		2	2022	Fix door problems			$ 3,200
309		7	Doty Elementary	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	3		CI		2	2022	replace existing Honeywell panel with District standard DMP			$ 16,100
310		7	Doty Elementary	11.07	Burgler Alarm System		Building	many exterior doors do not have door position	3		CI		2	2022	Add exterior door position contacts			$ 3,000
311		7	Doty Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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EISENHOWER ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
- **Site/Grading Areas**
  - Restore damaged retaining wall then restore grade and landscape area behind wall.

2 EXTERIOR ENVELOPE

- **Wall Systems**
  - Building control joints hard and starting to crack. Replace control joint sealant
- **Doors**
  - There are several exterior hollow metal doors and frames that are rusting. Replace doors with aluminum frame and doors

3 INTERIOR

- **Doors**
  - There are several wood doors that are damaged, old hardware and doorknobs. Replace wood doors and hardware.
- **Chalkboards**
  - There are several rooms that have chalkboards. Remove chalkboards and replace with markerboards
- **Toilet Rooms**
  - There are 3 sets of bathrooms with finishes and toilet partitions in poor condition. Replace finishes and toilet partitions
  -

ATSR

- **Library**
  - Library shelves and casework in poor condition, shelves sagging. Replace casework and shelves

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Replace rusted and non NSF equipment. Provide closure panels around walk-in cooler.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers were recently updated (2018) to Condensing Boilers and new pumps installed.
- **Air Handlers**
  - The Air Handlers were replaced in 2018.
- **Chillers and Pumps**
  - The Chillers were replaced in 2018.
- **Water Heaters**
  - The Water Heater was replaced in 2018.
- **Plumbing**
- The Plumbing fixtures are in good condition.

6 ELECTRICAL

- **Electric Service**
  - The building is served by a pad mounted 208V three-phase transformer. This feeds relatively new Square D 2000A, 208Y/120V, three-phase distribution switchboard located in the Boiler Room.
  - The electric service is in good shape. No work is required at this time.
- **Electric Switchboards, Panels and Distribution Equipment**
  - Panelboards throughout the building have spare capacity.
  - No work is required at this time
- **Fire Alarm**
  - The fire alarm system is an addressable fire alarm panel located in the Electrical Room. Current code requires a fire alarm system with voice evacuation.
  - System will need to be replaced if 10% of the building is renovated.
- **Emergency generators / battery backup systems**
  - There is a 50KW Kohler natural gas generator in a weatherproof enclosure outside of the Boiler Room. The generator feeds separate life safety and non-life safety systems.
  - No work is required on the emergency power system at this time.
- **Lighting - Lamps / ballasts / controls**
  - Lighting levels appear to be adequate in all spaces. All lighting has been upgraded to LED.
  - No work is required at this time.
- **Emergency Lighting / Exit signs**
  - Emergency lighting is integrated into the existing building lighting and powered from the emergency

generator. Exit signs appear to be mostly LED and are also powered from the emergency generator.
  - No work is required at this time.
- **Security Lighting (Exterior)**
  - Exterior security lighting is LED type.
  - No work is required at this time.

7 TECHNOLOGY

- Technology systems are good.
  - Recommend handicapped door operator on main entrance be programmed for proper operation.

EISENHOWER ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. REPLACE REMAINING CHALKBOARDS WITH MARKERBOARDS
2. SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED
3. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
4. REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE

- DR — REPLACE DOOR AND FRAME
- FE-T — REPLACE TOILET FINISHES
- KE — KITCHEN EQUIPMENT - REFRIGERATOR

EISENHOWER ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED
2. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED

EISENHOWER ELEMENTARY

FACILITY ANALYSIS

MECHANICAL FIRST FLOOR

ELECTRICAL FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- (B) REPLACE BOILER
- (P) REPLACE PUMP
- (CH) REPLACE CHILLER
- (CWP) REPLACE PUMP
- (AC) REPLACE AIR HANDLER
- (WH) REPLACE WATER HEATER

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

- (FACP) REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

EISENHOWER ELEMENTARY

FACILITY ANALYSIS

MECHANICAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

(AC) REPLACE AIR HANDLER

ELECTRICAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

(FACP) REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

EISENHOWER ELEMENTARY

BUILDING AGE

KEY

- 1960
- 1964
- 1989
- 1998
- 2018

FIRST FLOOR

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						6%	$ 18 38	1,490,900	1,2	Cond.					Priority High (1)			$ 537,800
198							$ 6.72	545,400	3	Cond.					Priority Med (2)			$ 954,400
199							$ 37.14	3,013,000	4,5	Cond.					Priority Low (3)			$ 3,557,100
200	**Eisenhower Elementary**				**81,123**	**SF**	Ron S, Phil O, Phil O, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 5,049,300
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**PROJECT COST**
204		**8**									**CI**			**2022**				
205		8	Eisenhower Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		8	Eisenhower Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		8	Eisenhower Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2019)(3+ yrs old)	4		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		8	Eisenhower Elementary	1.01	Asphalt paving		West Parking Lot	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI		2	2022	Clean and fill cracks			$ 1,800
209		8	Eisenhower Elementary	1.01	Asphalt paving			Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ 6,700
210		8	Eisenhower Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 6,700
211		8	Eisenhower Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 11,900
212		8	Eisenhower Elementary	1.02	Concrete walks / curbs		Door #8	Conc Pvmnt uneven, trip hazard - Difficulty w/ steps & railings present	1		CI		1	2022	Remove & replace concrete			$ 4,400
213		8	Eisenhower Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
214		8	Eisenhower Elementary	2.01	Playgrounds			no comments this section			CI		2	2022				$ -
215		8	Eisenhower Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
216		8	Eisenhower Elementary	3.01	Grass / Turf			no comments this section			CI		2	2022				$ -
217		8	Eisenhower Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
218		8	Eisenhower Elementary	4.01	Roofs			Roofing Information provided by Owner			CI		2	2022				$ -
219		8	Eisenhower Elementary	4.01	Roofs	Sect	1	Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Gravel Surface - BUR	30	19	$ 138,200
220		8	Eisenhower Elementary	4.01	Roofs		2	Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Gravel Surface - BUR	30	19	$ 56,000
221		8	Eisenhower Elementary	4.01	Roofs		3	Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Gravel Surface - BUR	30	19	$ 113,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Eisenhower Elementary**				**81,123**	**SF**	Ron S, Phil O, Phil O, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 5,049,300
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
222		8	Eisenhower Elementary	4.01	Roofs		4	Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Gravel Surface - BUR	30	19	$ 15,400
223		8	Eisenhower Elementary	4.01	Roofs		5	Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Gravel Surface - BUR	30	19	$ 210,100
224		8	Eisenhower Elementary	4.01	Roofs		6	Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Gravel Surface - BUR	30	19	$ 4,500
225		8	Eisenhower Elementary	4.01	Roofs		7	Gravel Surface - BUR	1	1984	CI	Y1	1	2022	Gravel Surface - BUR	30	-8	$ 495,500
226		8	Eisenhower Elementary	4.01	Roofs		8	Gravel Surface - BUR	1	1990	CI	Y1	2	2022	Gravel Surface - BUR	30	-2	$ 177,800
227		8	Eisenhower Elementary	4.01	Roofs		9	Gravel Surface - BUR	1	1990	CI	Y1	2	2022	Gravel Surface - BUR	30	-2	$ 183,800
228		8	Eisenhower Elementary	4.02	Wall systems		Outside Rm 154 and Near Dr 12	FB cracked and chipped	2		CI		2	2022	repair/replace FB			$ 1,400
229		8	Eisenhower Elementary	4.02	Wall systems		1960 and 1964 building	Exposed wood under roof flashing at window head	2		CI		2	2022	Wrap wood wi h metal flashing			$ 10,400
230		8	Eisenhower Elementary	4.03	Tuck pointing / Sealant		Ext ctl jt	sealant cracked and separated	1		CI		1	2022	install new sealant at joints			$ 11,100
231		8	Eisenhower Elementary	4.03	Tuck pointing / Sealant		Ext ctl jt below window	sealant cracked and separated	1		CI		1	2022	install new sealant at joints			$ 1,400
232		8	Eisenhower Elementary	4.03	Tuck pointing / Sealant		Ext ctl jt below window	Sealant missing and cracked	1		CI		1	2022	install new sealant at joints			$ 600
233		8	Eisenhower Elementary	4.03	Tuck pointing / Sealant		Courtyard, ext wall of Rm141	Sealant at window and EIFS panels cracked and separated	1		CI		1	2022	install new sealant at joints			$ 900
234		8	Eisenhower Elementary	4.03	Tuck pointing / Sealant		Courtyard, ext wall of Rm149	Sealant around louver cracked and separated	1		CI		1	2022	install new sealant around louver			$ 400
235		8	Eisenhower Elementary	4.03	Tuck pointing / Sealant		Dr 12	Sealant around door frame cracked and separated	1		CI		1	2022	install new sealant around dr frame			$ 400
236		8	Eisenhower Elementary	4.03	Tuck pointing / Sealant		Ext Wdw at Rom 127	At curtain wall perimeter, joint is very small, recessed primary seal could not be observed; recommend secondary seal at face for protection of primary seal.	3		CI		3	2022	install sealant around window			$ 1,800
237		8	Eisenhower Elementary	4.04	Doors / Hardware		Door 1	HM dr/fr rus ing	2		CI		2	2022	replace door with alum dr/fr			$ 30,400
238		8	Eisenhower Elementary	4.04	Doors / Hardware		Door 2	HM dr/fr rus ing, dr bent	2		CI		2	2022	replace door with alum dr/fr			$ 15,400
239		8	Eisenhower Elementary	4.04	Doors / Hardware		Door 3	HM dr/fr rus ing	2		CI		2	2022	replace door with alum dr/fr			$ 22,800
240		8	Eisenhower Elementary	4.04	Doors / Hardware		Door 7	HM dr/fr rus ing	2		CI		2	2022	replace door with alum dr/fr			$ 30,400

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Eisenhower Elementary**				**81,123**	**SF**	Ron S, Phil O, Phil O, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 5,049,300
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
241		8	Eisenhower Elementary	4.04	Doors / Hardware		Door 8	HM dr/fr rus ing	2		CI		2	2022	replace door with alum dr/fr			$ 6,100
242		8	Eisenhower Elementary	4.04	Doors / Hardware		Door 9	HM dr/fr rus ing	2		CI		2	2022	replace door with new HM dr/Fr			$ 11,600
243		8	Eisenhower Elementary	4.04	Doors / Hardware		Door 10	HM dr/fr rus ing	2		CI		2	2022	replace door with new HM dr/Fr			$ 11,600
244		8	Eisenhower Elementary	4.04	Doors / Hardware		Door 11	HM dr/fr rus ing	2		CI		2	2022	replace door with alum dr/fr			$ 39,600
245		8	Eisenhower Elementary	4.04	Doors / Hardware		Ext dr to courtyard near Rm 141	HM dr/fr rus ing	2		CI		2	2022	replace door with alum dr/fr			$ 19,900
246		8	Eisenhower Elementary	4.04	Doors / Hardware		Ext dr to courtyard near Rm 145	HM dr/fr rus ing	2		CI		2	2022	replace door with alum dr/fr			$ 7,600
247		8	Eisenhower Elementary	4.04	Doors / Hardware		Ext dr to courtyard at Rm 110a	HM dr/fr rus ing	2		CI		2	2022	replace door with alum dr/fr			$ 12,100
248		8	Eisenhower Elementary	4.08	Painting and Plaster		Ext railing near Dr 8	Paint is fading and rust showing	2		CI		2	2022	repaint railing			$ 500
249		8	Eisenhower Elementary	4.08	Painting and Plaster		Exposed stl columns at windows	Paint is fading and rust showing	2		CI		2	2022	repaint stl columns			$ 3,900
250		8	Eisenhower Elementary	4.08	Painting and Plaster		Ext Lintels at Rm 154	lintels are showing rust	2		CI		2	2022	repaint lintels			$ 100
251		8	Eisenhower Elementary	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Door #11	damaged ret-wall, disturbed grade	2		CI		2	2022	Repair ret-wall, restore grade & landscape, replace bollard cover			$ 4,600
252		8	Eisenhower Elementary	**5.00**	**Interior (Building)**						CI							$ -
253		8	Eisenhower Elementary	5.01	Doors / Hardware		Rm 106, 107, 108, 109, 110, 111	Wood doors damaged, old closers and knobs on doors	2		CI		2	2022	Replace wood doors and hardware			$ 20,300
254		8	Eisenhower Elementary	5.01	Doors / Hardware		Rm 104	Wood doors damaged, mismatched panic, short OH Stops, no closers	2		CI		2	2022	Replace wood doors and hardware, inc panic			$ 17,500
255		8	Eisenhower Elementary	5.01	Doors / Hardware		Rm 114, 115, 116, 117, 118, 119	Wood doors damaged, old closers and knobs on doors	2		CI		2	2022	Replace wood doors and hardware			$ 13,500
256		8	Eisenhower Elementary	5.01	Doors / Hardware		Rm 120, 121,122, 123, 124	Wood doors damaged, old closers and knobs on doors	2		CI		2	2022	Replace wood doors and hardware			$ 11,200
257		8	Eisenhower Elementary	5.01	Doors / Hardware		Inner door in Corridor between Rm 115 and bathroom	Wood door damaged and has old closer	2		CI		2	2022	Replace wood doors and hardware			$ 2,200
258		8	Eisenhower Elementary	5.01	Doors / Hardware		Maint Rm Door in Vest of Dr 2	Wood door damaged and has old closer	2		CI		2	2022	Replace wood doors and hardware			$ 2,200

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Eisenhower Elementary**				81,123	SF	Ron S, Phil O, Phil O, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 5,049,300
201																		
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Install Orig. /			Fnl			Life	Life	Projected PROJECT
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	Exp. (yrs)	Rem ain	COST
259		8	Eisenhower Elementary	5.01	Doors / Hardware		Inner door in Corridor between Rm 120 and 121	Wood door damaged and has old closer	2		CI		2	2022	Replace wood doors and hardware			$ 4,500
260		8	Eisenhower Elementary	5.01	Doors / Hardware		Rm 148B,	Wood door damaged and sagging, active leaf	2		CI		2	2022	Replace wood doors and hardware			$ 4,500
261		8	Eisenhower Elementary	5.01	Doors / Hardware		Rm 151, 152, 155, 156, 157(2)	Wood door damaged, old closers and knobs on doors	2		CI		2	2022	Replace wood doors and hardware			$ 13,500
262		8	Eisenhower Elementary	5.02	Windows / Door Sidelights		Rm 148 Commons	HM door sagging and bottom flush bolt drags	2		CI		2	2022	replace HM doors, inc panics			$ 15,900
263		8	Eisenhower Elementary	5.03	Flooring / Base		Rm 149A	PCT damaged and missing	2		CI		2	2022	Patch and install PCT			$ 2,300
264	combo	8	Eisenhower Elementary	5.06	Tile Applications	FE-T	B&G Bathroom Near Rm 110 and 111	Toilet parti ions damaged and rusting CT cracked	2		CI		2	2022	Toilet finishes and equip, VACT clg			$ 16,400
265	combo	8	Eisenhower Elementary	5.06	Tile Applications	FE-T	B&G Bathroom Near adj to Rm 119	Toilet parti ions damaged and rusting CT cracked	2		CI		2	2022	Toilet finishes and equip, VACT clg			$ 16,400
266	combo	8	Eisenhower Elementary	5.06	Tile Applications	FE-T	B&G Bathroom between Rm 104 and 108	Toilet parti ions damaged and rusting CT cracked	2		CI		2	2022	Toilet finishes and equip, VACT clg			$ 40,800
267		8	Eisenhower Elementary	5.10	REMODELING / ADDITIONS						CI		2					$ -
268		8	Eisenhower Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
269		8	Eisenhower Elementary	6.09	Chalk Board / Marker board		Rm 107, 108, 109, 110, 111	Chalkboards in Rooms	2		CI		2	2022	replace with markerboards			$ 2,100
270		8	Eisenhower Elementary	6.09	Chalk Board / Marker board		Rm 114, 115, 116, 117, 118,	Chalkboards in Rooms	2		CI		2	2022	replace with markerboards			$ 33,400
271		8	Eisenhower Elementary	6.09	Chalk Board / Marker board		Rm 155, 156	Chalkboards in Rooms	2		CI		2	2022	replace with markerboards			$ 8,400
272		8	Eisenhower Elementary	6.13	Cabinetry / Counter Tops / Stools		RM 124 Library	Books shelves and tops sagging and separating	2		CI		2	2022	replace bookshelves			$ 87,600
273		8	Eisenhower Elementary	6.13	Cabinetry / Counter Tops / Stools		RM 124 Library desk	desk chipped and doors sagging	2		CI		2	2022	replace desk			$ 15,900
274		8	Eisenhower Elementary	6.18	Kitchen Equipment		Kitchen	Freezer rusted interior bottom	1		CI		1	2022	Replace Freezer w/ Trauslen			$ 10,300
275		8	Eisenhower Elementary	6.18	Kitchen Equipment		Kitchen	Shelving rusted	1		CI		1	2022	Replace Shelving wi h MetroMax Q or Cambro			$ 900
276		8	Eisenhower Elementary	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends	2		CI		2	2022	Replace Shelving			$ 900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Eisenhower Elementary**				81,123	**SF**	Ron S, Phil O, Phil O, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 5,049,300
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**PROJECT COST**
277		8	Eisenhower Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			$ 1,900
278		8	Eisenhower Elementary	6.19	Cold Storage Rooms		Cooler	Hard to reach spaces on exterior to clean	2		CI		3	2022	Provide closure panels at sides and above walk-in			$ 4,600
279		8	Eisenhower Elementary	6.19	Cold Storage Rooms		Cooler	Lack of Shelving	2		CI		3	2022	Provide additional Shelving: MetroMax Q or Cambro			$ 2,100
280		8	Eisenhower Elementary	**7.00**	**HVAC**						CI							$ -
281		8	Eisenhower Elementary	7.01	Boilers		Boiler Rm	B-1, Fulton EDR-2000, 2,000 MBH in, 1,850 MBH out, HW,	4	2018	CI	Y26	3	2022	Replace boiler when failed	30	26	$ 227,000
282		8	Eisenhower Elementary	7.01	Boilers		Boiler Rm	B-1, Fulton EDR-2000, 2,000 MBH in, 1,850 MBH out, HW,	4	2018	CI	Y26	3	2022	Replace boiler when failed	30	26	$ 227,000
283		8	Eisenhower Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical			VFDs Yaskowa	3	2018	CI		3	2022	Replace pump VFDs with pumps	15	11	$ -
284		8	Eisenhower Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Rm	P-1, B&G 1510-3BD, 375 GPM @ 75 Ft, 10 HP, VFD. Pump discharge valves throt led 50%	4	2018	CI	Y26	3	2022	Open pump discharge valves and use VFD to set maximum GPM flow	30	26	$ 38,800
285		8	Eisenhower Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Rm	P-2, B&G 1510-3BD, 375 GPM @ 75 Ft, 10 HP, VFD. Pump discharge valves throt led 50%	4	2018	CI	Y26	3	2022	Open pump discharge valves and use VFD to set maximum GPM flow	30	26	$ 38,800
286		8	Eisenhower Elementary	7.06	Energy Management Systems (24 volt low voltage)			Automated Logic	4	2018	CI		3	2022	Update energy management system	15	11	$ 656,600
287		8	Eisenhower Elementary	7.07	Air handler units / ERU - dampers			AC-4, Daikin CAH053GDGM, 26,500 Max CFM, HW, CW,	4	2018	CI	Y30	3	2022	Replace air handler when failed	40	36	$ 685,900
288		8	Eisenhower Elementary	7.07	Air handler units / ERU - dampers			AC-5, Daikin CAH040GDGM, 20,000 Max CFM, HW, CW,	4	2018	CI	Y30	3	2022	Replace air handler when failed	40	36	$ 517,700
289		8	Eisenhower Elementary	7.07	Air handler units / ERU - dampers			AC-6, Daikin CAH014GDGC, 7,000 Max CFM, HW, CW, VFD	4	2018	CI	Y30	3	2022	Replace air handler when failed	40	36	$ 181,100
290		8	Eisenhower Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /			Cabinet Unit Heaters (8), HW	3	2018	CI		3	2022		25	21	$ -
291		8	Eisenhower Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			Fintube Radiation/Convectors	3	2018	CI		3	2022		25	21	$ -
292		8	Eisenhower Elementary	7.10	Exhaust fans - PRV / utility sets			Nine (9) Greenheck PRVs	3	2018	CI		3	2022		25	21	$ -
293		8	Eisenhower Elementary	7.10	Exhaust fans - PRV / utility sets			Kitchen PRV is a down blast type			CI		3	2022		25		$ -

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200	**Eisenhower Elementary**				**81,123**	**SF**	Ron S, Phil O, Phil O, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 5,049,300
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**PROJECT COST**
294		8	Eisenhower Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			Daikin model AGZ140EDSEMNN00, R-410A,	4	2018	CI	Y21	3	2022	Replace chiller when failed	25	21	$ 271,800
295		8	Eisenhower Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			CWP-1, B&G 1510-3BD, 330 GPM @ 60 Ft, 7.5 HP, VFD	4	2018	CI	Y21	3	2022	Replace pump when failed	25	21	$ 38,800
296		8	Eisenhower Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			CWP-2, B&G 1510-3BD, 330 GPM @ 60 Ft, 7.5 HP, VFD	4	2018	CI	Y21	3	2022	Replace pump when failed	25	21	$ 38,800
297		8	Eisenhower Elementary	**8.00**	**Plumbing**						CI							$ -
298		8	Eisenhower Elementary	8.08	Plumbing Fixtures			Water closets are wall mounted w/ manual flush valves.	4		CI		3	2022		30		$ -
299		8	Eisenhower Elementary	8.08	Plumbing Fixtures			Urinals in the 1960 building are Floor mounted wi h shared push button flush valves	4		CI		3	2022		30		$ -
300		8	Eisenhower Elementary	8.08	Plumbing Fixtures			Urinals in the 1989 and 1998 building are Floor mounted wi h manual flush valves	4		CI		3	2022		30		$ -
301		8	Eisenhower Elementary	8.08	Plumbing Fixtures			Urinals in the 2018 building are wall mounted wi h manual flush valves	4		CI		3	2022		30		$ -
302		8	Eisenhower Elementary	8.08	Plumbing Fixtures			Lavatories are mainly wall mounted china with metering push button faucet	4		CI		3	2022		30		$ -
303		8	Eisenhower Elementary	8.08	Plumbing Fixtures			Lavatories in the 1998 building have sensor faucets	4		CI		3	2022		30		$ -
304		8	Eisenhower Elementary	8.08	Plumbing Fixtures			Classroom sinks are mostly porcelaine with hot & cold and bubblers	4		CI		3	2022		30		$ -
305		8	Eisenhower Elementary	8.08	Plumbing Fixtures			Classroom sinks in the 2018 building are stainless steel with hot & cold and bubblers	4	2018	CI		3	2022		30	26	$ -
306		8	Eisenhower Elementary	8.10	Drinking Fountains			There are seven water coolers, two with bot le fillers	4		CI		3	2022		30		$ -
307		8	Eisenhower Elementary	8.10	Drinking Fountains			There is a ss drinking fountain	3		CI		3	2022		30		$ -
308		8	Eisenhower Elementary	8.11	Fire suppression- source / pumps / distribution / heads			No fire suppression present.	3		CI		0	2022	Install fire supression system including new water service from street, as required with addit/alts	30		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Eisenhower Elementary**				**81,123**	**SF**	Ron S, Phil O, Phil O, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 5,049,300
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Rem ain**	**PROJECT COST**
309		8	Eisenhower Elementary	8.15	Domes ic Water Heaters			AO Smi h Cyclone, BTH-199 300, 199 MBH in, 235 GPH recovery,	4	2018	CI	Y21	3	2022	Replace water heater when failed	25	21	$ 89,000
310		8	Eisenhower Elementary	**9.00**	**Electrical**						CI							$ -
311		8	Eisenhower Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Elec Rm	2000A 208Y/120V Main service Switchboard	3		CI		0	2022	No action required			$ -
312		8	Eisenhower Elementary	9.05	Fire Alarm		Elec Rm	Addressible Fire Alarm			CI			2022	Replace with Fire Alarm w/ Voice Evacuation if doing more han 10% renovations			$ -
313		8	Eisenhower Elementary	9.08	Emergency generators / battery backup systems /			50KW Kohler Generator			CI		0	2022	No action required	25		$ -
314		8	Eisenhower Elementary	**10.00**	**Lighting**						CI							$ -
315		8	Eisenhower Elementary	10.01	Lighting - Lamps / ballasts / controls		Throughout Bldg	LED Lighting	3		CI		0	2022	No Action Required			$ -
316		8	Eisenhower Elementary	**11.00**	**Technology / Security**						CI							$ -
317		8	Eisenhower Elementary	11.01	Stuctured cabling		Building	Good. IDF in classroom 123 is stuffed in a small	4		CI		0	2022	no work			$ -
318		8	Eisenhower Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 4,900
319		8	Eisenhower Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
320		8	Eisenhower Elementary	11.03	Local Sound systems		Gym	Good.	4		CI		0	2022	no work			$ -
321		8	Eisenhower Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
322		8	Eisenhower Elementary	11.05	Building Paging systems		Building	Good	4		CI		0	2022	No work			$ -
323		8	Eisenhower Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			$ -
324		8	Eisenhower Elementary	11.06	Handicapped door operators		Main Entry	Outside pushbutton does not work. Inside HC pushbutton works. Vestibule pushbuttons activate opener but not electric strike. Door openers make a lot of pumping noise.	2		CI		2	2022	Repair and program handicapped door operation			$ 4,900
325		8	Eisenhower Elementary	11.07	Burgler Alarm System		Building	Good	4		CI		0	2022	no work			$ -
326		8	Eisenhower Elementary	11.07	Burgler Alarm System		Building	many exterior doors do not have door position	3		CI		2	2022	Add exterior door position contacts			$ 6,300
327		8	Eisenhower Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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ELMORE ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Remove and replace aged, weathered, and cracked asphalt pavement areas.
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
- **Site/Grading Areas**
  - Drainage issue between Door #5 & #6 - Add catch basin and drainpipe to west, then repave disturbed asphalt areas.

2 EXTERIOR ENVELOPE

- Mildew soiled Face Brick/Stone multiple locations.
  - Low pressure wash.

- Failing lintels / rust jacking
  - Replace lintels

3 INTERIOR

- Poor condition vinyl asbestos tile multiple rooms.
  - Replace with new VCT.
  -

- Marker board over existing chalk board.
  - Replace with new marker board.

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Replace non NSF equipment.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers were updated (2011) to near Condensing Boilers and new pumps installed.
- **Air Handlers**
  - The Air Handlers were replaced in 2011.
- **Chillers and Pumps**
  - The Chiller was replaced in 2011 and new pumps installed.
- **Water Heaters**
  - The Water Heater was replaced in 2011.
- **Plumbing**
  - The plumbing systems are in good condition.

6 ELECTRICAL

- **Electric Service**
  - The building is served by a pad mounted 208V, 3-phase transformer installed during the 2015 building remodeling. This feeds a 1600A, 208V, 3-phase, 4-wire switchboard located in the basement.
  - This service is adequate for the building and does not require any action.

- **Electric Switchboards, Panels and Distribution Equipment**
  - The switchboard was installed in 2015 and is in good condition. There was an upgrade of panels during the 2015 remodeling and are in good functioning condition.
  - No action is required.
- **Fire Alarm System**
  - The fire alarm system is an addressable Simplex 4010ES Fire Alarm System in good functioning condition. A review of the system is required to ensure compliance with current local codes.
  - The system will need to be replaced with a Voice Evacuation System if remodeling 10% or more of the building.
- **Emergency Generators / Backup Battery System**
  - There is no emergency generator at this building.
  - A review of the emergency power needs of the building to determine the type of emergency power required for the building.
- **Lighting – Lamps / Ballasts / Controls**
  - Lighting levels appear to be mostly adequate in all spaces. Lighting is all fluorescent type fixtures with switching controls.
  - Replace all fluorescent light fixtures with LED type fixtures. Add occupancy sensor controls for energy efficiency.
- **Emergency Lighting / Exit Signs**
  - Emergency lighting and exit signs are fluorescent type.
  - Replace with LED type emergency lights and exit signs.
- **Security Lighting (Exterior)**
  - There are no security emergency lights at this building
  - Provide security emergency lights
- **Parking Lot Lighting**
  - Parking lot lighting is building mounted LED type.
  - No action required.

7 TECHNOLOGY

- Technology systems are in good condition.
  - Recommend that the magnetic lock bypass switch in the main office be on a timer so it does not unlock the front entrance indefinitely.

ELMORE ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOT

1 - REPLACE SEALANT AT BRICK CORNER AND STONE SILLS VARIOUS LOCATIONS.

2 - LOW PRESSURE WASH MILDEW/SOILED PRECAST COPPING, HEADERS, SILLS AND WATER TABLE.

- (DR) RE-FINISH DOOR AND FRAME
- (LINT) REFINISH RUSTING LINTELS
- (RJA) REPLACE LINTEL AT RUST JACKING
- (BR) BRICK RESTORATION
- (CONC) CONCRETE RESTORATION STAIRS/CAPS/CORNERS
- (MK) REPLACE CHBD WITH MKBD
- (VCT) REPLACE ASBESTOS TILE WITH VCT
- (VCT2) REPLACE POOR CONDITION VCT WITH VCT
- (CPT) REPLACE POOR CONDITION CPT WITH CPT TILE

ELMORE ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1 - REPLACE SEALANT AT BRICK CORNER AND STONE SILLS VARIOUS LOCATIONS.

2 - LOW PRESSURE WASH MILDEW/SOILED PRECAST COPPING, HEADERS, SILLS AND WATER TABLE.

KEY NOTES

- DR — RE-FINISH DOOR AND FRAME
- LINT — REFINISH RUSTING LINTELS
- RJA — REPLACE LINTEL AT RUST JACKING
- BR — BRICK RESTORATION
- CONC — CONCRETE RESTORATION STAIRS/CAPS/CORNERS
- MK — REPLACE CHBD WITH MKBD
- VCT — REPLACE ASBESTOS TILE WITH VCT
- VCT2 — REPLACE POOR CONDITION VCT WITH VCT
- CPT — REPLACE POOR CONDITION CPT WITH CPT TILE

ELMORE ELEMENTARY

FACILITY ANALYSIS

MECHANICAL FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

B REPLACE BOILER

P REPLACE PUMP

AC REPLACE AIR HANDLER

HV REPLACE AIR HANDLER

WH REPLACE WATER HEATER

ELECTRICAL FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

L1 REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.

FACP REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING 10% OR MORE OF BUILDING.

ELMORE ELEMENTARY

FACILITY ANALYSIS

MECHANICAL SECOND FLOOR

ELECTRICAL SECOND FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

(CH) REPLACE CHILLER

(CWP) REPLACE PUMP

(AC) REPLACE AIR HANDLER

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

(L1) REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.

(FACP) REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING 10% OR MORE OF BUILDING.

ELMORE ELEMENTARY

BUILDING AGE

KEY

- 1939
- 1957
- 2012

FIRST FLOOR

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						10%	$ 31 34	1,591,600	1,2	Cond.					Priority High (1)			$ 95,900
198							$ 22 89	1,162,800	3	Cond.					Priority Med (2)			$ 1,426,400
199							$ 37.17	1,887,800	4,5	Cond.					Priority Low (3)			$ 3,119,900
200	**Elmore Elementary**				50,791	SF	**Ron S, Ted C, Ted C, John J, Gary G, Nick A, Dave B**							2022	TOTAL PRIORITIES			$ 4,642,200
201																		
202										Install			Fnl			Life	Life	Projected
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**PROJECT COST**
204		**9**									**CI**			**2022**				
205		9	Elmore Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		9	Elmore Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		9	Elmore Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2007)(15+ yrs Old)	2		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 272,300
208		9	Elmore Elementary	1.01	Asphalt paving			Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI		2	2022	Clean and fill cracks			$ 2,300
209		9	Elmore Elementary	1.01	Asphalt paving			Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ 26,700
210		9	Elmore Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 5,700
211		9	Elmore Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 19,400
212		9	Elmore Elementary	1.02	Concrete walks / curbs		Ethal Ave - City Sidewalk Area	Conc Pvmnt cracked, uneven, Numerous trip hazards - Check w/ SD	1		CI		1	2022	Remove & replace concrete - Allowance $$			$ 40,900
213		9	Elmore Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
214		9	Elmore Elementary	2.01	Playgrounds			no comments this section			CI		2	2022				$ -
215		9	Elmore Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
216		9	Elmore Elementary	3.05	Storm / Drainage		Drainage Issue Door #5 & #6	Ponding of water - no overland flow/drainage	2		CI		2	2022	Add (1) storm structure/CB (+$3000) and 8" PVC storm pipings (160lf)			$ 16,600
217		9	Elmore Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
218		9	Elmore Elementary	4.01	Roofs			Roofing information provided by Owner			CI		2	2022				$ -
219		9	Elmore Elementary	4.01	Roofs	Sect	1	BUR	3	2012	CI	Y20	3	2022	Built Up Roofing	30	20	$ 181,600
220		9	Elmore Elementary	4.01	Roofs		2	BUR	3	2012	CI	Y20	3	2022	Built Up Roofing	30	20	$ 71,500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Elmore Elementary**				**50,791**	**SF**	**Ron S, Ted C, Ted C, John J, Gary G, Nick A, Dave B**							2022	TOTAL PRIORITIES			$ 4,642,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
221		9	Elmore Elementary	4.01	Roofs		3	BUR	3	2012	CI	Y20	3	2022	Built Up Roofing	30	20	$ 116,600
222		9	Elmore Elementary	4.01	Roofs		4	BUR	3	2012	CI	Y20	3	2022	Built Up Roofing	30	20	$ 273,200
223		9	Elmore Elementary	4.01	Roofs		5	BUR	3	2012	CI	Y20	3	2022	Built Up Roofing	30	20	$ 164,500
224		9	Elmore Elementary	4.01	Roofs		6	BUR	3	2012	CI	Y20	3	2022	Built Up Roofing	30	20	$ 1,700
225		9	Elmore Elementary	4.01	Roofs		7	BUR	3	2012	CI	Y20	3	2022	Built Up Roofing	30	20	$ 2,300
226		9	Elmore Elementary	4.01	Roofs		8	BUR	3	2012	CI	Y20	3	2022	Built Up Roofing	30	20	$ 6,800
227		9	Elmore Elementary	4.02	Wall systems		multiple loca ions	broken/cracked brick	2		CI		2	2022	brick replacement / restoration			$ 1,700
228		9	Elmore Elementary	4.02	Wall systems		1931 bldg entire bldg	mildew/soiled sills lintels and caps	2		CI		3	2022	low pressure clean			$ 28,400
229		9	Elmore Elementary	4.02	Wall systems		1957 bldg entire bldg	mildew/soiled sills lintels and caps	2		CI		3	2022	low pressure clean			$ 12,000
230		9	Elmore Elementary	4.02	Wall systems		1931 area well and entry stair	concrete deterioration	2		CI		2	2022	repair concrete			$ -
231		9	Elmore Elementary	4.03	Tuck pointing / Sealant		Ext face North rooms 101, 103, 107, west commons wdw	failing lintels rust jacking at 5 window openings	2		CI		2	2022	replace lintels			$ 29,000
232		9	Elmore Elementary	4.03	Tuck pointing / Sealant	TP	multiple loca ions	failing morter joints1931 building	2		CI		2	2022	tuckpoint			$ 4,100
233		9	Elmore Elementary	4.08	Painting and Plaster		exterior steel lintels at 1957 bldg	rust star ing on exposed lintels	2		CI		2	2022	prep and paint existing lintel			$ 300
234		9	Elmore Elementary	**5.00**	**Interior (Building)**						CI							$ -
235		9	Elmore Elementary	5.03	Flooring / Base		128	poor condi ion VCT	2		CI		3	2022	replace with new VCT			$ 6,200
236		9	Elmore Elementary	5.03	Flooring / Base		101, 103, 109, 111, 124, 125,	poor condi iion VAT	2		CI		3	2022	replace with new VCT			$ 78,200
237		9	Elmore Elementary	5.03	Flooring / Base		122	poor condi ion linolium	2		CI		3	2022	replace with new VCT			$ 5,700
238		9	Elmore Elementary	5.03	Flooring / Base		113, 115, 117	poor condi ion broodloom carpet	2		CI		3	2022	replace with new carpet tile			$ 9,200
239		9	Elmore Elementary	5.03	Flooring / Base		119	poor condi ion broodloom carpet	2		CI		3	2022	replace with new VCT or CT - consider adding door to toilet room			$ 900
240		9	Elmore Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
241		9	Elmore Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Elmore Elementary**				**50,791**	**SF**	**Ron S, Ted C, Ted C, John J, Gary G, Nick A, Dave B**							2022	TOTAL PRIORITIES			$ 4,642,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
242		9	Elmore Elementary	6.05	Stage Curtains		116	worn stage curtain	2		CI		2	2022	replace wit new curtain			$ 12,900
243		9	Elmore Elementary	6.09	Chalk Board / Marker board		101, 102, 103, 107, 109, 110,	MKBD over CHBD or CHBD	2		CI		2	2022	Replace with new MKBD (20' + 16' each)			$ 105,000
244		9	Elmore Elementary	6.15	Restroom Parti ions		boys toilet rooms	panels next to urinals rusting	2		CI		2	2022	Replace panel or prep and repaint			$ 2,500
245		9	Elmore Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer may not be NSF	2		CI		3	2022	Replace Chest Freezer			$ 2,300
246		9	Elmore Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			$ 8,600
247		9	Elmore Elementary	6.18	Kitchen Equipment		Kitchen	Hood may not be Type I (Grease Hood)	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
248		9	Elmore Elementary	**7.00**	**HVAC**						CI							$ -
249		9	Elmore Elementary	7.01	Boilers			B-1, Diedetrich model GT430A-9, 1,947 MBH in, 1,659 MBH out, 90 PSI hot water, Industrial Combustion Burner, HG-20	4	2011	CI	Y19	3	2022	Replace boilewrs with condensing boiler	30	19	$ 227,000
250		9	Elmore Elementary	7.01	Boilers			B-1, Diedetrich model GT430A-9, 1,947 MBH in, 1,659 MBH out, 90 PSI hot water, Industrial Combustion Burner, HG-20	4	2011	CI	Y19	3	2022	Replace boilewrs with condensing boiler	30	19	$ 227,000
251		9	Elmore Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			VFD, Yaskowa	2	2011	CI		2	2022	Replace pump VFDs with pumps	15	4	$ -
252		9	Elmore Elementary	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers			Bladder tank is flooded,	2		CI		2	2022	Increase air charge to 25 PSI	40		$ -
253		9	Elmore Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil			Primary Pump, B&G 60-2x6.25, 115 GPM @ 20 ft, 1 HP	4	2011	CI	Y19	3	2022	Replace pump when failed	30	19	$ 38,800
254		9	Elmore Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil			Primary Pump, B&G 60-2x6.25, 115 GPM @ 20 ft, 1 HP	4	2011	CI	Y19	3	2022	Replace pump when failed	30	19	$ 38,800
255		9	Elmore Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil			P-1, Secondary Pump, B&G 1510-3E, 250 GPM @ 100 Ft, 15 HP, VFD	4	2011	CI	Y19	3	2022	Replace pump when failed	30	19	$ 38,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Elmore Elementary**				**50,791**	**SF**	**Ron S, Ted C, Ted C, John J, Gary G, Nick A, Dave B**							2022	TOTAL PRIORITIES			$ 4,642,200
201										**Install**						**Life**	**Life**	**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Rem**	**PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**ain**	**COST**
256		9	Elmore Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			P-2, Secondary Pump, B&G 1510-3E, 250 GPM @ 100 Ft, 15 HP, VFD	4	2011	CI	Y19	3	2022	Replace pump when failed	30	19	$ 38,800
257		9	Elmore Elementary	7.06	Energy Management Systems (24 volt low voltage)			Automated Logic	2	2011	CI		2	2022	Update energy management system	15	**4**	$ 410,700
258		9	Elmore Elementary	7.07	Air handler units / ERU - dampers		Gym	HV-1, Trane CSAA012UAC00, 6,000 Max CFM, HW, Const Vol,	4	2011	CI	Y29	3	2022		40	**29**	$ 155,300
259		9	Elmore Elementary	7.07	Air handler units / ERU - dampers		First Fl	AC-1, Trane CSAA057UAC00, 28,500 Max CFM, 40 HP, VFD, HW, CW	4	2011	CI	Y29	3	2022		40	**29**	$ 737,600
260		9	Elmore Elementary	7.07	Air handler units / ERU - dampers		Second Fl	AC-2, Trane CSAA025UAC00, 12,500 Max CFM, 15HP, VFD, HW, CW	4	2011	CI	Y29	3	2022		40	**29**	$ 323,500
261		9	Elmore Elementary	7.07	Air handler units / ERU - dampers		Office	AC-3, Trane CSAA004UAC00, 2,000 Max CFM, HW, DX, 2 HP, VFD	4	2011	CI	Y29	3	2022		40	**29**	$ 62,200
262		9	Elmore Elementary	7.10	Exhaust fans - PRV / utility sets			Eight (8) Greenheck power roof exhausts,	3	2011	CI			2022		25	**14**	$ -
263		9	Elmore Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			Trane, CGAM 100A 2002 , 410A,	3	2011	CI	Y14	3	2022	Replace chiller when failed	25	**14**	$ 194,100
264		9	Elmore Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			B&G 1510-3E, 304 GPM @ 90 Ft, 15 HP, VFD	3	2011	CI	Y14	3	2022	Replace pump when failed	25	**14**	$ 56,600
265		9	Elmore Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Office	Cond Unit, Trane model 4TT6048E1000BA, R-410A	3	2011	CI		3	2022	Replace condending unit with air handler	25	**14**	$ -
266		9	Elmore Elementary	**8.00**	**Plumbing**						CI							$ -
267		9	Elmore Elementary	8.08	Plumbing Fixtures			Water closets are wall hung wi h concealed manual flush valves.	4		CI		3	2022		30		$ -
268		9	Elmore Elementary	8.08	Plumbing Fixtures			Urinals are floor mounted with a shared flush valve	4		CI		3	2022		30		$ -
269		9	Elmore Elementary	8.08	Plumbing Fixtures			Tri-font wash fountains in toilet rooms are granite with (3) push buttons	4		CI		3	2022		30		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Elmore Elementary**				**50,791**	**SF**	**Ron S, Ted C, Ted C, John J, Gary G, Nick A, Dave B**							2022	TOTAL PRIORITIES			$ 4,642,200
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**PROJECT COST**
270		9	Elmore Elementary	8.08	Plumbing Fixtures			Classroom sinks are stainless steel w/ Hot & Cold and bubblers	4		CI		3	2022		30		$ -
271		9	Elmore Elementary	8.10	Drinking Fountains			Water coolers are stainless steel, Two (2) with bot le fillers & (1) ss drinking fountain	4		CI		3	2022		30		$ -
272		9	Elmore Elementary	8.11	Fire suppression- source / pumps / distribution / heads			No fire suppression present.	3		CI		3	2022	Install fire supression system including new water service from street, as needed w addit/alts	30		$ -
273		9	Elmore Elementary	8.15	Domes ic Water Heaters			AO Smi h Cyclone BTH 199 100, 199 MBH in,	3	2011	CI	Y14	2	2022	Replace water heater when failed	25	**14**	$ 89,000
274		9	Elmore Elementary	**9.00**	**Electrical**						CI							$ -
275		9	Elmore Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Basement Mechanical	1600A, 208V, 3-phase Main Switchboard in	4	2015	CI		0	2022	No action required			$ -
276		9	Elmore Elementary	9.05	Fire Alarm			simplex 4010ES Addressable Fire Alarm	3	2015	CI		0	2022	Replace with Voice Evacuation system if remodelling 10% or more of building			$ -
277		9	Elmore Elementary	9.08	Emergency generators / battery backup systems /			No emergency generator	3		CI		0	2022	Evaluate emergency power needs	25		$ -
278		9	Elmore Elementary	**10.00**	**Lighting**						CI							$ -
279		9	Elmore Elementary	10.01	Lighting - Lamps / ballasts / controls		All Spaces	All lighting is fluorescent fixtures.	2		CI		2	2022	Replace with LED fixtures. Add occupancy sensors for energy efficiency			$ 328,600
280		9	Elmore Elementary	10.01	Lighting - Lamps / ballasts / controls			Building Exterior Monument Sign	2		CI		2	2022	Provide Digital Electronic LED Monument Sign			$ 89,000
281		9	Elmore Elementary	10.04	Security Lighting (Exterior)			Exterior Lights are HID and Incandescent	2		CI		2	2022	Replace with LED fixtures.			$ 11,600
282		9	Elmore Elementary	10.04	Security Lighting (Exterior)			Exterior emergency lights missing	1		CI		1	2022	Provide exterior emergency lights			$ 35,600
283		9	Elmore Elementary	**11.00**	**Technology / Security**						CI							$ -
284		9	Elmore Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
285		9	Elmore Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 4,900
286		9	Elmore Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
287		9	Elmore Elementary	11.03	Local Sound systems		Gym	no installed sound system. Using portable	4		CI		0	2022	no work			$ -
288		9	Elmore Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
289		9	Elmore Elementary	11.05	Building Paging systems		Building	Good.	4		CI		0	2022	No work			$ -
290		9	Elmore Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Elmore Elementary**				**50,791**	**SF**	**Ron S, Ted C, Ted C, John J, Gary G, Nick A, Dave B**							2022	TOTAL PRIORITIES			$ 4,642,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
291		9	Elmore Elementary	11.06	Handicapped door operators		Main Entry	No handicapped door opera ion	2		CI		3	2022	Door operators suggested to due to conflicts with exterior winds, pressure and low code required closer stregth for ADA, if no operators.			$ 20,300
292		9	Elmore Elementary	11.07	Burgler Alarm System		Building	Good	4		CI		0	2022	No work			$ -
293		9	Elmore Elementary	11.07	Burgler Alarm System		Building	many exterior doors do not have door position contacts.	3		CI		2	2022	Add exterior door position contacts			$ 4,900
294		9	Elmore Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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FORT HOWARD ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Trip hazard along back of curb to sidewalk transition along Maple St. - Remove and replace curb & gutter with valley type curb & gutter or add fencing/railing to prevent students crossing in between vehicles.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
- **Site/Grading Areas**
  - Trip hazard along playground concrete sidewalk - Add topsoil and sod disturbed area.

2 EXTERIOR ENVELOPE

- Failing mortar joints 1931 building – **tuckpoint.**

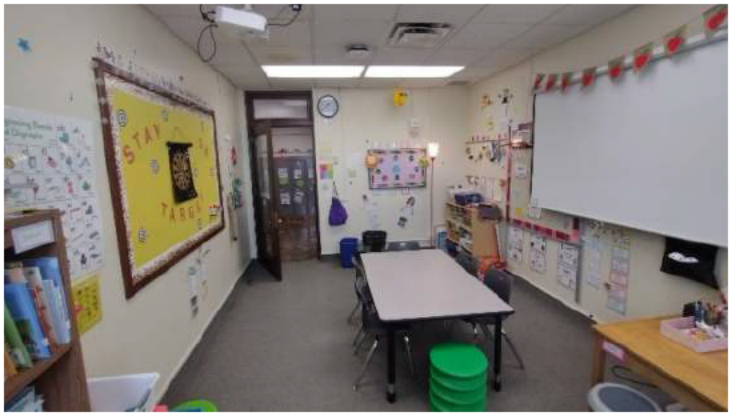
- Tuckpoint original 1938 building
-

- Mildew soiled Face Brick/Stone multiple locations.
  - Low pressure wash.
-

ATSR

3 INTERIOR

- Poor condition broadloom **carpet** multiple rooms.
  - Replace with new carpet tile.



  -
- Poor condition PLAM **casework** multiple rooms.
  - Replace with new PLAM casework.

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Replace rusted equipment.

5 MECHANICAL

- **Boilers and Pumps**
  - Two boilers from 2016 in good condition. No work needed.
- **Air Handlers**
  - Four air handlers are from 1994 and are approaching life expectancy.
- **Chillers and Pumps**
  - The chiller was installed in 2015 and is in good condition.
- **Water Heaters**
  - The AO Smith water heater is in good condition and is from 2002. The water heater is approaching life expectancy.
- **Plumbing**
  - Plumbing fixtures are from 1994 and are approaching life expectancy.

6 ELECTRICAL

- **Electric Service**

  - The electric service is 27 years old. The switchboard should be replaced within the next 5-10 years

- **Electric Switchboards, Panels and Distribution Equipment**
  - The panels and distribution panels are all around 15 years old – no action needed at this time
  - There are 10 panels that are 30 plus years old – they should be replaced within the next 5-10 years
- **Fire Alarm**
  - The fire alarm system is a Simplex 4010 addressable system
  - There are no detectors in the basement, or at the fire alarm panel. These devices should be added
  - Fire Alarm System will need to be changed to a fire alarm with voice evacuation when 10% or more of the building is renovated

- **Lighting - Lamps / ballasts / controls**
  - A portion of the building lighting is fluorescent
  - We recommend that all fluorescent lighting be upgraded to LED
- **Exterior and building Lighting -**
  - The exterior and parking lot light fixtures are LED

- **Emergency Lighting / Exit signs**
  - Emergency lights and exit signs are on the emergency generator
  - Add emergency egress lighting on exterior of building at all exterior doors.
  -

7 TECHNOLOGY

- Technology systems are good.
  - Handicapped door operators on main entrance do not work. Recommend repairing and programming for proper operation.

FORT HOWARD ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1 - REPLACE SEALANT AT STONE SILLS CAPS AND CJ's VARIOUS LOCATIONS.

2 - LOW PRESSURE WASH MILDEW/SOILED PRECAST COPPING, HEADERS, SILLS AND WATER TABLE.

3 - REPLACE INTERIOR DOOR KNOBS WITH LEVER HANDELS (24 LOC).

KEY NOTES

- RJA — REPLACE LINTEL AT RUST JACKING
- BR — BRICK RESTORATION
- ACT — REPLACE POOR CONDITION ACT WITH ACT
- CWK — REPLACE CSWK
- MK — REPLACE CHBD WITH MKBD
- VCT — REPLACE POOR CONDITION VCT WITH VCT
- CPT — REPLACE POOR CONDITION CPT WITH CPT TILE
- KE — KITCHEN EQUIPMENT - CHEST FREEZER

FORT HOWARD ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL SECOND FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERA

1 - REPLACE SEALANT AT STONE SILLS CAPS AND CJ's VARIOUS LOCATIONS.

2 - LOW PRESSURE WASH MILDEW/SOILED PRECAST COPPING, HEADERS, SILLS AND WATER TABLE.

3 - REPLACE INTERIOR DO KNOBS WITH LEVER HANDELS (24 LOC).

RJA REPLACE LINTEL AT RUST JACKING

BR BRICK RESTORATION

CONC CONCRETE RESTORATION STAIRS/CAPS/CORNERS

MK REPLACE CHBD WITH MKBD

VCT REPLACE POOR CONDITION VCT WITH VCT

CPT REPLACE POOR CONDITION CPT WITH CPT TILE

FORT HOWARD ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
THIRD FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1 - REPLACE SEALANT AT STONE SILLS CAPS AND CJ's VARIOUS LOCATIONS.

2 - LOW PRESSURE WASH MILDEW/SOILED PRECAST COPPING, HEADERS, SILLS AND WATER TABLE.

3 - REPLACE INTERIOR DO KNOBS WITH LEVER HANDELS (24 LOC).

KEY NOTES

- (RJA) REPLACE LINTEL AT RUST JACKING
- (BR) BRICK RESTORATION
- (LAD) REPLACE ROOF LADDER
- (MK) REPLACE CHBD WITH MKBD
- (VCT) REPLACE POOR CONDITION VCT WITH VCT
- (CPT) REPLACE POOR CONDITION CPT WITH CPT TILE

FORT HOWARD ELEMENTARY

MECHANICAL FIRST FLOOR

FACIL

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- AHU — REPLACE AIR HANDLING UNIT
- HWP — REPLACE HEATING PUMP
- B — REPLACE BOILER
- CWP — REPLACE CHILLED WATER PUMP
- CH — REPLACE CHILLER

ELECTRICAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

- L1 — LIGHTING IS FLUORESCENT TYPE FIXTURES . REPLACE FIXTURES WITH LED FIXTURES IN 1-5 YEARS

FORT HOWARD ELEMENTARY

FACILITY ANALYSIS

MECHANICAL SECOND FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

CU REPLACE CONDENSING UNIT

AHU REPLACE AIR HANDLING UNIT

ELECTRICAL SECOND FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

L1 LIGHTING IS FLUORESCENT TYPE FIXTURES . REPLACE FIXTURES WITH LED FIXTURES IN 1-5 YEARS

FORT HOWARD ELEMENTARY

FACILITY ANALYSIS

MECHANICAL THIRD FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

NO MAJOR ITEMS THIS FLOOR

ELECTRICAL THIRD FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

L1 LIGHTING IS FLUORESCENT TYPE FIXTURES . REPLACE FIXTURES WITH LED FIXTURES IN 1-5 YEARS

FORT HOWARD ELEMENTARY

BUILDING AGE

KEY

- 1931
- 1994

FIRST FLOOR

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						10%	$ 31.60	1,961,700	1,2	Cond.					Priority High (1)			$ 561,800
198							$ 36 30	2,253,600	3	Cond.					Priority Med (2)			$ 3,233,800
199							$ 17 05	1,058,800	4,5	Cond.					Priority Low (3)			$ 1,478,500
200	**Fort Howard Elementary**				**62,087**	**SF**	Ron S, Ted C, Ted C, John J, Ben W, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 5,274,100
201																		
202										Install			Fnl			Life	Life	Projected
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Remain**	**PROJECT COST**
204		**10**									**CI**			**2022**				
205		10	Fort Howard Elementary	1.04	0			sample row to insert			CI			2022				$ -
206		10	Fort Howard Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		10	Fort Howard Elementary	1.01	Asphalt paving		Asphalt Pavement	Per SD's Asphalt Paser Assessment	2		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		10	Fort Howard Elementary	1.01	Asphalt paving			Several cracks throughout - weathered	2		CI		2	2022	Clean and fill cracks			$ 2,700
209		10	Fort Howard Elementary	1.01	Asphalt paving			Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ 12,800
210		10	Fort Howard Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops,	2		CI		2	2022	Clean and fill expansion joints			$ 2,200
211		10	Fort Howard Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 8,800
212		10	Fort Howard Elementary	1.02	Concrete walks / curbs		Maple St - Prkng Lot Curb	Trip hazard behind curb to city sidewalk transition	1		CI		1	2022	ALLOWANCE - Replace with suromountable curb OR Add fence/railing			$ 27,500
213		10	Fort Howard Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
214		10	Fort Howard Elementary	2.01	Playgrounds			no comments this section			CI		2	2022				$ -
215		10	Fort Howard Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
216		10	Fort Howard Elementary	3.01	Grass / Turf		Playground sidewalk out to Chester Ave	Trip hazard along sidewalk	2		CI		2	2022	Add Top soil and sod			$ 13,300
217		10	Fort Howard Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
218		10	Fort Howard Elementary	4.01	Roofs			Roofing information provided by Owner			CI			2022				$ -
219		10	Fort Howard Elementary	4.01	Roofs		1	BUR	3	2003	CI	Y10	3	2022	replace with gravel surface BUR	30	11	$ 119,200
220		10	Fort Howard Elementary	4.01	Roofs		2	BUR	3	2011	CI	Y20	3	2022	replace with gravel surface BUR	30	19	$ 193,900
221		10	Fort Howard Elementary	4.01	Roofs		3	Fully Adheared EPDM	3	2003	CI	Y10	3	2022	replace with gravel surface BUR	30	11	$ 1,500
222		10	Fort Howard Elementary	4.01	Roofs		4	Fully Adheared EPDM	3	2003	CI	Y10	3	2022	replace with gravel surface BUR	30	11	$ 1,500
223		10	Fort Howard Elementary	4.01	Roofs		5	Ballasted EPDM	3	1994	CI	Y3	2	2022	replace with gravel surface BUR	30	2	$ 55,500
224		10	Fort Howard Elementary	4.01	Roofs		6	Ballasted EPDM	3	1994	CI	Y3	2	2022	replace with gravel surface BUR	30	2	$ 435,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Fort Howard Elementary**				62,087	SF	Ron S, Ted C, Ted C, John J, Ben W, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 5,274,100
201																		
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Install Orig. /			Fnl			Life	Life	Projected PROJECT
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	Exp. (yrs)	Rem ain	COST
225		10	Fort Howard Elementary	4.01	Roofs		7	Ballasted EPDM	3	1994	CI	Y3	2	2022	replace with gravel surface BUR	30	2	$ 73,100
226		10	Fort Howard Elementary	4.01	Roofs		8	Ballasted EPDM	3	1994	CI	Y3	2	2022	replace with gravel surface BUR	30	2	$ 8,300
227		10	Fort Howard Elementary	4.02	Wall systems		1931 bldg entire bldg	mildew/soiled sills lintels and caps	2		CI		3	2022	low pressure wash			$ 13,200
228		10	Fort Howard Elementary	4.02	Wall systems		1994 bldg entire bldg	mildew/soiled sills lintels and caps	2		CI		3	2022	low presure wash			$ 19,600
229		10	Fort Howard Elementary	4.02	Wall systems		1994 canopies	mildew/soiled EIFS fascias	2		CI		2	2022	low presure wash, consider extending scupper or adding downspout			$ 3,100
230		10	Fort Howard Elementary	4.02	Wall systems			mildew/soiled sills lintels and caps	2		CI		3	2022	low presure wash			$ 19,600
231		10	Fort Howard Elementary	4.03	Tuck pointing / Sealant			failing lintels rust jacking at 5 window openings	1		CI		2	2022	replace lintel and flashing			$ 8,000
232		10	Fort Howard Elementary	4.03	Tuck pointing / Sealant			failing morter joints1931 building	2		CI		2	2022	tuck point original 1931 building			$ 624,500
233		10	Fort Howard Elementary	4.03	Tuck pointing / Sealant			failing roof cap joint at corner + a few control	1		CI		2	2022	replace sealant			$ 3,000
234		10	Fort Howard Elementary	4.03	Tuck pointing / Sealant			failing joints at entry sidewalks at building	2		CI		2	2022	replace sealant			$ 500
235		10	Fort Howard Elementary	4.09	Loading Dock / Ext. Stairs / Railings / Bollards			roof ladder to high roof needs replacing	1		CI		2	2022	replace with new al ladder, 22' h			$ 10,300
236		10	Fort Howard Elementary	**5.00**	**Interior (Building)**						CI							$ -
237		10	Fort Howard Elementary	5.01	Doors / Hardware			door knobs	2		CI		2	2022	replace with lever handles locksets for ADA			$ 13,300
238		10	Fort Howard Elementary	5.03	Flooring / Base		113, 114, 114A, 124,	Poor condition broodloom carpet	2		CI		3	2022	replace with new carpet tile			$ 47,600
239		10	Fort Howard Elementary	5.03	Flooring / Base		101, 109	poor condi ion VCT	2		CI		3	2022	replace with new VCT			$ 3,500
240		10	Fort Howard Elementary	5.04	Ceiling / Acous ic Panels	ACT	124, 126, 212, 213, 214	act ceiling in poor condi ion	2		CI		2	2022	replace with new ACT ceiling			$ 20,300
241		10	Fort Howard Elementary	5.06	Tile Applications		118 kitchen	QT floor crack across wid h of room	2		CI		2	2022	remove quarry ile add isolation mmb reinstall			$ 1,300
242		10	Fort Howard Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
243		10	Fort Howard Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
244		10	Fort Howard Elementary	6.09	Chalk Board / Marker board		110, 113, 114, 123, 125, 200,	MKBD over CHBD or CHBD	2		CI		2	2022	Replace with new MKBD 4'h			$ 22,800
245		10	Fort Howard Elementary	6.13	Cabinetry / Counter Tops / Stools		109, 110, 118, 121, 126	casework poor condition (VCT recen ly replaced)	2		CI		2	2022	Replace cswk			$ 49,700
246		10	Fort Howard Elementary	6.15	Restroom Parti ions		1st fl boys	rusting partitions	2		CI		2	2022	replace with solid plastic			$ 3,900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Fort Howard Elementary**				**62,087**	**SF**	Ron S, Ted C, Ted C, John J, Ben W, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 5,274,100
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**PROJECT COST**
247		10	Fort Howard Elementary	6.18	Kitchen Equipment		Kitchen	Hood has mesh filter and may not be Type I (Grease Hood)	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
248		10	Fort Howard Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer rusted interior bottom	1		CI		1	2022	Replace Chest Freezer			$ 2,300
249		10	Fort Howard Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			$ 8,600
250		10	Fort Howard Elementary	6.19	Cold Storage Rooms		Cooler	Temp probe unstretched	2		CI		3	2022	Extend temperture probe to get more accurate temp readings			$ 100
251		10	Fort Howard Elementary	**7.00**	**HVAC**						CI							$ -
252		10	Fort Howard Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 Make: DeDietrich	4	2016	CI	Y24	3	2022		30	24	$ 204,300
253		10	Fort Howard Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-2 Make: DeDietrich	4	2016	CI	Y24	3	2022		30	24	$ 204,300
254		10	Fort Howard Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical			All VFDs are Yaskawa	1	1994	CI		1	2022		15	-13	$ -
255		10	Fort Howard Elementary	7.05	Pumps - condensing, hot water, chilled water,		Boiler Room	Boiler Pump: Pump Tag: IP-1	4	2015	CI	Y24	3	2022		30	23	$ 19,400
256		10	Fort Howard Elementary	7.05	Pumps - condensing, hot water, chilled water,		Boiler Room	Boiler Pump: Pump Tag: IP-2	4	2015	CI	Y24	3	2022		30	23	$ 19,400
257		10	Fort Howard Elementary	7.05	Pumps - condensing, hot water, chilled water,		Boiler Room	Heating System Pump: Pump Tag: P-1	4	2015	CI	Y24	3	2022		30	23	$ 38,800
258		10	Fort Howard Elementary	7.05	Pumps - condensing, hot water, chilled water,		Boiler Room	Heating System Pump: Pump Tag: P-2	4	2015	CI	Y24	3	2022		30	23	$ 38,800
259		10	Fort Howard Elementary	7.05	Pumps - condensing, hot water, chilled water,		First Floor Mech Rm	Chiller Pump: Pump Tag: P-3	3	1994	CI	Y2	2	2022		30	2	$ 38,800
260		10	Fort Howard Elementary	7.06	Energy Management Systems (24 volt low voltage)			Building has DDC Controls.	1	1994	CI		1	2022		15	-13	$ 502,100
261		10	Fort Howard Elementary	7.07	Air handler units / ERU - dampers		Second Floor Mech Rm	AHU Tag: AC-1 Make: Carrier	3	1994	CI	Y12	2	2022		40	12	$ 129,400
262		10	Fort Howard Elementary	7.07	Air handler units / ERU - dampers		First Floor Mech Rm	AHU Tag: AC-2 Make: Carrier	3	1994	CI	Y12	2	2022		40	12	$ 258,800
263		10	Fort Howard Elementary	7.07	Air handler units / ERU - dampers		First Floor Mech Rm	AHU Tag: AC-3 Make: Carrier	3	1994	CI	Y12	2	2022		40	12	$ 414,100
264		10	Fort Howard Elementary	7.07	Air handler units / ERU - dampers		Boiler Rm (1931	AHU Tag: AC-4 Make: Daikin	4	2015	CI	Y30	3	2022		40	33	$ 194,100
265		10	Fort Howard Elementary	7.07	Air handler units / ERU - dampers		Mech 225 (Serves Gym)	AHU Tag: HV-1 Make: Carrier	3	1994	CI	Y12	2	2022		40	12	$ 155,300
266		10	Fort Howard Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		Vestibules, Restrooms,	Unit Type: Cabiet Unit Heaters, Unit Heaters,	2	1994	CI		2	2022		25	-3	$ -
267		10	Fort Howard Elementary	7.10	Exhaust fans - PRV / utility sets		En ire Bldg.	Exhaust fans are a mix of Greenheck and Accurex	4	2015	CI		3	2022		25	18	$ -
268		10	Fort Howard Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling		On Grade	Chiller Tag: ACC-1 Make: Daikin	4	2015	CI	Y18	3	2022		25	18	$ 339,700

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Fort Howard Elementary**				62,087	SF	Ron S, Ted C, Ted C, John J, Ben W, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 5,274,100
201																		
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Install Orig. /			Fnl			Life	Life	Projected PROJECT
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	Exp. (yrs)	Rem ain	COST
269		10	Fort Howard Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot		Roof (Serves AC-1)	Rooftop Condensing Unit Make: Carrier	1	1994	CI	Y2	1	2022	Unit is past life expectancy.	25	-3	$ 19,400
270		10	Fort Howard Elementary	**8.00**	**Plumbing**						CI							$ -
271		10	Fort Howard Elementary	8.08	Plumbing Fixtures		Motor Rm, 108	Floor mounted, flush valve water closets, wrist	3	Unsure of install	CI		2	2022		30		$ -
272		10	Fort Howard Elementary	8.08	Plumbing Fixtures		115	Floor mounted, tank water closets, wrist blade	3	Unsure of install	CI		2	2022		30		$ -
273		10	Fort Howard Elementary	8.08	Plumbing Fixtures		1931 Bldg	Floor mount in-wall flush valve urinals, floor	3	Unsure of install	CI		2	2022		30		$ -
274		10	Fort Howard Elementary	8.08	Plumbing Fixtures		1994 Bldg	Floor mount flush valve urinals, floor mount flush	3	1994	CI		2	2022		30	2	$ -
275		10	Fort Howard Elementary	8.08	Plumbing Fixtures		Second Flr Staff	Floor mounted, flush valve water closet, wrist	3	1994	CI		2	2022		30	2	$ -
276		10	Fort Howard Elementary	8.08	Plumbing Fixtures		Main Office	Floor mounted, flush valve water closet, wrist	3	1994	CI		2	2022		30	2	$ -
277		10	Fort Howard Elementary	8.08	Plumbing Fixtures		Year 1931 classrooms	Classroom sinks are in acceptable condition	3	Unsure of install	CI		2	2022		30		$ -
278		10	Fort Howard Elementary	8.08	Plumbing Fixtures		Year 1994 classrooms	Classroom sinks are in acceptable condition	3	1994	CI		2	2022		30	2	$ -
279		10	Fort Howard Elementary	8.10	Drinking Fountains		Corridors	Water coolers are in good condition	3		CI		2	2022		30		$ -
280		10	Fort Howard Elementary	8.11	Fire suppression- source / pumps / distribution / heads			Bldg does not have a Fire Suppression system	3		CI		2	2022		30		$ 361,600
281		10	Fort Howard Elementary	8.15	Domestic Water Heaters		Boiler Room	A.O. Smith Model: BTH 250 970	3	2002	CI	Y5	2	2022		25	5	$ -
282		10	Fort Howard Elementary	**9.00**	**Electrical**						CI							$ -
283		10	Fort Howard Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer / metering			1600 A Main swbd	3	1995	CI		0	2022	good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.	25	**-2**	$ -
284		10	Fort Howard Elementary	9.03	Electric panels - distribu ion / labeling			pnl E,LPC,LPB,LPA,LBG,E1 ,LPF	3	1995	CI		0	2022	good condition. monitor on a regular basis -Based on life expectancy, may need to to be replaced in he next 5 -10 years.	25	-2	$ -
285		10	Fort Howard Elementary	9.03	Electric panels - distribu ion / labeling			pnl K,LP2,	3	2005	CI		0	2022	good condition. monitor on a regular basis. Based on life expectancy, may need to be replaced in the next 10 years.	25	8	$ -
286		10	Fort Howard Elementary	9.03	Electric panels - distribu ion / labeling			DOUBLE TUB PANEL H,I,J	3	1995	CI		0	2022	good condition. monitor on a regular basis. Based on life expectancy, may need to be replaced in the next 10 years.	25	-2	$ -
287		10	Fort Howard Elementary	9.03	Electric panels - distribu ion / labeling			DIST CABINET DP1	3		CI		0	2022	good condition. monitor on a regular basis. Based on life expectancy, may need to be replaced in the next 10 years.	25		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Fort Howard Elementary**				**62,087**	**SF**	Ron S, Ted C, Ted C, John J, Ben W, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 5,274,100
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
288		10	Fort Howard Elementary	9.05	Fire Alarm			fire alarm system has ground problems.	1	2020	CI		1	2022	redo fire alarm system ground.			$ 1,700
289		10	Fort Howard Elementary	**10.00**	**Lighting**						CI							$ -
290		10	Fort Howard Elementary	10.01	Lighting - Lamps / ballasts / controls			portion of building is fluorescent lighting	2	1993	CI		2	2022	replace with LED light fixtures	20		$ 372,400
291		10	Fort Howard Elementary	10.01	Lighting - Lamps / ballasts / controls			building exterior monument sign	2		CI		2	2022	sign is old replace with new digital sign			$ 89,000
292		10	Fort Howard Elementary	10.02	Emergency Lighting / Exit signs			Exterior emergency lighting - code requires			CI		0	2022	provide exterior emergency lighting at required locations if not on generator			$ -
293		10	Fort Howard Elementary	10.02	Emergency Lighting / Exit signs			exit lights are old	2		CI		2	2022	replace with new fixtures			$ 7,700
294		10	Fort Howard Elementary	**11.00**	**Technology / Security**						CI							$ -
295		10	Fort Howard Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		2	2022	no work			$ -
296		10	Fort Howard Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 4,900
297		10	Fort Howard Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		2	2022	no work			$ -
298		10	Fort Howard Elementary	11.03	Local Sound systems		Gym	Good. (1) Shure SLX4 system 470-494 MHz.	4		CI		0	2022	no work			$ -
299		10	Fort Howard Elementary	11.03	Local Sound systems		Commons	Good. (1) Shure SLX4 system 470-494 MHz.	4		CI		0	2022	no work			$ -
300		10	Fort Howard Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
301		10	Fort Howard Elementary	11.05	Building Paging systems		Building	Good.	4		CI		0	2022	No work			$ -
302		10	Fort Howard Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			$ -
303		10	Fort Howard Elementary	11.06	Handicapped door operators		Main Entry	Does not function. Exterior handicapped	2		CI		2	2022	Fix door problems, replace operators as required			$ 20,300
304		10	Fort Howard Elementary	11.07	Burgler Alarm System		Building	Good	4		CI		0	2022	No work			$ -
305		10	Fort Howard Elementary	11.07	Burgler Alarm System		Building	many exterior doors do not have door position	3		CI		2	2022	Add exterior door position contacts			$ 6,800
306		10	Fort Howard Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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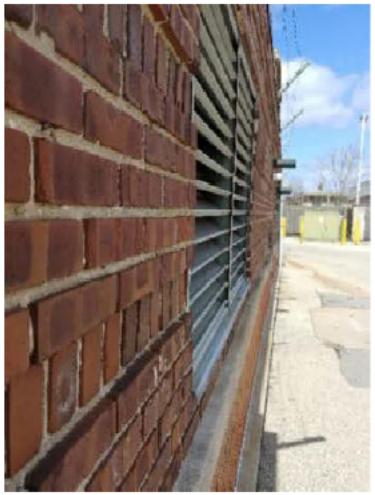
HOWE COMMUNITY SCHOOL

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
  - Raise brick pavers near Door #1. Settled brick pavers are a potential trip hazard.
- **Site/Grading Areas**
  - Potential trip hazard near Door #5 – Add topsoil and re-sod area.

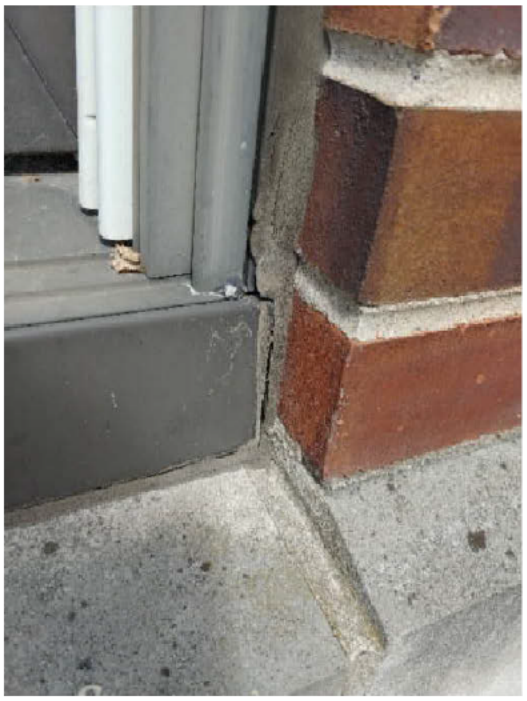
2 EXTERIOR ENVELOPE

- **Tuck pointing** needed throughout majority of the exterior of the building.
  - Area around mechanical room in dire need of patching and tuckpointing as there are areas daylighting.



- **Flooding** occurs in boiler room and custodial room
  - Further invest-igation needed to determine cause.

- **Caulking** around windows needs replacing, typical.



ATSR

3 INTERIOR

- **ACT Ceiling** systems in need of replacement throughout building.
- **VCT flooring** in need of replacement throughout building. Cracking bubbling and popping up in various areas.
- **Lockers** in need of refinishing or possible replacement
  - Bottoms rusting out

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Provide new convection oven
  - Replace rusted and non NSF equipment. Replace kitchen exhaust system.
  -

5 MECHANICAL

- **Boilers and Pumps**
  - The two boilers were installed in 1966 and should be replaced.
- **Air Handlers**
  - The air handlers serving the original building were installed in 1986 and are approaching life expectancy.
  - The air handlers serving the north and south additions were installed in 1995 and are in good condition.
- **Chillers and Pumps**
  - The chilled water system was installed in 1995 and should be replaced.
- **Water Heaters**
  - The AO Smith atmospheric water heater is in fair condition and is from 2010. Water heater should be replaced with a high efficiency type.
- **Plumbing**
  - Plumbing fixtures are from 1994 and are approaching life expectancy.

6 ELECTRICAL

- **Electric Service**
  - The building is served underground from a pad mounted transformer. This feeds relatively new Square D 2000A, 208Y/120V, three-phase distribution switchboard located in the Boiler Room.

  - There is some rust along the bottom of the switchboard and it appears that water has been leaking through the wall on the side and back of the switchboard.
  - It is strongly suggested that an Electrician be hired to inspect the switchboard to make sure there isn't any rust internally that may cause problems.
- **Electric Switchboards, Panels and Distribution Equipment**
  - Panelboards located throughout the building have some spare capacity.
  - No work is required at this time.
- **Fire Alarm**
  - The fire alarm system is an addressable fire alarm panel with voice evacuation.
  - Fire alarm system meets current code requirements. No work is required at this time.
- **Lighting - Lamps / ballasts / controls**
  - Only the Commons, Library and stair towers have been converted to LED.
  - It is recommended that all remaining areas be upgraded to LED
- **Emergency Lighting / Exit signs**
  - Emergency lights and exit signs are battery operated.
  - It is recommended that the emergency lighting system be tested and additional lights be added where required.
  - Life expectancy of batteries is about 5 years.
  - Batteries should be tested and replaced as required.
  - Exterior emergency egress lighting is required by code and is missing at all exterior doors.
  - Add emergency egress lighting on exterior of building at all exterior doors.
- **Security Lighting (Exterior)**
  - Exterior security lighting is mostly HID.
  - Fixtures should be upgraded to LED in the next 5 to 10 years.

7 TECHNOLOGY

- Technology systems are good.
  - Handicapped door operators on main entrance do not work. Recommend repairing and programming for proper operation

HOWE ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. TUCKPOINT BRICK AT MAJORITY OF EXTERIOR
2. CLEAN STONE WINDOW SILLS
3. REPLACE LOCKERS ON 1ST AND 2ND FLOOR

KEY NOTES

- FLR — REPLACE FLOORING
- CLG — REPLACE CEILING
- LKR — REPLACE LOCKERS
- C-R — CODE - RAILS (RAMP/STAIR, GUARD/HANDRAILS)
- KE — KITCHEN EQUIPMENT - HOOD
- WI — ADDRESS WATER INFILTRATION IN CUSTODIAL, BOILER, AND ELECTRIC ROOMS

HOWE ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. TUCKPOINT BRICK AT MAJORITY OF EXTERIOR
2. CLEAN STONE WINDOW SILLS
3. REPLACE LOCKERS ON 1ST AND 2ND FLOOR

KEY NOTES

- FLR — REPLACE FLOORING
- CLG — REPLACE CEILING
- LKR — REPLACE LOCKERS
- C-R — CODE - RAILS (RAMP/STAIR, GUARD/HANDRAILS)
- KE — KITCHEN EQUIPMENT - HOOD

HOWE ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
THIRD FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. TUCKPOINT BRICK AT MAJORITY OF EXTERIOR
2. CLEAN STONE WINDOW SILLS
3. REPLACE LOCKERS ON 1ST AND 2ND FLOOR

KEY NOTES

- FLR — REPLACE FLOORING
- CLG — REPLACE CEILING
- KE — KITCHEN EQUIPMENT - HOOD
- C-R — CODE - RAILS (RAMP/STAIR, GUARD/HANDRAILS)

HOWE ELEMENTARY

FACILITY ANALYSIS

MECHANICAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

AHU — REPLACE AIR HANDLING UNIT

HWP — REPLACE HEATING PUMP

B — REPLACE BOILER

ELECTRICAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

L — Replace Lighting

WP — Replace Wall Pack and Provide w/Emergency Egress Lighting

HOWE ELEMENTARY

FACILITY ANALYSIS

MECHANICAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

AHU — REPLACE AIR HANDLING UNIT

ELECTRICAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

L — Replace Lighting

WP — Replace Wall Pack and Provide w/Emergency Egress Lighting

HOWE ELEMENTARY

FACILITY ANALYSIS

MECHANICAL THIRD FLOOR

ELECTRICAL THIRD FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

CWP — REPLACE CHILLED WATER PUMP

CH — REPLACE CHILLER

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

L — Replace Lighting

WP — Replace Wall Pack and Provide w/Emergency Egress Lighting

HOWE ELEMENTARY

BUILDING AGE

KEY

- 1912
- 1953
- 1995

FIRST FLOOR

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						17%	$ 53 84	4,345,700	1,2	Cond.					Priority High (1)			$ 612,700
198							$ 28 53	2,302,600	3	Cond.					Priority Med (2)			$ 4,367,200
199							$ -	-	4,5	Cond.					Priority Low (3)			$ 2,138,500
200	**Howe Elementary**				**80,718**	**SF**	Ron S, Josh L, Josh L, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,118,400
201																		
202																		
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected PROJECT COST**
204		**11**									**CI**			**2022**				
205		11	Howe Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		11	Howe Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		11	Howe Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2011)(2018)(11+/4+ yrs old)	2		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		11	Howe Elementary	1.01	Asphalt paving			Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI		2	2022	Clean and fill cracks			$ 5,700
209		11	Howe Elementary	1.01	Asphalt paving			Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ 46,100
210		11	Howe Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 4,100
211		11	Howe Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 19,000
212		11	Howe Elementary	1.02	Concrete walks / curbs		Door #1 - Brick Pavers	Low brick pavers - trip hazard	2		CI		2	2022	remove brick pavers, add addi ional base material & reinstall pavers			$ 5,800
213		11	Howe Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
214		11	Howe Elementary	2.01	Playgrounds			no comments this section			CI		2	2022				$ -
215		11	Howe Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
216		11	Howe Elementary	3.01	Grass / Turf		Door #5	Low grade - Trip Hazard	1		CI		1	2022	Scarify area, add top soil, & sod			$ 10,100
217		11	Howe Elementary	3.05	Storm / Drainage			Groundwater draining down foundaiton walls into lower level boiler/electrical room and custodial room, including on wall with elect service - fire hazard	1		CI		1	2022	At exterior, cut out asphalt, remove sub-soils to footing, install waterproofing and drain ile, backfill, replace asphalt pavement, tie into catch basin - inves igate catch basin to make sure it's not leaking			$ 416,700

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Howe Elementary**				**80,718**	**SF**	Ron S, Josh L, Josh L, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,118,400
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**PROJECT COST**
218		11	Howe Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
219		11	Howe Elementary	4.01	Roofs			Roofing information provided by Owner			CI		0	2022				$ -
220		11	Howe Elementary	4.01	Roofs	Sect	1	SBS Mod Bit - Gran Agg - Alum Coat	3	1997	CI	Y10	3	2022	Built-up Roofing	35	10	$ 379,500
221		11	Howe Elementary	4.01	Roofs		2	Smooth Surface - BUR	3	1988	CI	Y1	2	2022	Built-up Roofing	30	-4	$ 11,200
222		11	Howe Elementary	4.01	Roofs		3	Smooth Surface - BUR	3	1988	CI	Y1	2	2022	Built-up Roofing	30	-4	$ 14,800
223		11	Howe Elementary	4.01	Roofs		4	Smooth Surface - BUR	3	1988	CI	Y1	2	2022	Built-up Roofing	30	-4	$ 3,100
224		11	Howe Elementary	4.01	Roofs		5	Smooth Surface - BUR	3	1988	CI	Y1	2	2022	Built-up Roofing	30	-4	$ 8,600
225		11	Howe Elementary	4.01	Roofs		6	Smooth Surface - BUR	3	1988	CI	Y1	2	2022	Built-up Roofing	30	-4	$ 600
226		11	Howe Elementary	4.01	Roofs		7	Smooth Surface - BUR	3	2009	CI	Y17	3	2022	Built-up Roofing	30	17	$ 17,700
227		11	Howe Elementary	4.01	Roofs		8	Smooth Surface - BUR	3	1988	CI	Y1	2	2022	Built-up Roofing	30	-4	$ 33,400
228		11	Howe Elementary	4.01	Roofs		9	Smooth Surface - BUR - Alum Caot	3	1988	CI	Y1	2	2022	Built-up Roofing	30	-4	$ 11,100
229		11	Howe Elementary	4.01	Roofs		10	Gravel Surface - BUR	3	1996	CI	Y4	2	2022	Built-up Roofing	30	4	$ 33,200
230		11	Howe Elementary	4.01	Roofs		11	Gravel Surface - BUR	3	1996	CI	Y4	2	2022	Built-up Roofing	30	4	$ 17,700
231		11	Howe Elementary	4.01	Roofs		12	Gravel Surface - BUR	3	1996	CI	Y4	2	2022	Built-up Roofing	30	4	$ 7,500
232		11	Howe Elementary	4.01	Roofs		13	Gravel Surface - BUR	3	1996	CI	Y4	2	2022	Built-up Roofing	30	4	$ 105,400
233		11	Howe Elementary	4.01	Roofs		14	Gravel Surface - BUR	3	1996	CI	Y4	2	2022	Built-up Roofing	30	4	$ 130,300
234		11	Howe Elementary	4.01	Roofs		15	Gravel Surface - BUR	3	1996	CI	Y4	2	2022	Built-up Roofing	30	4	$ 143,600
235		11	Howe Elementary	4.01	Roofs		16	Gravel Surface - BUR	3	1996	CI	Y4	2	2022	Built-up Roofing	30	4	$ 20,600
236		11	Howe Elementary	4.02	Wall systems		Northwest face	cracking and chipping stucco	1		CI		2	2022	patch stucco where required			$ -
237		11	Howe Elementary	4.03	Tuck pointing / Sealant		southeast entrance	spalling brick	1	1912 /1950	CI		1	2022	cut out and replace brick			$ 1,400
238		11	Howe Elementary	4.03	Tuck pointing / Sealant		east face of mechanical	spalling, cracking, groutless brick	1	1912 / ??	CI		1	2022	cut out and replace brick			$ 2,500
239		11	Howe Elementary	4.03	Tuck pointing / Sealant		southeast face	grout shrinking back and beginning to separate	1	1912 / ??	CI		1	2022	tuck point grout			$ 5,900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Howe Elementary**				**80,718**	**SF**	Ron S, Josh L, Josh L, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,118,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
240		11	Howe Elementary	4.03	Tuck pointing / Sealant		east face of mechanical area	grout shrinking back and beginning to separate	2	1912	CI		2	2022	tuck point grout			$ 13,200
241		11	Howe Elementary	4.03	Tuck pointing / Sealant		east face of building, west face	brick grout shrinking back and beginning to separate	2	1912	CI		3	2022	tuck point grout			$ 215,400
242		11	Howe Elementary	4.03	Tuck pointing / Sealant		northeast, northwest, south	failing wdw sealant	1	1995	CI		1	2022	reseal			$ 5,900
243		11	Howe Elementary	4.03	Tuck pointing / Sealant		Northwest face	stone grout shrinking and cracking	2	1912	CI		2	2022	tuck point grout			$ 5,200
244		11	Howe Elementary	4.03	Tuck pointing / Sealant		north	lintel rusting and bending - rust jacking	2	1995	CI		2	2022	remove and replace deformed, rusty lintel			$ 4,800
245		11	Howe Elementary	4.03	Tuck pointing / Sealant		south, north	dirty stone wdw sills	2	1912	CI		3	2022	clean sills			$ 2,200
246		11	Howe Elementary	**5.00**	**Interior (Building)**						CI							$ -
247		11	Howe Elementary	5.01	Doors / Hardware		1st floor Corridor, 2nd	wood door leaf w/ wdw, HM frame, and panic	2		CI		3	2022	replace chipped wood doors with HM doors			$ 56,400
248		11	Howe Elementary	5.01	Doors / Hardware		1st floor classrooms ,	wood door leaf w/ wdw and HM frame	2		CI		3	2022	replace chipped wood doors with HM doors			$ 92,400
249		11	Howe Elementary	5.02	Windows / Door Sidelights		main office	3x6 HM frame w/ Wire glass	2		CI		2	2022	replace wire glass with tempered glass			$ 500
250		11	Howe Elementary	5.02	Windows / Door Sidelights		Library, 211, 218, 220, 222	wd framed window with integrated blind system	2		CI		2	2022	replace wdw system wi h newer triple pane system wi h integrated blinds			$ 158,900
251		11	Howe Elementary	5.03	Flooring / Base		201, 202, 203, 204, 206, 207,	Vinyl Base	2		CI		3	2022	Replace Exg VB			$ 6,800
252		11	Howe Elementary	5.03	Flooring / Base		Corridors	1x1 Tile Base	2		CI		2	2022	patch tile where cracking or missing iles occur			$ 800
253		11	Howe Elementary	5.03	Flooring / Base		health, Kitchen, 105,	1st floor Vinyl Tile	2		CI		3	2022	replace exg flooring with VCT			$ 47,100
254		11	Howe Elementary	5.03	Flooring / Base		201, 202, 203, 204, 206, 207,	2nd floor Vinyl Tile	2		CI		3	2022	replace exg flooring with VCT			$ 63,300
255		11	Howe Elementary	5.03	Flooring / Base		301, 301a, 302, 302a,	3rd floor Vinyl Tile	2		CI		3	2022	replace exg flooring with VCT			$ 67,100
256		11	Howe Elementary	5.03	Flooring / Base		Story/Music, 306, 308	broadloom Carpet	2		CI		2	3	replace worn/torn carpet			$ -
257		11	Howe Elementary	5.03	Flooring / Base		1st floor Corridors, 2nd	1x1 Mosaic floor ile	2		CI		3	2022	Patch tile where cracking occurs			$ 4,900
258		11	Howe Elementary	5.04	Ceiling / Acous ic Panels		gym lobby, pe office,	1st floor 2 x 2 ACT system	2		CI		2	2022	replace exg ceiling system wi h new grid and ACT			$ 75,300
259		11	Howe Elementary	5.04	Ceiling / Acous ic Panels		office restroom, hall	1st floor 2 x 2 VACT system	2		CI		2	2022	replace exg ceiling system wi h new grid and VACT			$ 10,200
260		11	Howe Elementary	5.04	Ceiling / Acous ic Panels		201, 202, 203, 204, 206, 207,	2nd floor 2 x 2 ACT system	2		CI		2	2022	replace exg ceiling system wi h new grid and ACT			$ 89,900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Howe Elementary**				**80,718**	**SF**	Ron S, Josh L, Josh L, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,118,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
261		11	Howe Elementary	5.04	Ceiling / Acous ic Panels		center boys toilet, center	2nd floor 2 x 2 VACT system	2		CI		2	2022	replace exg ceiling system wi h new grid and VACT			$ 4,300
262		11	Howe Elementary	5.04	Ceiling / Acous ic Panels		Corridor, 301, 301a, 302,	3rd floor 2 x 2 ACT system	2		CI		2	2022	replace exg ceiling system wi h new grid and ACT			$ 63,000
263		11	Howe Elementary	5.04	Ceiling / Acous ic Panels		boys restroom, girls restroom	3rd floor 2 x 2 VACT system	2		CI		2	2022	replace exg ceiling system wi h new grid and VACT			$ 500
264		11	Howe Elementary	5.05	Wall Finishes (PT, VWC, etc)		cust office, 101, 101F,	plaster wall finish	2		CI		2	2022	patch plaster where required-pt			$ 11,100
265		11	Howe Elementary	5.05	Wall Finishes (PT, VWC, etc)		3rd floor girls rest room	gb wall finish	2		CI		2	2022	patch gbd where required - pt			$ 100
266		11	Howe Elementary	5.07	Hand, Guardrail / Code Deficiencies		yr 1912 stairwells	wooden wall mounted handrail not adequate height	2		CI		2	2022	detach and remount handrail to wall at apropriate height			$ 5,000
267		11	Howe Elementary	5.07	Hand, Guardrail / Code Deficiencies		yr 1912 stairwells	wooden guardrails not adequate height (2'-8"+-)	1		CI		1	2022	modify existing guardrails to bring up to code req height			$ 46,800
268		11	Howe Elementary	5.08	Accessibility (ADA)		1st floor original restrooms (2 gang, 1 single), 2nd floor original gang toilets (2), 3rd floor gang toilets (2).	1st and 2nd floor have one set of ADA toilets, none on 3rd floor (OK but not ideal)	3		CI		0	2022				$ -
269		11	Howe Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
270		11	Howe Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
271		11	Howe Elementary	6.03	Lockers - Corridor		1st floor hallway	12"x72" slanted top mtl locker w/ conc base	2		CI		2	2022	replace lockers			$ 106,000
272		11	Howe Elementary	6.03	Lockers - Corridor		2nd floor hallway	12"x72" slanted top mtl locker w/ conc base	2		CI		2	2022	replace lockers			$ 195,400
273	combo	11	Howe Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1-1b	116,117	older casework, plam casework sliders don't work well	2		CI		2	2022	Finishes (less clg) +Cswk (28 ft) (note, review cswk in other rooms at time of poten ial replacement)			$ 66,700
274		11	Howe Elementary	6.18	Kitchen Equipment		Kitchen	Convection Oven Elec needs replacement per Owner's request	2		CI		2	2022	Replace with Gas Convection Oven per Food Service Director Request			$ 28,800
275		11	Howe Elementary	6.18	Kitchen Equipment		Kitchen	Dunnage Cooler rusted	1		CI		1	2022	Replace Dunnage			$ 300
276		11	Howe Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer may not be NSF	2		CI		3	2022	Replace Chest Freezer			$ 2,300
277		11	Howe Elementary	6.18	Kitchen Equipment		Kitchen	Shelving Cooler rusted	1		CI		1	2022	Replace shelving			$ 900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Howe Elementary**				**80,718**	**SF**	Ron S, Josh L, Josh L, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,118,400
201										**Install**						**Life**	**Life**	**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Rem**	**PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**ain**	**COST**
278		11	Howe Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			$ 8,600
279		11	Howe Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator undersized, galvanized sharp edges and hard to clean, lack of overhang, not Type I (Grease Hood) or Type II (Heat and Steam)	1		CI		1	2022	Replace Exhaust Ven ilator (Hood), ductwork, fan, insulation, MUA			$ 101,500
280		11	Howe Elementary	**7.00**	**HVAC**													$ -
281		11	Howe Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 Make: Kewanee Model: M-115-KG Serial Number: 2800 MBH (Hea ing Capacity): 1150 System Type (Hot Water) Fuel Type(s): Nat Gas	2	1966	CI	Y2	2	2022		30	-26	$ 158,900
282		11	Howe Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-2 Make: Kewanee Model: M-115-KG Serial Number: 2612 MBH (Hea ing Capacity): 1150 System Type (Hot Water) Fuel Type(s): Nat Gas	2	1966	CI	Y2	2	2022		30	-26	$ 158,900
283		11	Howe Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical		AHU's	No VFDs.	2	1995	CI		2	2022		15	-12	$ -
284		11	Howe Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical		Pumps	All VFDs are Yaskawa	2	1995	CI		2	2022		15	-12	$ -
285		11	Howe Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Heating System Pump: Pump Tag: P-1 Make: Bell & Gosset Model: 1510 Serial Number: 1332156 HP/GPM/Head (ft): 3.0/104gpm/60ft Pump Type: (Base Mount)	2	1986	CI	Y2	2	2022		30	-6	$ 38,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Howe Elementary**				**80,718**	**SF**	Ron S, Josh L, Josh L, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,118,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
286		11	Howe Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Heating System Pump: Pump Tag: P-2 Make: Bell & Gosset Model: 1510 Serial Number: 1332157 HP/GPM/Head (ft): 3.0/104gpm/60ft Pump Type: (Base Mount)	2	1986	CI	Y2	2	2022		30	-6	$ 38,800
287		11	Howe Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Heating System Pump: Pump Tag: P-3 Make: Bell & Gosset Model: 80 Serial Number: 1973442 HP/GPM/Head (ft): 5.0/104gpm/60ft Pump Type: (In Line)	3	1995	CI	Y2	2	2022		30	3	$ 38,800
288		11	Howe Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Mech 225A	Chiller Pump: Pump Tag: P-4 Make: Bell & Gossett HP: 15 Pump Type: (In Line)	3	1995	CI	Y2	2	2022		30	3	$ 38,800
289		11	Howe Elementary	7.06	Energy Management Systems (24 volt low voltage)		AHU's	All AHU's have Pnuematic Controls.	2	1953	CI		2	2022	Replace controls that have exceeded life expectancy	15	-54	$ 161,800
290		11	Howe Elementary	7.06	Energy Management Systems (24 volt low voltage)		Bldg.	Building DDC Controls.	2	1995	CI		2	2022	Replace controls that have exceeded life expectancy	15	-12	$ 650,300
291		11	Howe Elementary	7.07	Air handler units / ERU - dampers		Boiler Room (1912 Bldg.)	AHU Tag: AC-1 Make: Trane Model: CCB41ANDE Serial Number: K86E01286 CFM (total airflow) System Type: Fan and coil types: Belt drive 10HP supply fan. Hot water and chilled water coils.	3	1986	CI	Y2	2	2022		40	4	$ 517,700
292		11	Howe Elementary	7.07	Air handler units / ERU - dampers		Boiler Room (Commons)	AHU Tag: AC-2 Data tag inaccessible. CFM (total airflow) System Type: Fan and coil types: Belt drive supply fans. Hot water coil.	2	1986	CI	Y2	2	2022		40	4	$ 77,700

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Howe Elementary**				**80,718**	**SF**	Ron S, Josh L, Josh L, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,118,400
201										**Install**			**Fnl**			**Life**	**Life**	**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**						**Exp.**	**Rem**	**PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**ain**	**COST**
293		11	Howe Elementary	7.07	Air handler units / ERU - dampers		Mech Rm 771 (North Addition)	AHU Tag: AC-3 Make: Trane Model: MCCA035MAE0E000DD Serial Number: K95L89334 CFM (total airflow) System Type: Fan and coil types: Hot water heating and chilled water cooling, belt drive 15HP supply fan.	3	1995	CI	Y2	3	2022		40	13	$ 465,900
294		11	Howe Elementary	7.07	Air handler units / ERU - dampers		Gym Mech Rm (Admin. Offices)	AHU Tag: AC-4 Make: Trane Model: MCCAOO8GALOABA000 Serial Number: K95K83208 CFM (total airflow) System Type: Fan and coil types:Hot water heating and DX cooling, belt drive 2HP supply fan.	3	1995	CI	Y2	3	2022		40	13	$ 124,200
295		11	Howe Elementary	7.07	Air handler units / ERU - dampers		Gym Mech Rm (Gym)	AHU Tag: HV-1 Make: Trane Model: MCCAOO8CCEOE0000 Serial Number: K95K83278 CFM (total airflow) System Type: Fan and coil types:Hot water heating, belt drive 2HP supply fan.	3	2016	CI	Y30	3	2022		40	34	$ 103,600
296		11	Howe Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Vestibules, Restrooms, corridors	Unit Type: Cabiet Unit Heaters, Unit Heaters, Convectors. Classroom FTR Heating Source (Hot Water) Equipment is in good condi ion.	3	1995	CI		2	2022		25	-2	$ -
297		11	Howe Elementary	7.10	Exhaust fans - PRV / utility sets		En ire Bldg.	Exhaust fans are a mix of Greenheck and Jenn Fan and are in good condi ion.	3	1995	CI		2	2022	Exhaust fans are past life expectancy. Replace Fans as necessary.	25	-2	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Howe Elementary**				**80,718**	**SF**	Ron S, Josh L, Josh L, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,118,400
201										**Install**						**Life**	**Life**	**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Rem**	**PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**ain**	**COST**
298		11	Howe Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof	Chiller Tag: Make: Carrier Model: 30GT-170-510 Serial Number: 4695F79521 Tonnage: 170 TONS System Type: (Air Cooled)	2	1995	CI	Y2	2	2022	Chiller is past life expectancy.	25	-2	$ 412,500
299		11	Howe Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves AC-4)	Rooftop Condensing Unit Make: Trane Unit inaccessible without extension ladder. Unit not as old as AHU as DX was added after AHU was installed in 1995.	3	2000	CI	Y2	2	2022	See AC-4 for replacement cost.	25	3	$ -
300		11	Howe Elementary	**8.00**	**Plumbing**						CI							$ -
301		11	Howe Elementary	8.08	Plumbing Fixtures		Admin.	Floor mounted, tank water closets, push button faucet Lavs. All fixtures in good condition.	3	1995	CI		3	2022		30	3	$ -
302		11	Howe Elementary	8.08	Plumbing Fixtures		South 1995 Addition	Wall mount flush valve urinals, wall hung flush valve water, wash station with sensors. All fixturs in good condition.	3	1995	CI		3	2022		30	3	$ -
303		11	Howe Elementary	8.08	Plumbing Fixtures		1912 Bldg	Floor mount flush valve urinals, wall hung flush valve water closets push button faucets all in good condi ion.	3	1995	CI		3	2022		30	3	$ -
304		11	Howe Elementary	8.08	Plumbing Fixtures		North 1995 Addition	Floor mount flush valve urinals, wall hung flush valve water closets push button faucets all in good condi ion.	3	1995	CI		3	2022		30	3	$ -
305		11	Howe Elementary	8.08	Plumbing Fixtures		Year 1912 classrooms	Classroom sinks (wall mt porcelain lavatory) in poor condi ion.	2	Unsure of date	CI		3	2022	Replace if remodeling	30		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Howe Elementary**				**80,718**	**SF**	Ron S, Josh L, Josh L, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,118,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
306		11	Howe Elementary	8.08	Plumbing Fixtures		Year 1995 classrooms	Classroom sinks with bubblers are in acceptable condition	3	1995	CI		3	2022		30	3	$ -
307		11	Howe Elementary	8.10	Drinking Fountains		Corridors	Water coolers are in good condition	3	1995	CI		3	2022		30	3	$ -
308		11	Howe Elementary	8.11	Fire suppression- source / pumps / distribution / heads			Bldg does not have a Fire Suppression system			CI		3	2022		30		$ 470,100
309		11	Howe Elementary	8.15	Domes ic Water Heaters		Boiler Room	A.O. Smith Model: BTH 12 118	4	2010	CI	Y13	2	2022		25	13	$ -
310		11	Howe Elementary	**9.00**	**Electrical**						CI							$ -
311		11	Howe Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer / metering		Elec Rm	2000A 208Y/120V Main Service Switchboard. Switchboard seems OK, but is mounted on ext wall that has water infiltration - there are rust deposits at he curb below and damage on adjacent walls -	1		CI		1	2022	Need electrician for service call to open service and check to make sure there are no rusting components. Water infiltration should addressed - see arch above			$ 1,700
312		11	Howe Elementary	9.05	Fire Alarm		Elec Rm	Addressible Fire Alarm with Voice Evacuation	3		CI		0	2022	Meets code. NO work required			$ -
313		11	Howe Elementary	**10.00**	**Lighting**						CI							$ -
314		11	Howe Elementary	10.01	Lighting - Lamps / ballasts / controls		Throughout Bldg	Fluorescent Ligh ing	2		CI		2	2022	Replace with LED			$ 486,700
315		11	Howe Elementary	10.02	Emergency Lighting / Exit signs		Throughout Bldg	Some Exit signs are fluorescent and areas of EM light may be dark.	2		CI		2	2022	Verify light levels along all exit paths and add units as required and replace fluorecent units with LED			$ 19,600
316		11	Howe Elementary	10.02	Emergency Lighting / Exit signs		Throughout Bldg	Units are battery powered EM lights and Exit signs	3		CI		3	2022	Test units and replace batteries as required			$ 19,600
317		11	Howe Elementary	10.04	Security Lighting (Exterior)		Exterior	HID fixtures	2		CI		2	2022	Upgrade to LED			$ 5,800
318		11	Howe Elementary	10.04	Security Lighting (Exterior)		Exterior	Emergency egress lighting missing	1		CI		1	2022	Add battery operated egress ligh ing at all exterior doors			$ -
319		11	Howe Elementary	**11.00**	**Technology / Security**						CI							$ -
320		11	Howe Elementary	11.01	Stuctured cabling		Building	Cabling good.	4		CI		0	2022	no work			$ -
321		11	Howe Elementary	11.01	Stuctured cabling		Building	First floor data cabinet is in kitchen with conditions	2		CI		2	2022	Provide ventilation to take corridor air, pump it in to ven ilate and pressurize the			$ 2,500
322		11	Howe Elementary	11.01	Stuctured cabling		Building	There is a significant amount of old telephone	2		CI		2	2022	Remove abandoned cable.			$ 15,500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Howe Elementary**				**80,718**	**SF**	Ron S, Josh L, Josh L, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,118,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
323		11	Howe Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no change			$ -
324		11	Howe Elementary	11.03	Local Sound systems		Gym	no local sound system	2		CI		2	2022	Add permanently installed sound system			$ 35,600
325		11	Howe Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
326		11	Howe Elementary	11.05	Building Paging systems		Building	Good, equipment is aging and is near end of	3		CI		2	2022	Replace headend electronics when possible.			$ 32,400
327		11	Howe Elementary	11.06	Access Control		Building	Good	4		CI		0	2022	No work			$ -
328		11	Howe Elementary	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	3		CI		2	2022	replace existing Honeywell panel with District standard DMP			$ 16,100
329		11	Howe Elementary	11.07	Burgler Alarm System		Building	exterior doors that do not have card readers do not	3		CI		2	2022	Add exterior door position contacts			$ 7,200
330		11	Howe Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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JACKSON ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
  - Patch spalling concrete at stair railings
- **Site Areas**
  - Sand, prime & paint metal railings and columns.

2 EXTERIOR ENVELOPE

- **Wall Systems**
  - Sealant around windows is cracked and separated. Replace sealant around windows

- Face brick mortar joints deteriorating. Re-point face brick joints

ATS+R

- **Doors**
  - Hollow metal doors and frames rusting. Replace with aluminum doors and frames

3 INTERIOR

- **Doors**
  - Doors have old closers and doorknobs. Replace door hardware.
- **Classrooms**
  - Casework doors and shelves sag, VCT flooring showing wear and gaps. Replace finishes and casework.

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Provide exhaust system for dish machine condensate.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers and heating pumps are newer (2019) and in excellent condition, however the boiler flue is too short and has issues with drawing boiler flue gasses back into some AHU intakes and should be extended.
- **Air Handlers**
  - The Air Handlers were replaced in 2019 and are in good condition. There are some older unit vents still in the building that will need ventilation upgrades in the future for those spaces.
- **Chillers and Pumps**
  - The Chiller is an R-410A machine (2019) and in good condition.
- **Water Heaters**
  - The Water Heater is from 2013 and has a few more years of operation left before replacing.
- **Plumbing**
  - The Plumbing fixtures throughout the building are mostly in good condition.

6 ELECTRICAL

- **Electric Service**
  - The building is served by a pad mounted 480V, 3-phase transformer installed during the 2019 addition to the building. This feeds a 1600A, 480V, 3-phase, 4-wire switchboard located in Electrical Room M103.
  - This service is adequate for the building.
- **Electric Switchboards, Panels, and Distribution Equipment**
  - The new switchboard back feeds the old 800A, 480V service which serves the pre-2019 areas of the building. The new switchboard also feeds a 225KVA transformer to provide 600A, 208V, 3-phase power for the new 2019 addition.
  - The switchboard and all panels are in good functioning condition. No action required.
- **Fire Alarm System**
  - There is a relatively new Simplex 4100ES voice evacuation system installed during the 2019 building addition.
  - No action required.
- **Emergency Generators / Battery Backup Systems**
  - There is no emergency generator at this building.
  - A review of the emergency power needs of the building will be required to determine type of emergency power needed.
- **Security Lighting (Exterior)**
  - There are no exterior emergency security lights at this building
  - Provide exterior emergency security lights at all entrances.
- **Parking Lot Lighting**
  - Parking lot is lit by pole mounted LED fixtures.
  - No action required.

7 TECHNOLOGY

- Technology systems are good.
  - No work required.

JACKSON ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED
2. REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE

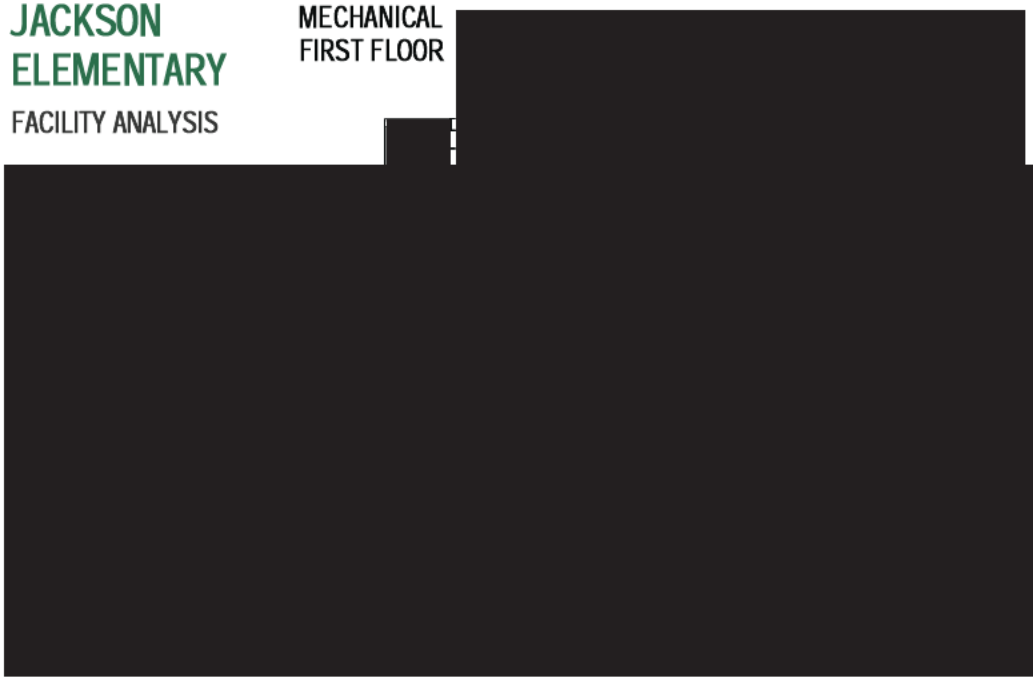
KEY NOTES

- DR — REPLACE DOOR AND FRAME
- FE1A — REPLACE FINISHES AND EQUIP LESS CEILINGS
- KE — KITCHEN EQUIPMENT - CONDENSATE HOOD
- TP — TUCKPOINT FACEBRICK JOINTS

JACKSON ELEMENTARY

FACILITY ANALYSIS

MECHANICAL FIRST FLOOR



ELECTRICAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- (BP) EXISTING BOILER PLANT.
- (AHU) EXISTING AHU.
- (CH) EXISTING CHILLER PLANT.
- (BF) EXTEND BOILER FLUES ABOVE ADJACENT ROOF LINES
- (UV) REPLACE OLD UNIT VENTILATORS

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

- (L1) REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.

JACKSON ELEMENTARY

BUILDING AGE

KEY

- 1938
- 1951
- 1955
- 1957
- 2019

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						20%	$ 62 02	3,906,300	1,2	Cond.					Priority High (1)			$ 495,600
198							$ 17 94	1,130,100	3	Cond.					Priority Med (2)			$ 4,943,700
199							$ 65 00	4,093,800	4,5	Cond.					Priority Low (3)			$ 3,691,200
200	**Jackson Elementary**				**62,980**	**SF**	Ron S, Phil O, Phil O, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 9,130,500
201																		
202										Install						Life	Life	Projected
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**PROJECT COST**
204		**12**									**CI**			**2022**				
205		12	Jackson Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		12	Jackson Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		12	Jackson Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2021)(1+ yrs old)	2		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		12	Jackson Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 6,500
209		12	Jackson Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 14,700
210		12	Jackson Elementary	1.02	Concrete walks / curbs		Door No.1 - Main Entry ??	No ADA Access to Main Entry - No Parking at Main Entry	2		CI		2	2022	Add			$ -
211		12	Jackson Elementary	1.02	Concrete walks / curbs		South Stair Railing Post(s)	Concrete at railing post are spalling and breaking away	2		CI		2	2022	Patch concrete Allowance Only Set			$ 2,500
212		12	Jackson Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
213		12	Jackson Elementary	2.01	Playgrounds			no comments this section			CI		2	2022				$ -
214		12	Jackson Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
215		12	Jackson Elementary	3.01	Grass / Turf			no comments this section			CI		2	2022				$ -
216		12	Jackson Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
217		12	Jackson Elementary	4.01	Roofs	Sect	1	Asphalt Shingle	3	2014	CI	Y12	3	2022	Asphalt Shingle	20	12	$ 53,700
218		12	Jackson Elementary	4.01	Roofs		2	Gravel Surface - BUR	3	2003	CI	Y11	3	2022	Gravel Surface - BUR	30	11	$ 180,000
219		12	Jackson Elementary	4.01	Roofs		3	Asphalt Shingle	3	2014	CI	Y12	3	2022	Asphalt Shingle	20	12	$ 11,600
220		12	Jackson Elementary	4.01	Roofs		4	Asphalt Shingle	3	2014	CI	Y12	3	2022	Asphalt Shingle	20	12	$ 12,000
221		12	Jackson Elementary	4.01	Roofs		5	Gravel Surface - BUR	3	1996	CI	Y4	2	2022	Gravel Surface - BUR	30	4	$ 236,500
222		12	Jackson Elementary	4.01	Roofs		6	Gravel Surface - BUR	3	1996	CI	Y4	2	2022	Gravel Surface - BUR	30	4	$ 5,900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
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201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
223		12	Jackson Elementary	4.01	Roofs		7	Gravel Surface - BUR	3	2003	CI	Y11	3	2022	Gravel Surface - BUR	30	11	$ 122,400
224		12	Jackson Elementary	4.01	Roofs		8	Asphalt Shingle	3	2014	CI	Y12	3	2022	Asphalt Shingle	20	12	$ 35,100
225		12	Jackson Elementary	4.01	Roofs		9	Gravel Surface - BUR	3	2003	CI	Y11	3	2022	Gravel Surface - BUR	30	11	$ 27,200
226		12	Jackson Elementary	4.01	Roofs		10	Asphalt Shingle	3	2014	CI	Y12	3	2022	Asphalt Shingle	20	12	$ 11,000
227		12	Jackson Elementary	4.01	Roofs		11	Gravel Surface - BUR	3	1998	CI	Y6	3	2022	Gravel Surface - BUR	30	6	$ 15,100
228		12	Jackson Elementary	4.01	Roofs		12	Gravel Surface - BUR	3	1998	CI	Y6	3	2022	Gravel Surface - BUR	30	6	$ 48,400
229		12	Jackson Elementary	4.01	Roofs		13	Asphalt Shingle	3	2014	CI	Y12	3	2022	Asphalt Shingle	20	12	$ 66,200
230		12	Jackson Elementary	4.01	Roofs		14	Gravel Surface - BUR	3	1998	CI	Y6	3	2022	Gravel Surface - BUR	30	6	$ 18,400
231		12	Jackson Elementary	4.01	Roofs		15	Gravel Surface - BUR	3	1998	CI	Y6	3	2022	Gravel Surface - BUR	30	6	$ 67,000
232		12	Jackson Elementary	4.01	Roofs		16	Gravel Surface - BUR	3	2003	CI	Y11	3	2022	Gravel Surface - BUR	30	11	$ 104,100
233		12	Jackson Elementary	4.02	Wall systems		1951 Bldg	Ext sill outside Rm 131 damaged	2		CI		2	2022	replace section of sill			$ 1,300
234		12	Jackson Elementary	4.02	Wall systems		1951 Bldg	Rm 105 Window head FB cracked and	2		CI		2	2022	replace face brick			$ 300
235		12	Jackson Elementary	4.02	Wall systems		1955 Bldg	Ext corner at Rm 141A FB damaged and	2		CI		2	2022	Repair/replace face brick			$ 1,400
236		12	Jackson Elementary	4.02	Wall systems		1957 Bldg	Ext of Rm 128 FB at univent cracked and	2		CI		2	2022	Repair/replace face brick			$ 1,400
237		12	Jackson Elementary	4.02	Wall systems		Dr 5	Soffit damaged and cracked	2		CI		2	2022	replace with metal soffit panels			$ 2,100
238		12	Jackson Elementary	4.03	Tuck pointing / Sealant		1938 Bldg Wdw	Sealant around windows is separated and cracked	1		CI		1	2022	replace sealant around window			$ 5,500
239		12	Jackson Elementary	4.03	Tuck pointing / Sealant		1951 Bldg Wdw	Sealant around windows is separated and cracked	1		CI		1	2022	replace sealant around window			$ 14,600
240		12	Jackson Elementary	4.03	Tuck pointing / Sealant		1955 Bldg Wdw	Sealant around windows is separated and cracked	1		CI		1	2022	replace sealant around window			$ 14,600
241		12	Jackson Elementary	4.03	Tuck pointing / Sealant		1957 Bldg Wdw	Sealant around windows is separated and cracked	1		CI		1	2022	replace sealant around window			$ 4,900
242		12	Jackson Elementary	4.03	Tuck pointing / Sealant		Rm M105 dr to courtyard	Sealant is missing on strike side if door	1		CI		1	2022	Replace sealant around door			$ 300
243		12	Jackson Elementary	4.03	Tuck pointing / Sealant		1938 Bldg Wdw Sill	Sill mortar joint cracked/missing	2		CI		2	2022	replace with sealant			$ 400

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201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
244		12	Jackson Elementary	4.03	Tuck pointing / Sealant		1951 Bldg Wdw Sill	Sill mortar joint cracked/missing	2		CI		2	2022	replace with sealant			$ 1,000
245		12	Jackson Elementary	4.03	Tuck pointing / Sealant		1955 Bldg Wdw Sill	Sill mortar joint cracked/missing	2		CI		2	2022	replace with sealant			$ 1,000
246		12	Jackson Elementary	4.03	Tuck pointing / Sealant		1957 Bldg Wdw Sill	Sill mortar joint cracked/missing	2		CI		2	2022	replace with sealant			$ 300
247		12	Jackson Elementary	4.03	Tuck pointing / Sealant		1938 Bldg	univent sealant cracked and separated	2		CI		2	2022	replace sealant around vent cover			$ 800
248		12	Jackson Elementary	4.03	Tuck pointing / Sealant		1951 Bldg	univent sealant cracked and separated	2		CI		2	2022	replace sealant around vent cover			$ 2,100
249		12	Jackson Elementary	4.03	Tuck pointing / Sealant		1955 Bldg	univent sealant cracked and separated	2		CI		2	2022	replace sealant around vent cover			$ 1,900
250		12	Jackson Elementary	4.03	Tuck pointing / Sealant		1957 Bldg	univent sealant cracked and separated	2		CI		2	2022	replace sealant around vent cover			$ 600
251		12	Jackson Elementary	4.03	Tuck pointing / Sealant		1951 Bldg	FB mortar joints	2		CI		2	2022	re-point joints			$ 73,800
252		12	Jackson Elementary	4.03	Tuck pointing / Sealant		1955 Bldg	FB mortar joints	2		CI		2	2022	re-point joints			$ 3,500
253		12	Jackson Elementary	4.03	Tuck pointing / Sealant		1957 Bldg	FB mortar joints	2		CI		2	2022	re-point joints			$ 3,500
254		12	Jackson Elementary	4.04	Doors / Hardware		Dr 3	HM Dr Rust	2		CI		2	2022	Replace with Alum Dr/Fr			$ 6,100
255		12	Jackson Elementary	4.04	Doors / Hardware		Dr 4	Hm Dr/Fr Rust	2		CI		2	2022	Replace with Alum Dr/Fr			$ 6,100
256		12	Jackson Elementary	4.04	Doors / Hardware		Dr 11	HM Dr Rust	2		CI		2	2022	Replace with Alum Dr/Fr			$ 18,300
257		12	Jackson Elementary	4.04	Doors / Hardware		Dr 13	Hm Dr/Fr Rust	2		CI		2	2022	Replace with Alum Dr/Fr			$ 6,100
258		12	Jackson Elementary	4.08	Painting and Plaster		1951 Bldg lintels	lintels showing rust	2		CI		2	2022	scrape and repaint lintels			$ 800
259		12	Jackson Elementary	4.08	Painting and Plaster		Dr 5	Brick lintel at overhang showing rust	2		CI		2	2022	scrape and repaint lintels			$ 100
260		12	Jackson Elementary	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Stair Railings	General Maint - railings have few nicks and some rust.	2		CI		2	2022	grind(sand), prime, & paint			$ 8,100
261		12	Jackson Elementary	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Metal Columns	Rus ing at base of columns	2		CI		2	2022	grind(sand), prime, & paint			$ 3,500
262		12	Jackson Elementary	**5.00**	**Interior (Building)**						CI							$ -
263		12	Jackson Elementary	5.01	Doors / Hardware		1938 Bldg	Doors have knobs and old closers	2		CI		2	2022	replace door hardware			$ 5,200
264		12	Jackson Elementary	5.01	Doors / Hardware		1951 Bldg	Doors have knobs and old closers	2		CI		2	2022	replace door hardware			$ 11,700

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200	**Jackson Elementary**				**62,980**	**SF**	Ron S, Phil O, Phil O, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 9,130,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
265		12	Jackson Elementary	5.01	Doors / Hardware		1955 blddg	Doors have knobs and old closers	2		CI		2	2022	replace door hardware			$ 18,100
266		12	Jackson Elementary	5.05	Wall Finishes (PT, VWC, etc)		Vest of Dr 2	Repair ceramic tile around door			CI		2	2022				$ 300
267		12	Jackson Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
268		12	Jackson Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
269	Combo	12	Jackson Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1a	1938 Bldg	Casework doors and shelves sag, VCT	2		CI		2	2022	Finishes (less clg) +Cswk +MB/TB			$ 75,100
270	Combo	12	Jackson Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1a	1951 Bldg	Casework doors and shelves sag, VCT	2		CI		2	2022	Finishes (less clg) +Cswk +MB/TB			$ 84,100
271	Combo	12	Jackson Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1a	1955 Bldg	Casework doors and shelves sag, VCT	2		CI		2	2022	Finishes (less clg) +Cswk +MB/TB			$ 229,700
272	Combo	12	Jackson Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1a	1957 Bldg	Casework doors and shelves sag, VCT	2		CI		2	2022	Finishes (less clg) +Cswk +MB/TB			$ 169,000
273		12	Jackson Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer may not be NSF	2		CI		3	2022	Replace Chest Freezer			$ 2,300
274		12	Jackson Elementary	6.18	Kitchen Equipment		Kitchen	Work Table has some rust on its glavanized base	2		CI		3	2022	Replace Work Table			$ 4,500
275		12	Jackson Elementary	6.18	Kitchen Equipment		Kitchen	Steam coming out of dishmachine without ventless option or hood above	2		CI		2	2022	Verify if current HVAC system can control the relative humidity. If not, provide Condensate Hood			$ 31,200
276		12	Jackson Elementary	6.18	Kitchen Equipment		Kitchen	Hood is not rated for grease applications			CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
277		12	Jackson Elementary	6.19	Cold Storage Rooms						CI		2	2022				$ -
278		12	Jackson Elementary	6.20	Pool Equipment						CI		2	2022				$ -
279		12	Jackson Elementary	6.20	Pool Equipment						CI		2	2022				$ -
280		12	Jackson Elementary	6.21	Score / Video Board						CI		2	2022				$ -
281		12	Jackson Elementary	6.21	Score / Video Board						CI		2	2022				$ -
282		12	Jackson Elementary	6.22	0						CI		2	2022				$ -
283		12	Jackson Elementary	6.22	0						CI		2	2022				$ -
284		12	Jackson Elementary	**7.00**	**HVAC**						CI							$ -

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202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
285		12	Jackson Elementary	7.01	Boilers			Boiler Tag:B1 Make:Diedetrich Model: GT430-14A Serial Number: MBH (3,389 MBH in, 2,887 MBH out System Type (Hot Water Fuel Type(s): Nat Gas	4	2019	CI	Y27	3	2022		30	27	$ 386,000
286		12	Jackson Elementary	7.01	Boilers			Boiler Tag:B2 Make:Diedetrich Model: GT430-14A Serial Number: MBH (3,389 MBH in, 2,887 MBH out System Type (Hot Water Fuel Type(s): Nat Gas	4	2019	CI	Y27	3	2022		30	27	$ 386,000
287		12	Jackson Elementary	7.01	Boilers			Boiler Flues	4	2019	CI		1	2022	Boiler Flues should be extended up to above adjacent roof areas. Currently there are swirling winds due to low area where they are installed causing the flue gases to be sucked into intakes of AHUs	30	27	$ 386,000
288		12	Jackson Elementary	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Building	Hydronic Pipng appeared to be in mostly good condition. Replace remaining serving unit vents as those systems get replaced in the future.	4	2019	CI		3	2022	Replace remaining old piping	30	27	$ 485,300
289		12	Jackson Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Rm	P1, B&G 1510-2.5BB, 270 GPM,80Ft, 10 HP, VFD, secondary heating	4	2019	CI	Y27	3	2022	Replace pump	30	27	$ 38,800
290		12	Jackson Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Rm	P2, B&G 1510-2.5BB, 270 GPM,80Ft, 10 HP, VFD, secondary heating	4	2019	CI	Y27	3	2022	Replace pump	30	27	$ 38,800
291		12	Jackson Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Rm	P3, B&G series 80-3x3x9.5C, 135 GPM, 25Ft, 2 HP, primary heating	4	2019	CI	Y27	3	2022	Replace pump	30	27	$ 38,800
292		12	Jackson Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Rm	P4, B&G series 80-3x3x9.5C, 135 GPM, 25Ft, 2 HP, primary heating	4	2019	CI	Y27	3	2022	Replace pump	30	27	$ 38,800
293		12	Jackson Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Rm	P5, B&G 1510-3EB, 417 GPM, 90Ft, 20 HP, VFD, Chilled water	4	2019	CI	Y27	3	2022	Replace pump	30	27	$ 38,800
294		12	Jackson Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Rm	P6, B&G 1510-3EB,327 GPM, 50Ft,7.5 HP, Chilled water	4	2019	CI	Y27	3	2022	Replace pump	30	27	$ 38,800

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201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
295		12	Jackson Elementary	7.06	Energy Management Systems (24 volt low voltage)		Boiler Rm	New DDC Energy Management System, There may be some older Pnuematics still remaining	4	2019	CI		2	2022	Upgrade energy management system	15	12	$ 815,000
296		12	Jackson Elementary	7.07	Air handler units / ERU - dampers		122	AHU Tag: AHU-1 Make: DAIKIN Model: CAH030GDGC Serial Number: CFM (12,700) System Type: VAV with return/relief Fan and coil types:HW & Chilled coil,20 HP, VFD	4	2019	CI	Y30	3	2022	Replace mair handling unit	40	37	$ 328,700
297		12	Jackson Elementary	7.07	Air handler units / ERU - dampers		Gym 201	AHU Tag: AHU-2 Make: DAIKIN Model:CAH012GHGC Serial Number: CFM (5,000) System Type: CV with return/Relief Fan and coil types: HW & DX coils, 5 HP	4	2019	CI	Y30	3	2022	Replace mair handling unit	40	37	$ 129,400
298		12	Jackson Elementary	7.07	Air handler units / ERU - dampers		Commons 201	AHU Tag: AHU-3 Make: Daikin Model: CAH012GDGC Serial Number: CFM (4,800) System Type: CV with Return/Relief Fan and coil types HW & CHW, 5 HP:	4	2019	CI	Y30	3	2022	Replace mair handling unit	40	37	$ 124,200
299		12	Jackson Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			Unit Type (18) VAV Boxes Heating Source (Hot Water) Fan Type (In-line/Roof Mounted/Utility Set)	4	2019	CI	Y30	3	2022		25	22	$ 189,200
300		12	Jackson Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			Unit Type Unit ventilator (24) Heating Source (Hot Water) Fan Type (In-line/Roof Mounted/Utility Set)	2	1965	CI	Y2	2	2022	Replace unit ventilators with displacement units and DOAS air handlers	25	-32	$ 2,523,500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Jackson Elementary**				**62,980**	**SF**	Ron S, Phil O, Phil O, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 9,130,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
301		12	Jackson Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			Unit Type: Cabinet Unit Heater and UH units Heating Source (Hot Water)	4	2019	CI		3	2022		25	22	$ 90,600
302		12	Jackson Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			Unit Type: Blower Coil Unit BCU-2 Make: Enviro-Tec HDD-16 AIRFLOW: 1,600 CFM Heating Source (Hot Water)	4	2019	CI		3	2022		25	22	$ 16,100
303		12	Jackson Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			Unit Type: Radiant Ceiling Panels Heating Source (Hot Water)	4	2019	CI		3	2022		25	22	$ 18,100
304		12	Jackson Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			Unit Type: Reheat Coils Heating Source (Hot Water)	4	2019	CI		3	2022		25	22	$ 62,300
305		12	Jackson Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Storage 140	Unit Type: Unit Heater (Gas Fired) Heating Source Nat Gas Fired	4	2019	CI		3	2022		25	22	$ 12,100
306		12	Jackson Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Various	Unit Type: Fin-Tube Radiation Heating Source Hot Water	4	2019	CI		3	2022		25	22	$ 12,100
307		12	Jackson Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Various	Unit Type: Convectors Heating Source Hot Water	4	2019	CI		3	2022		25	22	$ 71,200
308		12	Jackson Elementary	7.10	Exhaust fans - PRV / utility sets		115/116	Fan Tag: PRV-01 Make: Greenheck Model: G-103-VG Serial Number: Fan Type: Roof Mounted	4	2019	CI		3	2022		25	22	$ -
309		12	Jackson Elementary	7.10	Exhaust fans - PRV / utility sets		133	Fan Tag: PRV-02 Make: Greenheck Model: G-097-VG Serial Number: Fan Type: Roof Mounted	4	2019	CI		3	2022		25	22	$ -
310		12	Jackson Elementary	7.10	Exhaust fans - PRV / utility sets			Fan Tag: EF-2 Make: Greenheck Model: G-141-4 Serial Number: 05C13912 Fan Type: Roof Mounted	4	2012	CI		3	2022		25	15	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Jackson Elementary**				**62,980**	**SF**	Ron S, Phil O, Phil O, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 9,130,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
311		12	Jackson Elementary	7.10	Exhaust fans - PRV / utility sets		Roof / Serves 116	Fan Tag: Unknown Make: Greenheck Model: GB-180-4X-QD Serial Number: 00D03392 Fan Type: Roof Mounted	4	2002?	CI		3	2022		25	####	$ -
312		12	Jackson Elementary	7.10	Exhaust fans - PRV / utility sets			Fan Tag: Unknown Make: Greenheck Model: Serial Number: Fan Type: Roof Mounted	4	2019	CI		3	2022		25	22	$ -
313		12	Jackson Elementary	7.10	Exhaust fans - PRV / utility sets			Fan Tag: Unknown Make: Greenheck Model: Serial Number: Fan Type: Roof Mounted	4	2012	CI		3	2022		25	15	$ -
314		12	Jackson Elementary	7.10	Exhaust fans - PRV / utility sets		Pressure Relief Fann on Roof	Fan Tag: Unknown Make: Greenheck Model: Serial Number: Fan Type: Roof Mounted	3	2002?	CI		3	2022		25	####	$ -
315		12	Jackson Elementary	7.10	Exhaust fans - PRV / utility sets		Storage 140	Fan Tag: EF-1 Make: Greenheck Model: Serial Number: Fan Type: In-Line	4	2019	CI		3	2022		25	22	$ -
316		12	Jackson Elementary	7.10	Exhaust fans - PRV / utility sets		Kitchen Hood	Fan Tag: EF-2 Make: Greenheck Model: Serial Number: Fan Type: In-Line	4	2019	CI		3	2022		25	22	$ -
317		12	Jackson Elementary	7.10	Exhaust fans - PRV / utility sets		Dish Hood	Fan Tag: EF-3 Make: Greenheck Model: Serial Number: Fan Type: In-Line	4	2019	CI		3	2022		25	22	$ -
318		12	Jackson Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof / Serves Building	Chiller Tag: CH-1 Make: Daikin Model: AGZ150EDSEMNN00 Serial Number: STNU150700075 Tonnage:150 System Type: (Air Cooled,), R-410A	4	2019	CI	Y20	3	2022		25	22	$ 339,700

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Jackson Elementary**				**62,980**	**SF**	Ron S, Phil O, Phil O, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 9,130,500
201																		
202																		
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected PROJECT COST**
319		12	Jackson Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Serves AHU-2	ACCU-1 Condensing unit, Make: AAON, Model: CFA-009-B-A-3-DC00K SN: 201907-CNCG06743, R-410A	3	2019	CI	Y20	3	2022		25	22	$ 19,400
320		12	Jackson Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Serves Split Unit Fan Coil	CU-1 Condensing unit, Trane, TTA046C2, R-22	2	1996	CI	Y2	1	2022	Unit needs replacment as it is past service life and R-22 Refrigerant	25	-1	$ 19,400
321		12	Jackson Elementary	**8.00**	**Plumbing**						CI							$ -
322		12	Jackson Elementary	8.08	Plumbing Fixtures		Boys - 109	(2) Urinals (2) Water Closets w/FV (2) Lavs	4	2019	CI		3	2022		30		$ -
323		12	Jackson Elementary	8.08	Plumbing Fixtures		Girls 109	(4) Water Closets w/FV (2) Lavs	4	2019	CI		3	2022		30		$ -
324		12	Jackson Elementary	8.08	Plumbing Fixtures		114A Toilet RM	(1) Floor Mounted QC W/ FV (1) Lav with older faucet	2	Unknown	CI		2	2022		30		$ -
325		12	Jackson Elementary	8.08	Plumbing Fixtures		Boys - 104	(2) Urinals (1) Water Closets w/FV (1) Lavs	4	2019	CI		3	2022		30		$ -
326		12	Jackson Elementary	8.08	Plumbing Fixtures		Girls 105	(4) Water Closets w/FV (1) Lavs	4	2019	CI		3	2022		30		$ -
327		12	Jackson Elementary	8.08	Plumbing Fixtures		104 - Storage	Mop Sink	3	Unknown	CI		2	2022		30		$ -
328		12	Jackson Elementary	8.08	Plumbing Fixtures		RH-2/3	(2) Water Closets w/FV (2) Lavs Older Units, small room	2	Unknown	CI		2	2022		30		$ -
329		12	Jackson Elementary	8.08	Plumbing Fixtures		Boys - 109	(2) Urinals (2) Water Closets w/FV (1) Lavs	4	2019	CI		3	2022		30		$ -
330		12	Jackson Elementary	8.08	Plumbing Fixtures		Girls 110	(5) Water Closets w/FV (1) Lavs	4	2019	CI		3	2022		30		$ -
331		12	Jackson Elementary	8.08	Plumbing Fixtures		Boys - 112	(3) Urinals (1) Water Closets w/FV (2) Lavs	4	2019	CI		2	2022		30		$ -
332		12	Jackson Elementary	8.08	Plumbing Fixtures		Girls 111	(2) Water Closets w/FV (2) Lavs	3	2019	CI		2	2022		30		$ -
333		12	Jackson Elementary	8.08	Plumbing Fixtures		Storage 111	Mop Sink with Wall Faucet	3	Unknown	CI		2	2022		30		$ -
334		12	Jackson Elementary	8.08	Plumbing Fixtures		OT/PT Rooms	One room not being used at toilet, the o her is.	3	Unknown	CI		2	2022	Recommend removing fixtures where not needed or remodel are to make better use of spaces	30		$ -
335		12	Jackson Elementary	8.08	Plumbing Fixtures		Classroom Sinks	Stainless Steel Classroom Sinks	4	2019	CI		3	2022		30		$ 9,000

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Jackson Elementary**				**62,980**	**SF**	Ron S, Phil O, Phil O, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 9,130,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
336		12	Jackson Elementary	8.08	Plumbing Fixtures		Classroom Sinks	Porcelain classroom sinks w/ hot & cold faucets and bubblers	2	19XX	CI		2	2022		30		$ 88,000
337		12	Jackson Elementary	8.08	Plumbing Fixtures		Toilet Groups	Tri-font wash fountains with push buttons	3	19xx	CI		2	2022		30		$ -
338		12	Jackson Elementary	8.10	Drinking Fountains		Corridors	Stainless steel water coolers with some bot le fillers	4	2019	CI		3	2022		30		$ -
339		12	Jackson Elementary	8.10	Drinking Fountains		Corridor by office	Porcelain Drinking Fountain	1	19xx	CI		1	2022	Remove or replace with new, verify if unit has been tested for lead.	30		$ -
340		12	Jackson Elementary	8.15	Domestic Water Heaters		Boiler Room	Make:AO Smith Model: BTH 150 100 150 MBH in, 170 GPH out, 96 Gallons.	3	2013	CI	Y10	2	2022	Replace water heater	25		$ 89,000
341		12	Jackson Elementary	**9.00**	**Electrical**						CI							$ -
342		12	Jackson Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer / metering		Electrical Rm M103	1600A, 3-phase, 4-Wire Switchboard in Good Condition	4	2019	CI		0	2022	No action required			$ -
343		12	Jackson Elementary	9.05	Fire Alarm		Mechanical RM M102	Addressable Simplex 4100ES Voice	4	2019	CI		0	2022	No action required	40		$ -
344		12	Jackson Elementary	9.08	Emergency generators / battery backup systems /			There is no emergency generator in building	3		CI		0	2022	Evaluate emergency power needs	25		$ -
345		12	Jackson Elementary	**10.00**	**Lighting**						CI							$ -
346		12	Jackson Elementary	10.01	Lighting - Lamps / ballasts / controls		2019 Addition to building	LED Light Fixtures with switches	4	2019	CI		3	2022	Add occupancy sensors for Energy efiiciency			$ -
347		12	Jackson Elementary	10.01	Lighting - Lamps / ballasts / controls		Pre-2019 Areas of building	Fluorescent Fixtures wi h switches	2	1938, 1951, 1955,	CI		2	2022	Replace lights wi h LED fixtures and add occupancy sensors for energy efficiency(1-5 years)	25		$ 305,200
348		12	Jackson Elementary	10.01	Lighting - Lamps / ballasts / controls			Building Exterior Monument Sign	2		CI		2	2022	Povide Digital Electronic LED Sign			$ 89,000
349		12	Jackson Elementary	10.04	Security Lighting (Exterior)			LED exterior light fixtures	4	2019	CI		0	2022	No action required			$ -
350		12	Jackson Elementary	10.04	Security Lighting (Exterior)			Exterior emergency lights missing	1		CI		1	2022	Provide exterior emegency lights			$ 35,600
351		12	Jackson Elementary	**11.00**	**Technology / Security**						CI							$ -
352		12	Jackson Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
353		12	Jackson Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 4,900
354		12	Jackson Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
355		12	Jackson Elementary	11.03	Local Sound systems		Gym	Good.	4		CI		0	2022	no work			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Jackson Elementary**				**62,980**	**SF**	Ron S, Phil O, Phil O, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 9,130,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected PROJECT**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**COST**
356		12	Jackson Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
357		12	Jackson Elementary	11.05	Building Paging systems		Building	Good.	4		CI		0	2022	No work			$ -
358		12	Jackson Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			$ -
359		12	Jackson Elementary	11.06	Handicapped door operators		Main Entry	Inside and vestibule pushbuttons operate	3		CI		2	2022	Fix door problems			$ 3,200
360		12	Jackson Elementary	11.07	Burgler Alarm System		Building	Good	4		CI		0	2022	No work			$ -
361		12	Jackson Elementary	11.07	Burgler Alarm System		Building	many exterior doors do not have door position	3		CI		2	2022	Add exterior door position contacts			$ 3,900
362		12	Jackson Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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KELLER ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Construct an appropriate ADA access from city sidewalk & street crossing to the school's main entrance.
  - Add concrete pavement along back of curb to sidewalk in the parent/student pickup & drop-off zone
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
  - Restore equipment pad concrete – concrete is spalling/deteriorating
- **Site/Playground Areas**
  - Scarify, regrade, and restore turf area to the west of the playground equipment

2 EXTERIOR ENVELOPE

- **Wall Systems**
  - The exterior canopy enclosure panels at all damaged, warped and grid is rusting. Replace canopy enclosure panels with metal panels

- Building control joints and louver sealant cracked and separated. Replace sealant

- **Doors**
  - Hollow metal doors and frames rusting. Replace doors and frames with aluminum door and frame.
- **Window System**
  - Aluminum clad wood windows. Monitor for future rot and replacement

3 INTERIOR

- **Doors**
  - Wood doors damaged, have old hardware and doorknobs. Replace doors and hardware
- **Ceilings**
  - Rooms have 2x4 ACT ceiling grid and tiles. Replace with 2x2 ceiling grid and tiles
- **Chalkboards**
  - Several rooms have chalkboards in the rooms. Replace the chalkboards with markerboards
- **Toilet Room**
  - There are 5 sets of bathrooms with finishes and toilet partitions in poor condition. Replace finishes and toilet partitions
- **Library**
  - Library shelving separating, damaged and sagging. Replace library shelving

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Provide new, expanded kitchen including walk-in cooler.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers and heating pumps are older (1970) and have exceeded the expected useful life and should be replaced.
- **Air Handlers**
  - Most of the Air Handlers are past their useful life and need replacing currently with the exception of a few newer ones in the office and media storage areas.
- **Chillers and Pumps**
  - The Chiller is a split condenser unit R-134a machine (2019) and is in great condition.
- **Water Heaters**
  - The Water Heater is new from 2021 and is in great condition.
- **Plumbing**
  - The Plumbing fixtures throughout the building are in good condition.

6 ELECTRICAL

- **Electric Service**
  - The building is served by a pad mounted 208V, 3-phase transformer installed during the 2019 building addition. This feeds a 2500A, 208V, 3-phase, 4-wire switchboard located in the Boiler Room.
  - This service is adequate for the building and needs no action at this time.
- **Switchboards, Panels and Distribution Equipment**
  - The switchboard was installed during the 2019 front office addition. All pre-2019 panels and distribution equipment are fed from the new switchboard.
  - The switchboard and panels installed in 2019 and pre-2019 are all in good functioning condition. No action required.
- **Fire Alarm System**
  - The fire alarm system is an addressable Simplex 4010ES installed in 2019.
  - The system is in good functioning condition. A review of the system will be required to ensure compliance with current local codes.
  - Replace the system with a Voice Evacuation System if 10% or more of the building is remodeled.
- **Emergency Generators / Battery Backup Systems**
  - There is no emergency generator at this building.
  - Review emergency power needs of building to determine type of emergency system required.
- **Lighting – Lamps / Ballasts / Controls**
  - Lighting levels appear to be adequate. Lighting in the 1970 portion of building is fluorescent fixtures.

Lighting in the 2019 portion of building is LED fixtures.
  - Replace the fluorescent fixtures with LED fixtures. Add occupancy sensor controls for energy efficiency.
- **Security Lighting (Exterior)**
  - There are no security emergency lights at the building.
  - Provide security emergency lights at all entrances.
- **Parking Lot Lighting**
  - Parking lot is lit by pole mounted LED fixtures.
  - No action required.

7 TECHNOLOGY

- Technology systems are good.
  - Old wall mount sound system door in gymnasium needs to be secured so it does not swing open.

KELLER ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
2. MONITOR ALUMINUM CLAD WOOD WINDOWS FOR FUTURE ROT AND REPLACEMENT
3. REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE
4. WINDOW LINTELS NEED TO BE REPAINTED

KEY NOTES

- DR — REPLACE DOOR AND FRAME
- FETH — REPLACE FINISHES AND EQUIP
- ACT — REPLACE 2x4 ACT
- KE — KITCHEN EQUIPMENT - COOLER
- SOF — REPLACE LAY IN SOFFIT PANELS

KELLER ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE
2. MONITOR ALUMINUM CLAD WOOD WINDOWS FOR FUTURE ROT AND REPLACEMEN

KEY NOTES

- ACT — REPLACE 2X4 ACT CEILINGS
- FETH — REPLACE FINISHES AND EQUIP

KELLER ELEMENTARY

FACILITY ANALYSIS

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

BP EXISTING BOILER PLANT.

AHU EXISTING AHU.

CH EXISTING CHILLER PLANT.

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

L1 REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.

FACP REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING 10% OR MORE OF BUILDING.

KELLER ELEMENTARY

FACILITY ANAL

MECHANICAL SECOND FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

BP EXISTING BOILER PLANT.

AHU EXISTING AHU.

CH EXISTING CHILLER PLANT.

ELECTRICAL SECOND FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

L1 REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.

FACP REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING 10% OR MORE OF BUILDING.

KELLER ELEMENTARY

BUILDING AGE

KEY

1970

2019

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						25%	$ 76 35	4,296,400	1,2	Cond.					Priority High (1)			$ 151,000
198							$ 22 54	1,268,600	3	Cond.					Priority Med (2)			$ 4,372,700
199							$ 23 99	1,350,000	4,5	Cond.					Priority Low (3)			$ 2,391,300
200	**Keller Elementary**				**56,270**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 6,915,000
201																		
202																		
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected Project Cost**
204		**14**									**CI**			**2022**				
205		14	Keller Elementary	1.04	0			sample row to insert			CI		2	2022				
206		14	Keller Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		14	Keller Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2018)(4+ yrs old)	4		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		14	Keller Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints = **Concrete & Asphalt along Bldg**			$ 7,500
209		14	Keller Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 800
210		14	Keller Elementary	1.02	Concrete walks / curbs		Main Entry - ADA Access to sidewalk	No Pedestrian ADA Access to Sidewalk Exist	1		CI		1	2022	Add ADA Access, concrete walk to City Sidewalk - Restore turf			$ 6,300
211		14	Keller Elementary	1.02	Concrete walks / curbs		Parent Pick-up & Drop-off	Students need to walk across grass to get to sidewalk	1		CI		1	2022	Add concrete pavement along parent drop-off - Pick-up			$ 62,600
212		14	Keller Elementary	1.03	Curb / Gutter		Equip Pad	Concrete is spalling	2		CI		2	2022	Concrete needs to be repaired - Epoxy top coating ?? - ALLOWANCE $$			$ 4,100
213		14	Keller Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
214		14	Keller Elementary	2.01	Playgrounds			no comments this section			CI		2	2022				$ -
215		14	Keller Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
216		14	Keller Elementary	3.01	Grass / Turf		Snow Storage Area	Turf area west of playground needs to be restored	2		CI		2	2022	Scarify area, grading, seed, & maintenance			$ 13,800
217		14	Keller Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
218		14	Keller Elementary	4.01	Roofs			Roofing Information provided by Owner			CI		2	2022				$ -
219		14	Keller Elementary	4.01	Roofs	Sect	1	Gravel Surface - BUR	3	2006	CI	Y14	3	2022	Gravel Surface - BUR	30	14	$ 656,100
220		14	Keller Elementary	4.01	Roofs		2	Gravel Surface - BUR	3	1998	CI	Y6	3	2022	Gravel Surface - BUR	30	6	$ 55,900
221		14	Keller Elementary	4.01	Roofs		3	Gravel Surface - BUR	3	2006	CI	Y14	3	2022	Gravel Surface - BUR	30	14	$ 159,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Keller Elementary**				**56,270**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 6,915,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
222		14	Keller Elementary	4.01	Roofs		4	Gravel Surface - BUR	3	2006	CI	Y14	3	2022	Gravel Surface - BUR	30	14	$ 55,900
223		14	Keller Elementary	4.01	Roofs		5	Gravel Surface - BUR	3	2008	CI	Y16	3	2022	Gravel Surface - BUR	30	16	$ 8,100
224		14	Keller Elementary	4.01	Roofs		6	Gravel Surface - BUR	3	2013	CI	Y12	3	2022	Gravel Surface - BUR	30	21	$ 8,100
225		14	Keller Elementary	4.01	Roofs		7	Gravel Surface - BUR	3	2008	CI	Y16	3	2022	Gravel Surface - BUR	30	16	$ 5,400
226		14	Keller Elementary	4.02	Wall systems		Ext corner of boys and girls club room	brick damaged and chipped	2		CI		2	2022	repair/replace brick			$ 800
227		14	Keller Elementary	4.02	Wall systems		Ext corner near door 3	brick damaged and chipped	2		CI		2	2022	repair/replace brick			$ 800
228		14	Keller Elementary	4.02	Wall systems		Ext corner near door 4	brick damaged and chipped	2		CI		2	2022	repair/replace brick			$ 1,000
229		14	Keller Elementary	4.02	Wall systems		Door 2, 3, 4, 5, 6 &Rm113/114	Panelized canopy - Vertical metal panels/grid are stained at bottom, Lay in soffit grid damaged and rusting, soffit panels bowed/warped, vert panels above doors in poor condi ion	2		CI		2	2022	Replace en ire canopy/soffit assembly with flush metal panel soffit system (possibly furring ch needed underneath)			$ 71,500
230		14	Keller Elementary	4.02	Wall systems		Door 6	EIFS damaged outside door 2 locations	2		CI		2	2022	repair EIFS			$ 300
231		14	Keller Elementary	4.03	Tuck pointing / Sealant		Ext control joints	sealant cracked/separated	1		CI		2	2022	replace sealant			$ 16,300
232		14	Keller Elementary	4.03	Tuck pointing / Sealant		Boiler Rm	Sealant around louvers is cracked or missing	1		CI		1	2022	replace/install sealant			$ 400
233		14	Keller Elementary	4.03	Tuck pointing / Sealant		Rm 155 ext wall	Upper portion of wall grout joint detriorating,	2		CI		2	2022	tuckpoint			$ 3,000
234		14	Keller Elementary	4.04	Doors / Hardware		Door 2	Alum Dr/Fr and hardware damaged and faded	2		CI		2	2022	replace with new door			$ 27,500
235		14	Keller Elementary	4.04	Doors / Hardware		Door 3	HM Dr/Fr Rusting	2		CI		2	2022	replace with alum door			$ 16,600
236		14	Keller Elementary	4.04	Doors / Hardware		Door 4	HM Dr/Fr Rusting	2		CI		2	2022	replace with alum door			$ 16,600
237		14	Keller Elementary	4.04	Doors / Hardware		Door 5	HM Dr/Fr Rusting	2		CI		2	2022	replace with alum door			$ 24,400
238		14	Keller Elementary	4.04	Doors / Hardware		Door 6	Alum Dr/Fr and hardware damaged and faded	2		CI		2	2022	replace with new door			$ 51,900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Keller Elementary**				**56,270**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 6,915,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
239		14	Keller Elementary	4.06	Window systems		Ext Windows	Exg Pella alum clad wood wdws (90's), single gl w/ integral blind and mechanically attached inner lite - monitor for future rot	2		CI		2	2022	Monitor for future rot and replacement			$ -
240		14	Keller Elementary	4.08	Painting and Plaster		Ext Window Lintels	paint peeling and rust showing	2		CI		2	2022	repaint lintels			$ 1,000
241		14	Keller Elementary	**5.00**	**Interior (Building)**						CI							$ -
242		14	Keller Elementary	5.01	Doors / Hardware		Rm 106, 111,112, 126,	Doors have knobs	2		CI		2	2022	replace lockset with lever hardware			$ 5,700
243		14	Keller Elementary	5.01	Doors / Hardware		Rm 202, 203, 206, 207, 216	Doors have knobs	2		CI		2	2022	replace lockset with lever hardware			$ 2,800
244		14	Keller Elementary	5.01	Doors / Hardware		Dr from Gym to Dr3	wood door damaged	2		CI		2	2022	replace wood door			$ 2,200
245		14	Keller Elementary	5.01	Doors / Hardware		Inner Vest Dr at Dr 2 and Dr	Doors have old hardware and 1 leaf doesn't close	2		CI		2	2022	replace with new alum dr/fr			$ 54,800
246		14	Keller Elementary	5.01	Doors / Hardware		Rm 100, 105, 117(2), 127, 128, 137, 155, 159, 160, 161b, 161c 162, 163 B&G Club Storage, PE storage(2)	Wood door with door knob in poor condition	2		CI		2	2022	replace wood door and knob wi h door lever			$ 68,900
247		14	Keller Elementary	5.01	Doors / Hardware		Rm 208, 209, 210, 212, LMC Stor, (2) bthrm outside 216, 221, 238, 239, 240, 241, 242	Wood door with door knob in poor condition	2		CI		2	2022				$ 55,900
248		14	Keller Elementary	5.04	Ceiling / Acous ic Panels	ACT	Rm113, 114, 117,125, 126, 127, 128, 155, 159, 160, 161a, 161b, 161c, 162, 163	2x4 ACT ceilings	2		CI		2	2022	replace with 2x2 ACT ceilings			$ 50,300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Keller Elementary**				**56,270**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 6,915,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
249		14	Keller Elementary	5.04	Ceiling / Acous ic Panels	ACT	Rm 202, 206, 207, 208, 209, 210, LMC Stor, 216, 221, 222, 223, 226, 238, 239, 240, 241, 242	2x4 ACT ceilings	2		CI		2	2022	replace with 2x2 ACT ceilings			$ 46,600
250	Combo	14	Keller Elementary	5.06	Tile Applications	FE-TH	1st Flr B&G Ba hrooms on ei her side of Rm137	CT cracked, toilet partions damaged	2		CI		2	2022	Toilet finishes and equip, hard clg			$ 102,600
251	Combo	14	Keller Elementary	5.06	Tile Applications	FE-TH	1st flr B&G between Rmm 111 and 116A	CT cracked, toilet partions damaged	2		CI		2	2022	Toilet finishes and equip, hard clg			$ 15,500
252	Combo	14	Keller Elementary	5.06	Tile Applications	FE-TH	2nd Flr B&G Ba hroom adj to library	CT cracked, toilet partions damaged	2		CI		2	2022	Toilet finishes and equip, hard clg			$ 102,600
253	Combo	14	Keller Elementary	5.06	Tile Applications	FE-TH	2nd Flr B&G Ba hroom adj to Rm 204	CT cracked, toilet partions damaged	2		CI		2	2022	Toilet finishes and equip, hard clg			$ 20,500
254	Combo	14	Keller Elementary	5.06	Tile Applications	FE-TH	2nd flr B&G Ba hroom at Rm 216	CT cracked, toilet partions damaged	2		CI		2	2022	Toilet finishes and equip, hard clg			$ 15,500
255		14	Keller Elementary	5.10	REMODELING / ADDITIONS		Kitchen/servin g/Maint area behind	Existing kit w/ wood cabinets, older VCT flooring, serving area too small, needs full reno and walk in cooler per Food Service Director	2		CI		2	2022	Major remod w/ plumbing (see kit equip below for separate equip due to remodel)			$ 292,800
256		14	Keller Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
257		14	Keller Elementary	6.09	Chalk Board / Marker board		Rm 126, 155, 159, 160, 162,	Chalk boards in rooms	2		CI		2	2022	replace with marker boards			$ 7,400
258		14	Keller Elementary	6.09	Chalk Board / Marker board		Rm 207 and 209	Chalk boards in rooms	2		CI		2	2022	replace with marker boards			$ 2,100
259		14	Keller Elementary	6.13	Cabinetry / Counter Tops / Stools		Rm 113, 114, 126, 128	Casework delamina ing/chipped	2		CI		2	2022	replace casework (short section)			$ 8,900
260		14	Keller Elementary	6.13	Cabinetry / Counter Tops / Stools		Rm 216	Casework delamina ing/chipped	2		CI		2	2022	replace casework (short section)			$ 2,700
261		14	Keller Elementary	6.13	Cabinetry / Counter Tops / Stools		Library Shelves	Top of wall shelves separating, shelves sagging and chipped	2		CI		2	2022	replace shelves			$ 56,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Keller Elementary**				**56,270**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 6,915,000
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
262		14	Keller Elementary	6.13	Cabinetry / Counter Tops / Stools		Library Shelves	Top of shelf separating, shelves sagging and	2		CI		2	2022	replace shelves			$ 35,500
263	Combo	14	Keller Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1-1	Lounge 204	Casework delamina ing/chipped	2		CI		2	2022	Finishes+Cswk (25')			$ 27,600
264		14	Keller Elementary	6.18	Kitchen Equipment		Kitchen Storage	1 Sec ion Freezer may not be NSF	2		CI		3	2022	Replace Freezer with Traulsen			$ 10,300
265		14	Keller Elementary	6.18	Kitchen Equipment		Kitchen Storage	Shelving is wood	1		CI		2	2022	Replace Shelving wi h MetroMax Q or Cambro			$ 900
266		14	Keller Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep	1		CI		2	2022	Provide separate Hand Sink			$ 8,600
267		14	Keller Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator does not have 6" min	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK.			$ -
268		14	Keller Elementary	6.19	Cold Storage Rooms		Cooler	Refrigerated Storage capacity appears low -	1		CI		1	2022	Provide Walk-In Cooler Per Food Service Director			$ 50,300
269		14	Keller Elementary	6.19	Cold Storage Rooms		Cooler	No cold storage shelving	1		CI		1	2022	Provide shelving			$ 3,900
270		14	Keller Elementary	**7.00**	**HVAC**						CI							$ -
271		14	Keller Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 / B-2 Make:Kewanee Model: L3W-60-G Serial Number: 0-4290, 4289 MBH: 2,009 System Type: Hot Water Fuel Type(s): Nat Gas	2	1970	CI	Y2	2	2022		30	-22	$ 499,500
272		14	Keller Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Heating Pumps Pump Tag:P-1/P-2 Make: Thrush Model: 3x3x9TV2G Serial Number: OR29130 GPM/Head (ft): 150gpm/58ft Pump Type: (Inline)	4	2015	CI	Y18	3	2022		25	18	$ 58,200
273		14	Keller Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Chiller Pump Pump Tag: P-3 Make:B&G Model: e-1510 SSF-7 Serial Number:C2663G1-01G81 GPM/Head (ft): 435gpm/43ft Pump Type: (Base Mount/Inline)	4	2007	CI	Y10	2	2022		25	10	$ 38,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Keller Elementary**				**56,270**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 6,915,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Remain**	**Cost**
274		14	Keller Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Rm 173	Heating Pump for BCU-1 Pump Tag:P-4 Make: B&G Model: XL-20-35 Serial Number: 20171107-01207 GPM/Head (ft): 20gpm/35ft Pump Type: (Inline)	4	2019	CI	Y22	2	2022		25	22	$ 38,800
275		14	Keller Elementary	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Building	Hydronic Piping is welded steeel and soldered copper, appears to be in OK condi ion	3	1970 / 2019	CI		2	2022		40		$ -
276		14	Keller Elementary	7.06	Energy Management Systems (24 volt low voltage)		Building	System is a mix of DDC from 2019 and older pnuema ics from 1970	2	1970/ 2019	CI		2	2022	Replace pnuematic control systems, upgrade to DDC throughout	40		$ -
277		14	Keller Elementary	7.07	Air handler units / ERU - dampers		Rm 173	AHU Tag: BCU-1 Make: AAON Model: V3-BRB-8-0-161C-12P Serial Number: 201807-CJWB03315 CFM: approx 2,000 System Type: Constant Volume Fan and coil types: FC Belt Drive, HW heating/DX Cooling	4	2019	CI	Y27	3	2022		30	27	$ 51,700
278		14	Keller Elementary	7.07	Air handler units / ERU - dampers		Storage 106	AHU Tag: AC-5 Make: Trane Model: BCV036F1A0C1UA3E Serial Number:T07F46200 CFM: approx 1200 System Type: Constant Colume Fan and coil types: Direct Drive AF, HW Heating / DX Cooling	3	2007	CI	Y15	2	2022		30	15	$ 31,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Keller Elementary**				**56,270**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 6,915,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
279		14	Keller Elementary	7.07	Air handler units / ERU - dampers		MECH RM	AHU Tag: AC-2 Make: Trane Model: Climate Changer M-31 Serial Number: K1F199843 CFM: approx 10,000 System Type: Constant Volume Fan and coil types: FC Fan, HW Heating / CHW Cooling Coils	2	1970	CI	Y2	2	2022	Repalce unit with new, include energy recovery, consider using induction displacmeent in classrooms for better IAQ and energy efficiency. Separate GYM space with its own AHU	40	-12	$ 388,300
280		14	Keller Elementary	7.07	Air handler units / ERU - dampers		MECH RM	AHU Tag: AC-3 Make: Trane Model: Climate Changer M-17 Serial Number: K1F199845 CFM: approx 7,000 System Type: Constant Volume Fan and coil types: FC Fan, HW Heating / CHW Cooling Coils	2	1970	CI	Y2	2	2022	Repalce unit with new, include energy recovery, consider using induction displacmeent in classrooms for better IAQ and energy efficiency.	40	-12	$ 271,800
281		14	Keller Elementary	7.07	Air handler units / ERU - dampers		MECH RM	AHU Tag: AC-4 Make: Trane Model: Climate Changer M-31 Serial Number: K1F199844 CFM: approx 10,000 System Type: Constant Volume Fan and coil types: FC Fan, HW Heating / CHW Cooling Coils	2	1970	CI	Y2	2	2022	Repalce unit with new, include energy recovery, consider using induction displacmeent in classrooms for better IAQ and energy efficiency. Separate GYM space with its own AHU	40	-12	$ 388,300
282		14	Keller Elementary	7.07	Air handler units / ERU - dampers		MECH 215	AHU Tag: AC-1 Make: Trane Model: Climate Changer M-17 Serial Number: K1F199842 CFM: approx 7,000 System Type: Constant Volume Fan and coil types: FC Fan, HW Heating / CHW Cooling Coils	2	1970	CI	Y2	2	2022	Repalce unit with new, include energy recovery, consider using induction displacmeent in classrooms for better IAQ and energy efficiency.	40	-12	$ 271,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Keller Elementary**				**56,270**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 6,915,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
283		14	Keller Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		All Rooms	Unit Type: HW Reheat Coils Heating Source: Hot Water Reheat coils that service each space for temp control	2	1970	CI		2	2022	Replace reheat coils, recommend replacing HVAC system with induction displacment at classrooms. Minimum would be to add VAV boxes and replace coils	25	-27	$ 254,800
284		14	Keller Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Varies	Unit Type: Convectors Heating Source: Hot Water	2	1970	CI		2	2022	Replace convectors with new and new controls	25	-27	$ 84,100
285		14	Keller Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Varies	Unit Type: Cabinet Unit Heaters Heating Source: Hot Water Fan Type: Centrifugal	2	1970 / 2019	CI		2	2022	Replace 1970 CUH units and controls	25	####	$ 84,100
286		14	Keller Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Office Area	Unit Type: Fin Tube Radiation Heating Source: Hot Water	4	2019	CI		3	2022		25	22	$ 6,300
287		14	Keller Elementary	7.10	Exhaust fans - PRV / utility sets			Fan Tag: EF-2 Make: Greenheck Model: GB-131-4 Serial Number: 03A17512 Fan Type: Roof Mounted	4	2019	CI		2	2022		25	22	$ 14,600
288		14	Keller Elementary	7.10	Exhaust fans - PRV / utility sets			Fan Tag: EF-3 Make: Greenheck Model: GB-101-4 Serial Number: 03A17481 Fan Type: Roof Mounted	4	2019	CI		2	2022		25	22	$ 14,600
289		14	Keller Elementary	7.10	Exhaust fans - PRV / utility sets			Fan Tag: EF-1 Make: Greenheck Model: GB-141-3 Serial Number: 03A17517 Fan Type: Roof Mounted	4	2019	CI		2	2022		25	22	$ 14,600
290		14	Keller Elementary	7.10	Exhaust fans - PRV / utility sets			Fan Tag: EF-5 Make: Greenheck Model: GB-180-4 Serial Number: 03A17563 Fan Type: Roof Mounted	4	2019	CI		2	2022		25	22	$ 14,600

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Keller Elementary**				**56,270**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 6,915,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
291		14	Keller Elementary	7.10	Exhaust fans - PRV / utility sets			Fan Tag: EF-4 Make: Greenheck Model: GB-240-5 Serial Number: 03A17576 Fan Type: Roof Mounted	4	2019	CI		2	2022		25	22	$ 14,600
292		14	Keller Elementary	7.10	Exhaust fans - PRV / utility sets			Fan Tag:EF-X (Kitchen Hood) Make: Greenheck? Model: Serial Number: Fan Type: Roof Mounted Unit is of wrong type for the kitchen hood. Shoul be an upblast fan	2	2007	CI		2	2022	Replace fan with upblast fan	25	10	$ 32,400
293		14	Keller Elementary	7.15	Air Outlets/Inlets		Classroom areas	Classroom areas have a single slot diffuser for distribution of air. Would recommed changing the system to Induction displacment or at least replace slot diffuser with better supply distribution.	2	1970	CI		2	2022	Replace with new diffusers - minimum scope.	25	-27	$ 109,100
294		14	Keller Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Boiler Room	Chiller Tag: CH-1 Make: Daikin Model: WGZ200DA4NNDPN Serial Number: STNU180500159 Tonnage: 200 System Type: Indoor unit with Air Cooled with split condenser	4	2019	CI	Y22	3	2022		25	22	$ 485,300
295		14	Keller Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Outdoor	Chiller Condenser Tag: CH-1 Make: Daikin Model: ACH110A Serial Number: T18E07739 Tonnage: 200 System Type: Outdoor Condenser	4	2019	CI	Y22	3	2022		25	22	$ 485,300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Keller Elementary**				**56,270**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 6,915,000
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
296		14	Keller Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Outdoor	Condenser Tag: COND-1 (Serves BCU-1) Make: AAON Model: CFA-004-A-A-8-DC00H Serial Number: 201807-CNCC04960 Tonnage: 4 System Type: Condenser for BCU-1 DX Coil	4	2019	CI	Y22	3	2022		25	22	$ 19,400
297		14	Keller Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof	Condenser Tag: COND-5 (Serves AC-5) Make: Trane Model: 2TTA3036A3000AA Serial Number: 72457X43F Tonnage: 3 System Type: Condenser for AC-5 DX Coil	3	2007	CI	Y10	2	2022		25	10	$ 14,600
298		14	Keller Elementary	**8.00**	**Plumbing**						CI							$ -
299		14	Keller Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler RM	Domes ic Water Htg Recirc Pump B&G Series 100-AB	5	2021	CI		2	2022		30		$ 4,000
300		14	Keller Elementary	8.02	Piping (domestic) / labeling / conditioning		Building	Piping appears to be mostly copper. May be some galvanized in other plumbing chases.	2	1970	CI		2	2022		40		$ -
301		14	Keller Elementary	8.08	Plumbing Fixtures		2nd Floor Boys East	(4) Urinals (floor mount with FV) (3) WC's with flush valves (2) Lavs with Metered Faucets Fistures were in OK condi ion	3	unknown	CI		3	2022		30		$ 46,600
302		14	Keller Elementary	8.08	Plumbing Fixtures		2nd Floor Girls East	(6) WC's with flush valves (2) Lavs with Metered Faucets Fistures were in OK condi ion	3	unknown	CI		3	2022		30		$ 41,400

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Keller Elementary**				**56,270**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 6,915,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
303		14	Keller Elementary	8.08	Plumbing Fixtures		2nd Floor Boys West	(1) Urinals (floor mount with FV) (1) WC's with flush valves (1) Lavs with Metered Faucets Fistures were in OK condi ion	3	unknown	CI		3	2022		30		$ 15,500
304		14	Keller Elementary	8.08	Plumbing Fixtures		2nd Floor Girls West	(2) WC's with flush valves (1) Lavs with Metered Faucets Fistures were in OK condi ion	3	unknown	CI		3	2022		30		$ 15,500
305		14	Keller Elementary	8.08	Plumbing Fixtures		2nd Floor SM TLT	(1) WC's with flush valves (1) Lavs with Metered Faucets Fistures were in OK condi ion	4	unknown	CI		3	2022		30		$ 10,300
306		14	Keller Elementary	8.08	Plumbing Fixtures		2nd Floor SM TLT2	(1) WC's with flush valves (1) Lavs with Metered Faucets Fistures were in OK condi ion	4	unknown	CI		3	2022		30		$ 10,300
307		14	Keller Elementary	8.08	Plumbing Fixtures		1st Floor Boys East	(4) Urinals (floor mount with FV) (3) WC's with flush valves (2) Lavs with Metered Faucets Fistures were in OK condi ion	3	unknown	CI		3	2022		30		$ 46,600
308		14	Keller Elementary	8.08	Plumbing Fixtures		1st Floor Girls East	(6) WC's with flush valves (2) Lavs with Metered Faucets Fistures were in OK condi ion	3	unknown	CI		3	2022		30		$ 41,400
309		14	Keller Elementary	8.08	Plumbing Fixtures		1st Floor Boys West	(1) Urinals (floor mount with FV) (1) WC's with flush valves (1) Lavs with Metered Faucets Fistures were in OK condi ion	3	unknown	CI		3	2022		30		$ 15,500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Keller Elementary**				**56,270**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 6,915,000
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
310		14	Keller Elementary	8.08	Plumbing Fixtures		1st Floor Girls West	(2) WC's with flush valves (1) Lavs with Metered Faucets Fistures were in OK condi ion	3	unknown	CI		3	2022		30		$ 15,500
311		14	Keller Elementary	8.08	Plumbing Fixtures		Office Area Tlt Rm	(1) WC's with flush valves (1) Lavs with Metered Faucets Fistures were in OK condi ion	4	2019	CI		3	2022		30		$ 10,300
312		14	Keller Elementary	8.08	Plumbing Fixtures		Classroom Sinks	Stainless steel sinks with faucet and bubbler in classrooms	2	Unknown	CI		2	2022		30		$ 31,100
313		14	Keller Elementary	8.08	Plumbing Fixtures		Community Room Tlt	(1) WC's with flush valves (1) Lavs with Metered Faucets Fistures were in OK condi ion	3	Unknown	CI		2	2022		30		$ -
314		14	Keller Elementary	8.08	Plumbing Fixtures		Gym Toilets and Lavs	(2) WC's with Flush Valves (2) Lavs, 1 per side Fixtures access is blocked from using the locker areas as storage	2	unknown	CI		2	2022	Recommend removing the toilet fixtures and remodeling space into more usable space if not being used for intended func ion.	30		$ -
315		14	Keller Elementary	8.10	Drinking Fountains		Gym Area	(1) Porcelain DF (1) electric EWC	2	unknown	CI		2	2022	Replace Porcelain DF with new EWC	30		$ 14,600
316		14	Keller Elementary	8.10	Drinking Fountains		East Toilet Group Area	(1) Porcelain DF (1) electric EWC with Bottle Fill	3	unknown	CI		2	2022	Replace Porcelain DF with new EWC for ADA	30		$ 14,600
317		14	Keller Elementary	8.10	Drinking Fountains		East Toilet Group Area 2nd Flr	(2) Porcelain DF	2	1970	CI		2	2022	Replace Porcelain DF with new EWC's with bottle fill	30		$ 14,600
318		14	Keller Elementary	8.15	Domes ic Water Heaters		Boiler Room	Make: HTP Model: PH130-55 Serial: 3252005U4213360000189 130,000 BTUH 94% Efficient 141GPH@100 Deg F	5	2021	CI	Y15	3	2022		30		$ 56,600
319		14	Keller Elementary	**9.00**	**Electrical**						CI							$ -
320		14	Keller Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Boiler Rm	2500A, 208V, 3-phase, 4-wire Main Switchboard	4	2019	CI		0	2022	No action required			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Keller Elementary**				**56,270**	**SF**	Ron S, Phil O, Phil O, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 6,915,000
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
321		14	Keller Elementary	9.05	Fire Alarm			Simplex 4010ES Addressable Fire Alarm System	3	2019	CI		0	2022	Replace with Voice Evacuation System if 10% or more of building is remodeled			$ -
322		14	Keller Elementary	9.08	Emergency generators / battery backup systems /			No Emergency Generator in building	3		CI		0	2022	Evaluate emergency power needs	25		$ -
323		14	Keller Elementary	**10.00**	**Lighting**						CI							$ -
324		14	Keller Elementary	10.01	Lighting - Lamps / ballasts / controls		2019 Addition	Lighting is LED fixtures with switches	4	2019	CI		3	2022	Add occupancy sensors for energy efficiency			$ -
325		14	Keller Elementary	10.01	Lighting - Lamps / ballasts / controls		1970 Area of Building	Lighting is Fluorescent fixtures with switches	2	1970	CI		2	2022	Replace Fluorescent Fixtures with LED Fixtures. Add occupancy sensors for energy efficiency	20		$ 352,000
326		14	Keller Elementary	10.01	Lighting - Lamps / ballasts / controls			Building Exterior Monument Sign	2		CI		2	2022	Provide Digital Electronic LED Sign			$ 89,000
327		14	Keller Elementary	10.04	Security Lighting (Exterior)			LED Wall Mouted Exterior Fixtures	4	2019	CI		0	2022	No action required			$ -
328		14	Keller Elementary	10.04	Security Lighting (Exterior)			Exterior emergency lights missing	1		CI		1	2022	Provide exterior emergency lights			$ 26,700
329		14	Keller Elementary	**11.00**	**Technology / Security**						CI							$ -
330		14	Keller Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
331		14	Keller Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 4,900
332		14	Keller Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
333		14	Keller Elementary	11.03	Local Sound systems		Gym	Using portable sound system. Note: the	2		CI		2	2022	Seal door closed or remove amplifier and patch wall.			$ 400
334		14	Keller Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
335		14	Keller Elementary	11.05	Building Paging systems		Building	Good.	4		CI		0	2022	No work			$ -
336		14	Keller Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			$ -
337		14	Keller Elementary	11.06	Handicapped door operators		Main Entry	Handicapped door operators work properly	4		CI		0	2022	No work			$ -
338		14	Keller Elementary	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	3		CI		2	2022	Replace existing Honeywell panel with DMP District standard			$ 16,100
339		14	Keller Elementary	11.07	Burgler Alarm System		Building	A few exterior doors do not have door position	3		CI		2	2022	Add exterior door position contacts			$ 4,900
340		14	Keller Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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KENNEDY ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
  - Slip Hazard/Poor Drainage - Remove and replace concrete sidewalk leading to Door #2 (Student Bus Entrance), regrade area, add trench drain or pipe under concrete sidewalk, then restore disturbed turf areas.
  - OPTIONAL – Redesign and reconstruct south parking lot and access drive to the school's main entrance. (Includes additional drive lane, add retaining walls, expanded concrete sidewalk pavement and reconfigured additional parking lot spaces)
- **Site/Playground Areas**
  - Trash dumpsters are visible by classroom – Construct a fence enclosure surrounding trash dumpsters
  - Playground landscape timbers falling over – remove and reconstruct timber border edging properly.

2 EXTERIOR ENVELOPE

- **Roofs**: Some roof areas should be replaced based on life expectancy
- **Sealant** at bottom of windows at sills is cracked/separating should be resealed, rest of sealant at stone/EIFS should be reviewed for resealing in 6-10 years.

- The low roof above door 8 is not draining properly. A scupper and downspout should be added and FB cleaned.

- **Exterior doors**: Single glazed exterior doors/sidelights should be replaced with insulated glass aluminum entrance systems for energy savings and safety – doors without vestibules should be high priority.

3 INTERIOR

- **Ceilings** throughout need to be replaced as required for mechanical upgrades (replacement of unit ventilators)

- **Original wood doors** are chipped, damaged, have old louvers and non-tempered glass, and should be replaced.

- **Casework**: There is very little built-in casework in the building. The sink cabinets are in poor condition. The other casework is a mix of mobile casework with legs and castors, original to the building, and free-standing pieces, many in poor condition with thin particle board sliding doors, not always well-suited to need. New casework should be provided (mix of more fixed plus mobile), which triggers replacement of floors and painting.

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– **Stair guard/handrails**: Existing stair guardrails are existing non-compliant with current code, with rails at runs below guard height, larger spacing, and no separate handrails. Consider updating to meet current code.

4 FOOD SERVICE

- Provide full kitchen renovation, including walk–in cooler (look at relocating to room next to commons acting as serving area)
- Replace kitchen exhaust system.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers and heating pumps are older (1965) and have exceeded their expected useful life and should be replaced.
- **Air Handlers**
  - The Air Handlers and Unit Ventilator systems are past their useful life and need replacing currently.
- **Chillers and Pumps**
  - The Chiller is an R-22 machine (2005) and should be replaced.
- **Water Heaters**
  - The Water Heater is from 2009 and has a few more years of operation left before replacing.
- **Plumbing**
  - The Plumbing fixtures throughout the building are mostly older and in fair to poor condition with the porcelain drinking fountains, urinals and mop sinks in the worst age/condition and needs to address sewage back-ups at various locations within the building.

6 ELECTRICAL

- **Electric Service**
  - The building is served by a pad mounted 208V, 3-phase 4-wire transformer. This feeds a 1200A, 208V, 3-phase 4-wire Square D switchboard located the Boiler Room in the basement.
- **Switchboards, Panels and Distribution Equipment**
  - The main switchboard back feeds an old 800A, 208V, 3-phase Westinghouse switchboard which serves the 1965 portion of the building.
  - The Square D switchboard and panels are in good condition and do not need any action. The Westinghouse switchboard and panels are in good

functioning condition but are aging and need to be examined frequently.

- **Fire Alarm System**
  - The fire alarm system is an addressable First Alert system located in the Boiler Room.
  - Review the fire alarm system to ensure compliance with current local codes.
  - Replace with Voice Evacuation System if 10% or more of building is remodeled.
- **Emergency Generators / Battery Backup Systems**
  - There is no emergency generator at this building.
  - Review emergency power needs of building to determine type of emergency power required.
- **Lighting – Lamps / Ballasts / Controls**
  - Lighting levels appear to be adequate. Most lighting in building is fluorescent fixtures with switching controls. Stairway landing lights have been changed to LED fixtures.
  - Replace all fluorescent light fixtures with LED type fixtures. Add occupancy sensor controls for energy efficiency.
- **Emergency Lighting / Exit Signs**
  - Emergency lighting and exit signs are fluorescent type.
  - Replace emergency lights and exit signs with LED type.
- **Security Lighting (Exterior)**
  - There are no emergency security exterior lights at building.
  - Provide emergency security exterior lights at all entrances.
- **Parking Lot Lights**
  - Parking lot is lit with pole mounted HID type lights.
  - Replace with pole mounted LED fixtures.

7 TECHNOLOGY

- Technology systems are good.
  - Building paging system does not work in basement.
  - Card readers to two doors on 9th street side of building would add operational efficiency.

KENNEDY ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GEN

1. REPLACE SOME ROOFING AREAS
2. RESEAL JOINTS AT STONE/EIFS IN 6-10 YRS
3. REPLACE CEILINGS MOST AREAS AS REQ FOR MECH VENTILATION UPGRADES
4. REPLACE ORIG 1965 INTERIOR WD DOORS
5. REPLACE ALL LOCKERS IN BUILDING

- FE1a — FINISHES AND EQUIP (CLGS SEPARATE)
- FE1-1a — EQUIP, PATCH FLOORS (CLGS SEPARATE)
- FE3a — PROJECT FINISHES AND EQUIP - ART (CLGS SEPARATE)
- FLR — FLOORING
- T-RE MOD — TOILET REMODEL
- DR — REPLACE DOOR AND FRAME
- KE — KITCHEN EQUIPMENT - HOOD
- C-GR — CODE- REPLACE/REVISE GUARD/HANDRAILS
- R-SC — ROOF - ADD SCUPPER, CLEAN FB

KENNEDY ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. REPLACE SOME ROOFING AREAS
2. RESEAL JOINTS AT STONE/EIFS IN 6-10 YRS
3. REPLACE CEILINGS MOST AREAS AS REQ FOR MECH VENTILATION UPGRADES
4. REPLACE ORIG 1965 INTERIOR WD DOORS
5. REPLACE ALL LOCKERS IN BUILDING

KEY NOTES

- FE1a — FINISHES AND EQUIP (CLGS SEPARATE)
- FE1-1a — EQUIP, PATCH FLOORS (CLGS SEPARATE)
- FLR — FLOORING
- C-GR — CODE- REPLACE/REVISE GUARD/HANDRAILS

KENNEDY ELEMENTARY

FACILITY ANALYSIS

MECHANICAL FIRST FLOOR

ELECTRICAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- (BP) EXISTING BOILER PLANT.
- (AHU) EXISTING AHU.
- (CH) EXISTING CHILLER PLANT.
- (UV) UNIT VENTILATORS - REPLACE WITH NEW HVAC SYSTEMS.

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

- (L1) REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.
- (FACP) REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING.

KENNEDY ELEMENTARY

FACILITY ANALYSIS

MECHANICAL SECOND FLOOR

ELECTRICAL SECOND FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- (BP) EXISTING BOILER PLANT.
- (AHU) EXISTING AHU.
- (CH) REPLACE EXISTING CHILLER PLANT.
- (UV) UNIT VENTILATORS.

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

- (L1) REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.
- (FACP) REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING.

KENNEDY ELEMENTARY

BUILDING AGE

KEY

- 1965
- 1970

FIRST FLOOR

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						47%	$ 147 31	9,222,000	1,2	Cond.					Priority High (1)			$ 5,731,900
198							$ 21 28	1,332,000	3	Cond.					Priority Med (2)			$ 3,950,200
199							$ 0.11	6,800	4,5	Cond.					Priority Low (3)			$ 891,100
200	**Kennedy Elementary**				**62,601**	**SF**	Ron S, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 10,573,200
201																		
202										**Install**						**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Project Cost**
204		**15**									**CI**			**2022**				
205		15	Kennedy Elementary	1.04	0			sample tow to insert			CI		2	2022				$ -
206		15	Kennedy Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		15	Kennedy Elementary	1.01	Asphalt paving		Asphalt Pavement	Per SD's Asphalt Paser Assessment (2+	4		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		15	Kennedy Elementary	1.01	Asphalt paving		South Parking Lot/Pvmnt	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI		2	2022	Clean and fill cracks			$ 1,200
209		15	Kennedy Elementary	1.01	Asphalt paving		South Parking Lot/Pvmnt	Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ 7,000
210		15	Kennedy Elementary	1.01	Asphalt paving		South Parking Lot/Pvmnt	Poor Circulation, amount of parking, & access (Emergency Vehicles Access ???)	3		CI		2	2022	**OPTION:** Reconstruct & Redesign drive lane. parking lot, and circulation. Add Ret-walls, drive lane & Parking			$ 583,300
211		15	Kennedy Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ -
212		15	Kennedy Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 4,500
213		15	Kennedy Elementary	1.02	Concrete walks / curbs		Door #2 - Bus Rider's Access	Drainage Issue - Slip hazard on sidewalk - Poor area drainage	1		CI		1	2022	Remove conc, regrade area (incl turf area) to drain, new concrete, & re-sod. Add Culvert @ drive entry.			$ 38,300
214		15	Kennedy Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
215		15	Kennedy Elementary	2.01	Playgrounds		Play Equipment Border	Landscape timber border is falling over. No double row of imbers were installed.	3		CI		2	2022	Recostruct north landscape timber border edge.			$ 5,500
216		15	Kennedy Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
217		15	Kennedy Elementary	3.05	Storm / Drainage			see comment at door # 2 above			CI		2	2022				$ -
218		15	Kennedy Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
219		15	Kennedy Elementary	4.01	Roofs			Roofing information provided by Owner		1996	CI		0	2022				$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Kennedy Elementary**				**62,601**	**SF**	Ron S, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 10,573,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
220		15	Kennedy Elementary	4.01	Roofs		1	Gravel Surface - BUR	2	1996	CI	Y4	2	2022	Gravel Surface - BUR	30	4	$ 157,400
221		15	Kennedy Elementary	4.01	Roofs		2	Gravel Surface - BUR	2	1995	CI	Y3	2	2022	Gravel Surface - BUR	30	3	$ 284,700
222		15	Kennedy Elementary	4.01	Roofs		3	Gravel Surface - BUR	3	2003	CI	Y11	3	2022	Gravel Surface - BUR	30	11	$ 226,500
223		15	Kennedy Elementary	4.01	Roofs		4	Gravel Surface - BUR	3	2003	CI	Y11	3	2022	Gravel Surface - BUR	30	11	$ 303,400
224		15	Kennedy Elementary	4.01	Roofs		5	Gravel Surface - BUR	2	1995	CI	Y3	2	2022	Gravel Surface - BUR	30	3	$ 1,500
225		15	Kennedy Elementary	4.01	Roofs		6	Gravel Surface - BUR	2	1995	CI	Y3	2	2022	Gravel Surface - BUR	30	3	$ 1,500
226		15	Kennedy Elementary	4.01	Roofs		7	Gravel Surface - BUR	2	1996	CI	Y4	2	2022	Gravel Surface - BUR	30	4	$ 91,700
227		15	Kennedy Elementary	4.01	Roofs		8	Gravel Surface - BUR	2	1996	CI	Y4	2	2022	Gravel Surface - BUR	30	4	$ 6,600
228		15	Kennedy Elementary	4.01	Roofs		9	Gravel Surface - BUR		?	CI	Y10	3	2022	Gravel Surface - BUR		####	$ 12,400
229		15	Kennedy Elementary	4.01	Roofs		Roof over door 8 low roof (+-12'H)	Scupper draining directly down onto wall, creating moldy brick, potential moisture issue for wall	1		CI		1	2022	Revise scupper, add downspout, clean brick			$ 1,500
230		15	Kennedy Elementary	4.02	Wall systems		Building	Face Brick dirty/discolored	2		CI		3	2022	Clean face brick (low priority - aes hetic issue only)			$ 14,300
231		15	Kennedy Elementary	4.02	Wall systems		Building stone sills	stone sills dirty/discolored/moldy	2		CI		3	2022	Clean face brick (low priority - aes hetic issue only)			$ 4,500
232		15	Kennedy Elementary	4.02	Wall systems		Door 2 & 7 entrance lintel, wdw above dr 6	steel lintel starting to rust	2		CI		2	2022	Sand and repaint lintel			$ 300
233		15	Kennedy Elementary	4.02	Wall systems		Door 6 plaster soffit	small hole in plaster, needs repainting	2		CI		2	2022	patch small hole in plaster and repaint area 10 x 3			$ 2,300
234		15	Kennedy Elementary	4.02	Wall systems		N side of 1970 two-story wing	EIFS panels discolored	2		CI		3	2022	Repaint EIFS panels			$ 1,300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Kennedy Elementary**				**62,601**	**SF**	Ron S, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 10,573,200
201										**Install**								**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Life**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
235		15	Kennedy Elementary	4.02	Wall systems	seal	Caulk joints around stone panels around windows and between EIFS panels and stone, and vert joints of stone sills	sealant joints starting to crack at one side, some cracks in face, but still slightly soft	2		CI		3	2022	Reseal in 6-10 years (jt bet stone and EIFS are the worst of these)			$ 26,800
236		15	Kennedy Elementary	4.02	Wall systems	seal	Windows S. side, one at n side	Sealant at sills is cracked (rest of wdw sealant is ok for now)	2		CI		2	2022	Reseal between windows and window sills			$ 5,900
237		15	Kennedy Elementary	4.02	Wall systems	seal	Control joints	Sealant getting hard, microcracks	2		CI		3	2022	Reseal in 6-10 years			$ 100
238		15	Kennedy Elementary	4.03	Tuck pointing / Sealant	TP	Chimney	brick joints need tuckpointing	2		CI		2	2022	Tuckpoint and clean			$ 1,900
239		15	Kennedy Elementary	4.03	Tuck pointing / Sealant	seal	Entrance door 1	Sealant joints are moldy and separating (door repl 6-10 yrs)	1		CI		1	2022	Reseal			$ 300
240		15	Kennedy Elementary	4.04	Doors / Hardware		Ext alum doors 1,2, 6,7,8	Single glazed alum entrance, original , 10' h.	2		CI		3	2022	Replace with insulated alum entrance system (low priority because there are vestibule doors)			$ 146,200
241		15	Kennedy Elementary	4.04	Doors / Hardware		Doors 3 & 4	Single glazed alum entrance, original , 10' h.	2		CI		2	2022	Replace with insulated alum entrance system (med priority - no vestibule doors)			$ 18,300
242		15	Kennedy Elementary	**5.00**	**Interior (Building)**						CI							$ -
243		15	Kennedy Elementary	5.01	Doors / Hardware		1965 wing	Wood doors poor condi ion - chips, etc. non-tempered glass in half-lite, have knobs	2	1965	CI		2	2022	Replace wood doors			$ 117,300
244		15	Kennedy Elementary	5.01	Doors / Hardware		Gym doors	Wood doors with panics in poor condi ion	2	1965	CI		2	2022	Replace wood doors with HM doors with panic hardware			$ 15,900
245		15	Kennedy Elementary	5.01	Doors / Hardware		1970 wing (not all doors, some have been repl)	Wood doors poor condi ion - chips, etc. non-tempered glass in half-lite, have knobs	2	1970	CI		2	2022	Replace wood doors			$ 38,400
246		15	Kennedy Elementary	5.01	Doors / Hardware		two story wing cross-corr doors to commons	Wood doors with panics in poor condi ion	2	1965	CI		2	2022	Replace wood doors with HM doors with panic hardware			$ 23,900
247		15	Kennedy Elementary	5.02	Windows / Door Sidelights		Main Office, Bo h commons	Non-tempered safety glass	2		CI		2	2022	Replace with 1/4" tempered glass			$ 7,200

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Kennedy Elementary**				**62,601**	**SF**	Ron S, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 10,573,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
248		15	Kennedy Elementary	5.03	Flooring / Base		L1: Rm 105A, 109, 113, adj stg, maint rm, 112, main office and princ, Stg 126, 202A, 207A, 111A	VCT fair condi ion, starting to show wear	2		CI		3	2022	Replace VCT.in 6-10 years (plus $7 for moisture mitigation)			$ 35,100
249		15	Kennedy Elementary	5.03	Flooring / Base		L1 Commons 1970 wing, Stg Rms 199A & 120A	VCT poor condiiton, worn, VAT in stg rms	2		CI		3	2022	Replace VCT, plus moisture mitigaiton			$ 47,100
250		15	Kennedy Elementary	5.03	Flooring / Base		L2 Commons 1970 wing, 208A, 209A,212A, 214	VCT poor condiiton, worn	2		CI		3	2022	Replace VCT			$ 20,900
251		15	Kennedy Elementary	5.04	Ceiling / Acous ic Panels		En ire bldg less gym and stage	ACT clgs fair cond (some poor), replace as required by mech systems replacement	1		CI		1	2022	Replace ceilings due to mechanical systems replacement			$ 401,600
252		15	Kennedy Elementary	5.05	Wall Finishes (PT, VWC, etc)		Gym entrance	Orig damaged acoust/tackable wall panels above doorway	2		CI		2	2022	Remove acoustical wall panels and patch/ paint walls			$ 500
253		15	Kennedy Elementary	5.07	Hand, Guardrail / Code Deficiencies		Three main stairs	Aluminum, guards 30 1/2" high at runs (should be 42") w/ +-7" spaces bet,no separate handrails 42 1/2" H. at	2		CI		2	2022	Replace/revise guardrails to achive code requirements			$ 21,000
254		15	Kennedy Elementary	5.07	Hand, Guardrail / Code Deficiencies		Three main stairs	Handrails - aluminum 3" w, no exetnsions	2		CI		2	2022	Replace alum handrails			$ 15,700
255		15	Kennedy Elementary	5.08	Accessibility (ADA)		Main entry secure entry vestibule door to office	This door does not have ADA door clearance on office side.	2		CI		2	2022	Install handicapped automatic door operators on door to mitigate lack of door clearance			$ 9,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Kennedy Elementary**				**62,601**	**SF**	Ron S, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 10,573,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
256		15	Kennedy Elementary	5.10	REMODELING / ADDITIONS		Gang toilets across from office	Finishes OK, boys urinals plug up, no screening of door, girls does not have ADA clearances at door even though one still tries to be accessible, no other truly accessible toilets in building.	1		CI		1	2022	Recommend full remodel of gang toilets and custodial area between due to plumbing failure issues and ADA issues. (Remod w/ plumbing)			$ 258,300
257		15	Kennedy Elementary	5.10	REMODELING / ADDITIONS		Exisitng kitchen	VCT and cswk poor condi ion, inappropriate hood (see kit items)	1		CI		1	2022	Kitchen Remodel (w plumbing), use larger sf to cover reloc to Rm 125 off commons (less potential cooler area)			$ 109,500
258		15	Kennedy Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
259		15	Kennedy Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
260		15	Kennedy Elementary	6.03	Lockers - Corridor		1965 wing lockers L1	Lockers badly rusted on bottom, poor condition	2		CI		2	2022	Replace recessed corrridor lockers (verfiy required hook heights to be appropriate for grades served.			$ 133,900
261		15	Kennedy Elementary	6.03	Lockers - Corridor		1965 wing lockers L2	Lockers badly rusted on bottom, poor condition	2		CI		2	2022	Replace recessed corrridor lockers (verfiy required hook heights to be appropriate for grades served.			$ 80,500
262		15	Kennedy Elementary	6.09	Chalk Board / Marker board		Rm# 105A, 125	Exg chalkboards (when not part of a combo item)	2		CI		2	2022	Replace with markerboards			$ 1,700
263		15	Kennedy Elementary	6.11	Display Cases		Disp Cases near entry	glass is non-tempered	2		CI		3	2022	Replace with tempered safety glass			$ 1,700
264		15	Kennedy Elementary	6.12	Operable Dividing Walls		104/106, 204/206	Operable parti ions, likely original, poor condiiton, base portion delamina ing, seals deteriorated.	2		CI		2	2022	Replace manual paired panel operable par ition			$ 52,500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Kennedy Elementary**				**62,601**	**SF**	Ron S, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 10,573,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
265	combo	15	Kennedy Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1a	1965 L2 classrooms: Rm 102, 104, 106, 107, 110, 114, 116, 118	Cswk only 4' fixed sink cab poor condition, rest mobile or legs cswk fair to poor condition (orig) - 1/4" fiberboard slider doors damaged/don't work well, attached shelving above not efficient usage or space,or misc pieces brought in. VCT fair to poor (rms 114, 116, 118 have VAT), some chlkbds, some covered w/ film doesn't always clean off. ACT fair (but need repl for mech - listed separately)	2		CI		2	2022	Finishes and equipment - elem CR w/ sink (basis 18' cswk), including flooring, boards. (see separate line for ceilings due to mech repl)			$ 296,300
266	combo	15	Kennedy Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1a	Rm 204, 206	Cswk only 4' fixed sink cab poor condition, rest mobile or legs cswk fair to poor condition (orig) - 1/4" fiberboard slider doors damaged/don't work well, attached shelving above not efficient usage or space,or misc pieces brought in. VCT poor, some chlkbds, some covered w/ film doesn't always clean off. ACT fair (but need repl for mech - listed separately)	2		CI		2	2022	Finishes and equipment - elem CR w/ sink (basis 18' cswk), including flooring, boards. (see separate line for ceilings due to mech repl)			$ 60,400
267	combo	15	Kennedy Elementary	6.13	Cabinetry / Counter Tops / Stools	FE3a	Art Rm 105	Orig cswk poor condiiton, VCT poor condi ion.	2		CI		2	2022	Project Finishes and equipment - Art CR cswk w/ sink including flooring, boards. (see separate line for ceilings due to mech repl)			$ 58,700

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Kennedy Elementary**				**62,601**	**SF**	Ron S, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 10,573,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
268	combo	15	Kennedy Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1-1a	1970 L 1 classrooms: 119, 121, 122, 123, 124, include bookrm 120 for future flexibility	Cswk only mobile or legs cswk fair to poor condi ion (orig) (no sink)- 1/4" fiberboard slider doors damaged/don't work well, attached shelving above not efficient usage or space,or misc pieces brought in. VCT/LVT acceptable to good condi ion - patch around new cswk, some chlkbds, some covered w/ film doesn't always clean off. ACT fair (but need repl for mech - listed separately)	2		CI		2	2022	Finishes and equipment - elem CR ((no sink) basis 18' cswk), boards, patch newer floor around cswk. (see separate line for ceilings due to mech repl)			$ 98,800
269	combo	15	Kennedy Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1-1a	1965 & 1970 L 2 classrooms: 202, 203, 205, 207, 208, 209, 210, 211, 212,213	Cswk only mobile or legs cswk fair to poor condi ion (orig) (no sink)- 1/4" fiberboard slider doors damaged/don't work well, attached shelving above not efficient usage or space,or misc pieces brought in. VCT acceptable to good condi ion - patch around new cswk, some chlkbds, some covered w/ film doesn't always clean off. ACT fair (but need repl for mech - listed separately)	2		CI		2	2022	Finishes and equipment - elem CR ((no sink) basis 18' cswk), boards, patch newer floor around cswk. (see separate line for ceilings due to mech repl)			$ 177,800
270		15	Kennedy Elementary	6.13	Cabinetry / Counter Tops / Stools		Sink Cab cswk in commons areas	sink cab in poor condi ion	2		CI		2	2022	Replace sink cab casework, do base and uppers			$ 21,000
271		15	Kennedy Elementary	6.18	Kitchen Equipment		Kitchen	Existing kitchen loca ion next to gym is too small and not adjacent to commons area being used as cafeteria	1		CI		1	2022	Relocate kitchen to Rm 125 next to existing commons/cafeteria (see above for remodel cost)			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Kennedy Elementary**				**62,601**	**SF**	Ron S, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 10,573,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Remain**	**Cost**
272		15	Kennedy Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer may not be NSF	2		CI		3	2022	Replace Chest Freezer			$ 2,300
273		15	Kennedy Elementary	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends	1		CI		1	2022	Replace Shelving			$ 1,400
274		15	Kennedy Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			$ 8,600
275		15	Kennedy Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator undersized, painted - non NSF, lack of overhang, not Type I (Grease Hood) or Type II (Heat and Steam)	1		CI		1	2022	Replace Exhaust Ven ilator (Hood), ductwork, fan, insulation, MUA			$ 101,500
276		15	Kennedy Elementary	6.19	Cold Storage Rooms		Cooler	Refrigerated Storage capacity appears low - no cooler	1		CI		1	2022	Provide Walk-In Cooler Per Food Service Director			$ 49,900
277		15	Kennedy Elementary	6.19	Cold Storage Rooms		Cooler	No current Shelving	1		CI		1	2022	Provide Shelving			$ 3,900
278		15	Kennedy Elementary	**7.00**	**HVAC**						CI							$ -
279		15	Kennedy Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 / B-2 Make: Kewanee Model: LW-60-G Serial Number: M8437 / M7573 MBH: 2,010 each System Type: Hot Water Fuel Type(s): Natural Gas	2	1965	CI	Y2	2	2022	Replace Boiler plant with new to include condensing hot water boilers.	30	-27	$ 442,700
280		15	Kennedy Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Heating Pump: Pump Tag: P-1 Make:B&G Model: 1510-2.5BB-9.375-BF Serial Number: 2073860 GPM/Head (ft): 300gpm/75ft Pump Type: Base Mount	3		CI	Y2	2	2022	Replace when fails, recommend having back-up pump. (pricing is for a pair of pumps)	15		$ 72,800

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200	**Kennedy Elementary**				**62,601**	**SF**	Ron S, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 10,573,200
201 202 203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Remain**	**Projected Project Cost**
281		15	Kennedy Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Heating Boiler Pump: Pump Tag: P-2/3 Make:B&G Model: 1531-1-1.5BB7.5BF Serial Number: 640265 & 640264 GPM/Head (ft): 77gpm/54ft Pump Type: Inline	3		CI	Y2	2	2022		0		$ 45,300
282		15	Kennedy Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Chilled Water Pump: Pump Tag: P-4 / P-5 Make:B&G Model: 1510-3F-9.5-BF Serial Number: 2287636 GPM/Head (ft): 300gpm/80ft Pump Type: Base Mount	3	2005	CI	Y20	2	2022		40	23	$ 72,800
283		15	Kennedy Elementary	7.06	Energy Management Systems (24 volt low voltage)		Building	Mostly pnuema ic controls	2		CI		1	2022	Repalce controls with new DDC Control System	40		$ -
284		15	Kennedy Elementary	7.07	Air handler units / ERU - dampers		Gymnasium	AHU Tag: AHU-1 Make: Unknown Model: Unknown Serial Number: Unknown CFM: Aprox 6.000 System Type: Constant Volume Fan and coil types: HW Heating only	2	1965	CI	Y2	1	2022	Replace AHU with new	30	-27	$ 174,700
285		15	Kennedy Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Main Office	Unit Type: Fan Coil Heating Source: Hot Water DX Cooling in unit (R-22) DX Condenser is Trane Model: TTB…… Unreadable Serial: 22……. Unreadable Tons: 2 Ton Unit?	2	2004	CI	Y2	1	2022	Building is in need of a full ventilation upgrade to all areas of he building.	20	2	$ 40,500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Kennedy Elementary**				**62,601**	**SF**	Ron S, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 10,573,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
286		15	Kennedy Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		IT Data Room	Unit Type: Fan Coil Heating Source: Hot Water DX Cooling in unit (R-22) DX Condenser is Trane Model: 2TTB0042A1000AA Serial: 4204MB93F Tons: 3.5 Ton Unit	2	2004	CI	Y2	1	2022	Building is in need of a full ventilation upgrade to all areas of the building.	20	2	$ 40,500
287		15	Kennedy Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		All Spaces	Unit Type: Unit Ventilator Heating Source (Hot Water) Fan Type Direct Drive FC Units appear to have ben replace once Units have cooling present Estmated replace was 2004?	2	1965 / 1970 / 2004	CI	Y2	1	2022	Replace Unit Vent System with new HVAC system for improved IAQ and energy efficiency. Recommend replacing with induction displacment system. (pricing includes, New Unit, ductwork, terminals, piping) does not includes lights or ceilings.	20		$ 4,070,100
288		15	Kennedy Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Various	Unit Type: Cabinet Unit Heaters Heating Source: Hot Water Fan Type: FC	2	1965 / 1970	CI		1	2022	Replace with new	40	####	$ 168,200
289		15	Kennedy Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Various	Unit Type: Convectors Heating Source: Hot Water	2	1965 / 1970	CI		1	2022	Replace with new	40	####	$ 58,800
290		15	Kennedy Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Various	Unit Type - FTR Heating Source Hot Water	2	1965 / 1970	CI		1	2022	Replace with new.	40	####	$ 4,400
291		15	Kennedy Elementary	7.10	Exhaust fans - PRV / utility sets		2nd Floor Toilet Exh	Fan Tag: Unknown Make:Unknown Model:Unknown Serial Number:Unknown Fan Type: Roof Mounted	2	1970	CI		1	2022	Fan is in Fair Condition, likely beyond its useful life, most fans are in need of replacement.	25	-27	$ 14,600
292		15	Kennedy Elementary	7.10	Exhaust fans - PRV / utility sets		1st Floor Toilet Exh	Fan Tag: Unknown Make:Unknown Model:Unknown Serial Number:Unknown Fan Type: Roof Mounted	2	1970	CI		1	2022	Fan is in Fair Condition, likely beyond its useful life, most fans are in need of replacement.	25	-27	$ 14,600

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Kennedy Elementary**				**62,601**	**SF**	Ron S, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 10,573,200
201 202 203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Remain**	**Projected Project Cost**
293		15	Kennedy Elementary	7.10	Exhaust fans - PRV / utility sets		Jan Closets in 2-story area	Fan Tag: Unknown Make:Unknown Model:Unknown Serial Number:Unknown Fan Type: Roof Mounted	1	1970	CI		1	2022	Fan is broken, needs replacment	25	-27	$ 14,600
294		15	Kennedy Elementary	7.10	Exhaust fans - PRV / utility sets		Gym Locker Room	Fan Tag: Unknown Make:Unknown Model:Unknown Serial Number:Unknown Fan Type: Roof Mounted	2	1965	CI		1	2022	Fan is in Fair Condition, likely beyond its useful life, most fans are in need of replacement.	25	-32	$ 14,600
295		15	Kennedy Elementary	7.10	Exhaust fans - PRV / utility sets		Gym Locker Room	Fan Tag: Unknown Make:Unknown Model:Unknown Serial Number:Unknown Fan Type: Roof Mounted	2	1965	CI		1	2022	Fan is in Fair Condition, likely beyond its useful life, most fans are in need of replacement.	25	-32	$ 14,600
296		15	Kennedy Elementary	7.10	Exhaust fans - PRV / utility sets		Kitchen Hood Exh	Fan Tag: Unknown Make:Unknown Model:Unknown Serial Number:Unknown Fan Type: Roof Mounted	2	1965	CI		1	2022	Fan is in Fair Condition, likely beyond its useful life, most fans are in need of replacement. Unit is not in compliance with current code. Should be an upblast fan.	25	-32	$ 14,600
297		15	Kennedy Elementary	7.10	Exhaust fans - PRV / utility sets		1st Flr Toilets by Main Office	Fan Tag: Unknown Make:Unknown Model:Unknown Serial Number:Unknown Fan Type: Roof Mounted	2	1965	CI		1	2022		25	-32	$ 14,600
298		15	Kennedy Elementary	7.10	Exhaust fans - PRV / utility sets		Toilet Rm by Lounge	Fan Tag: Unknown Make:Unknown Model:Unknown Serial Number:Unknown Fan Type: Roof Mounted	2	1965	CI		1	2022	Fan is in Fair Condition, likely beyond its useful life, most fans are in need of replacement.	25	-32	$ 14,600
299		15	Kennedy Elementary	7.10	Exhaust fans - PRV / utility sets		Lounge Fan	Fan Tag: Unknown Make:Unknown Model:Unknown Serial Number:Unknown Fan Type: Roof Mounted	2	1965	CI		1	2022	Fan is in Fair Condition, likely beyond its useful life, most fans are in need of replacement.	25	-32	$ 14,600
300		15	Kennedy Elementary	7.10	Exhaust fans - PRV / utility sets		Toilet Group by K-Rooms	Fan Tag: Unknown Make:Unknown Model:Unknown Serial Number:Unknown Fan Type: Roof Mounted	2	1965	CI		1	2022	Fan is in Fair Condition, likely beyond its useful life, most fans are in need of replacement.	25	-32	$ 14,600

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200	**Kennedy Elementary**				**62,601**	**SF**	Ron S, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 10,573,200
201																		
202																		
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected Project Cost**
301		15	Kennedy Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Building	Chiller Tag: CH-1 Make: Trane Model: RTAA110AYM01A3D0BDFKN Serial Number: U01D00520 Tonnage: 110 Tons System Type: Air Cooled (R-22 Ref)	2	2005	CI	Y5	2	2022	Repalce Chiller with new. Unit is R-22 refrigerant and approaching life expectancy.	25	8	$ 266,900
302		15	Kennedy Elementary	**8.00**	**Plumbing**						CI							$ -
303		15	Kennedy Elementary	8.02	Piping (domestic) / labeling / conditioning		Building	Domes ic water piping is a mix of copper and galvanize piping. Remove remaining galvanized and replace with copper.	2	1965 / 1970	CI		2	2022		40		$ -
304		15	Kennedy Elementary	8.08	Plumbing Fixtures		Boys 2nd Floor Toilet Room	(5) Floor Mount Urinals with single flush vlave (2) WC's with flush Valves (3) Lavs with Metered Faucets Fixtures in OK condition	3	1970	CI		0	2022		30		$ -
305		15	Kennedy Elementary	8.08	Plumbing Fixtures		Girls 2nd Floor Toilet Room	(4) WC's with flush Valves (3) Lavs with Metered Faucets Fixtures in OK condition	3	1970	CI		0	2022		30		$ -
306		15	Kennedy Elementary	8.08	Plumbing Fixtures		Jan Closet 2nd Floor	(1) porcelain enameled Mop Sink. Sink has plugging issues.	2	1970	CI		1	2022	Review replacing mop sink and piping to fix plugging issues	30		$ 8,100
307		15	Kennedy Elementary	8.08	Plumbing Fixtures		Jan Cloaset 2nd Floor (Roof Access)	(1) porcelain enameled Mop Sink.	2	1965	CI		0	2022		30		$ -
308		15	Kennedy Elementary	8.08	Plumbing Fixtures		1st Floor Boys (1970)	(5) Floor Mount Urinals with single flush vlave (2) WC's with flush Valves (3) Lavs wi h Metered Faucets Fixtures in OK condition	3	1970	CI		0	2022		30		$ -
309		15	Kennedy Elementary	8.08	Plumbing Fixtures		1st Floor Girls (1970)	(4) WC's with flush Valves (3) Lavs wi h Metered Faucets Fixtures in OK condition	3	1970	CI		0	2022		30		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Kennedy Elementary**				**62,601**	**SF**	Ron S, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 10,573,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
310		15	Kennedy Elementary	8.08	Plumbing Fixtures		1st Floor Jan Closet (1970)	(1) porcelain enameled Mop Sink. Sink has plugging issues.	2		CI		2	2022	Repair	30		$ 8,100
311		15	Kennedy Elementary	8.08	Plumbing Fixtures		Storage 111A	Single compartment porcelain enameled sink	1	1965	CI		1	2022	Not in use, remove sink	30		$ 800
312		15	Kennedy Elementary	8.08	Plumbing Fixtures		Boys 1965 by main office	(3) Floor Mount Urinals with single flush vlave (2) WC's with flush Valves (2) Lavs wi h Metered Faucets Notes of any specific issues	2		CI		1	2022	Boys Urinals have clogging issues. Recommend replacing urinals and re-piping. (see remodel in arch above)	30		$ -
313		15	Kennedy Elementary	8.08	Plumbing Fixtures		Girls 1965 by Main Office	(3) WC's with flush Valves (2) Lavs wi h Metered Faucets Fixtures in OK condition	2		CI		0	2022		30		$ -
314		15	Kennedy Elementary	8.08	Plumbing Fixtures		Sm Tlt rm, First Nations room	(1) WC with Flush Valve (1) Lav with metered faucet Fixtures in OK condition	2		CI		0	2022		30		$ -
315		15	Kennedy Elementary	8.08	Plumbing Fixtures		Lounge Room	Stainless steel lounge sink	2		CI		0	2022		30		$ -
316		15	Kennedy Elementary	8.08	Plumbing Fixtures		M/W tlt by Lounge	(1) WC with Flush Valve (1) Lav with metered faucet Fixtures in OK condition	2		CI		2	2022	Lav should be replaced	30		$ -
317		15	Kennedy Elementary	8.08	Plumbing Fixtures		Sm Tlt rm, by 105A	(1) WC with Flush Valve (1) Lav with metered faucet Fixtures in OK condition	2		CI		0	2022		30		$ -
318		15	Kennedy Elementary	8.08	Plumbing Fixtures		K103 tlt	(1) WC with Flush Valve (1) Lav with metered faucet Fixtures in OK condition	2		CI		0	2022		30		$ -
319		15	Kennedy Elementary	8.08	Plumbing Fixtures		K102 tlt	(1) WC with Flush Valve (1) Lav with metered faucet Fixtures in OK condition	2		CI		0	2022		30		$ -

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200	**Kennedy Elementary**				**62,601**	**SF**	Ron S, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 10,573,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
320		15	Kennedy Elementary	8.08	Plumbing Fixtures		Boys by K-Room	(6) Floor Mount Urinals with single flush vlave (2) WC's with flush Valves (2) Lavs with Metered Faucets	3		CI		0	2022		30		$ -
321		15	Kennedy Elementary	8.08	Plumbing Fixtures		Girls by K-room	(6) WC's with flush Valves (2) Lavs with Metered Faucets Fixtures in OK condition	3		CI		0	2022		30		$ -
322		15	Kennedy Elementary	8.08	Plumbing Fixtures		2nd Floor sm toilet Rooms	Each toilet room: (2 rooms) (1) WC with Flush Valve (1) Lav with metered faucet Fixtures in OK condition	2	1965	CI		0	2022		30		$ -
323		15	Kennedy Elementary	8.08	Plumbing Fixtures		Art Room Sinks	(2) Porcelain sinks with gooseneck faucets. Fair Condition	2	1965	CI		2	2022	Sinks should have plaster traps added to them.	30		$ 3,200
324		15	Kennedy Elementary	8.08	Plumbing Fixtures		K103	Stainless Steel Classroom sink with Bubbler Fixture in OK condition	3		CI		0	2022		30		$ -
325		15	Kennedy Elementary	8.10	Drinking Fountains		1970 2nd Floor corridor	(2) EWC's, 1- new wi h bottle fill 1 - old with broken push bar	1		CI		2	2022	Replace EWC wi h broken push bar	30		$ 9,000
326		15	Kennedy Elementary	8.10	Drinking Fountains		1970 1st Floor corridor	(2) EWC's, the EWC'sa are in Fair Condition	3		CI		0	2022		30		$ -
327		15	Kennedy Elementary	8.10	Drinking Fountains		1970 2nd Floor corridor	(1) Green Porcelain DF May have high lead content that is associated with these older fixtures. Recommend replacing	1	1965	CI		1	2022	Replace DF with new EWC	30		$ 9,000
328		15	Kennedy Elementary	8.15	Domestic Water Heaters		Boiler RM	AO Smith Model: BTH-150-100 150,000 BTUH 170.9gph@100 Deg Natural Gas	2	2009	CI	Y5	3	2022	Replace water heater when fails	20		$ 48,500
329		15	Kennedy Elementary	**9.00**	**Electrical**						CI							$ -
330		15	Kennedy Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Boiler Rm	1200A, 208V, 3-phase, 4-wire Square D Main	4	2001	CI		0	2022	No action required			$ -

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200	**Kennedy Elementary**				**62,601**	**SF**	Ron S, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 10,573,200
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
331		15	Kennedy Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Mecahnical RM	800A, 208V, 3-phase, 4-wire Westinghouse	3	1970	CI		0	2022	No action required			$ -
332		15	Kennedy Elementary	9.05	Fire Alarm		Boiler Rm	Addressable First Alert Fire Alarm System	3	2001	CI		0	2022	Replace with Voice Evacuation System if remodelling 10% or more of building			$ -
333		15	Kennedy Elementary	9.08	Emergency generators / battery backup systems /			No Emergency Generator	3		CI		0	2022	Review Emergency Power needs	25		$ -
334		15	Kennedy Elementary	**10.00**	**Lighting**						CI							$ -
335		15	Kennedy Elementary	10.01	Lighting - Lamps / ballasts / controls		All spaces	Lighting is Fluorescent Light Fixtures with switches	2	2001	CI		2	2022	Replace all fluorescent lights with LED fixtures. Add occupancy sensors for energy efficiency.			$ 405,100
336		15	Kennedy Elementary	10.01	Lighting - Lamps / ballasts / controls			Building Exterior Monument Sign	2		CI		2	2022	Provide Digital Electronic LED Monument Sign			$ 89,000
337		15	Kennedy Elementary	10.04	Security Lighting (Exterior)			HID light fixtures	2		CI		2	2022	Replace with LED fixtures			$ 63,100
338		15	Kennedy Elementary	10.04	Security Lighting (Exterior)			Exterior emergency lights missing	1		CI		1	2022	Provide exterior emergency lights			$ 40,100
339		15	Kennedy Elementary	10.05	Parking lot lighting			HID light fixtures	2		CI		2	2022	Replace with LED fixtures			$ 12,900
340		15	Kennedy Elementary	**11.00**	**Technology / Security**						CI							$ -
341		15	Kennedy Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
342		15	Kennedy Elementary	11.01	Stuctured cabling		Building	Data rack in storage has no ven ilation	2		CI		2	2022	Provide ventilation			$ 8,100
343		15	Kennedy Elementary	11.01	Stuctured cabling		Building	Data wall cabinet in office by commons is open to	2		CI		2	2022	Secure cabinet			$ 8,100
344		15	Kennedy Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 4,900
345		15	Kennedy Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
346		15	Kennedy Elementary	11.03	Local Sound systems		Gym	Good	4		CI		0	2022	No work			$ -
347		15	Kennedy Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
348		15	Kennedy Elementary	11.05	Building Paging systems		Building	Good. Paging into basement does not work.	4		CI		2	2022	Fix paging into basement			$ 1,700
349		15	Kennedy Elementary	11.06	Access Control		Building	Good. Requested two additional card readers	4		CI		0	2022	No work			$ -
350		15	Kennedy Elementary	11.06	Handicapped door operators		Main Entry	No handicapped door operators	4		CI		0	2022	No work			$ -
351		15	Kennedy Elementary	11.06	Handicapped door operators		Door 2	Exterior handicapped door operator pushbutton	4		CI		2	2022	Check opera ion			$ 1,700
352		15	Kennedy Elementary	11.06	Handicapped door operators		Door 5	Corey reported hat the exterior Handicapped	4		CI		2	2022	Check opera ion			$ 1,700

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201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
353		15	Kennedy Elementary	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	3		CI		2	2022	Replace existing Honeywell panel with DMP District standard			$ 16,100
354		15	Kennedy Elementary	11.07	Burgler Alarm System		Building	A few exterior doors do not have door position	3		CI		2	2022	Add exterior door position contacts			$ 6,300
355		15	Kennedy Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -
356		15	Kennedy Elementary	11.10	0						CI		2	2022				$ -

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KING CHILDREN'S CENTER FOR ENGINEERING

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
  - Winter slip hazard - Low spot in parking lot pavement out from Door #3 – Remove asphalt, add in trench or area drain, then restore asphalt pavement.
  - Provide additional asphalt pavement at south playground play equipment for proper play and eliminate trip hazard.
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
  - Slip Hazard/Poor Drainage - Remove and replace concrete sidewalk by columns to Door #2 (Teacher/Staff Entrance), regrade area to drain properly (to the west grass area) then restore disturbed turf areas.
- **Site/Playground Areas**
  - South Playground Area – Add retaining wall, regrade area, and then restore disturbed turf areas to prevent bark mulch from getting into area storm catch basin.
- **Athletic Areas (Ball Fields, Tracks, Tennis Courts)**
  - Replace center fence section of backstop, potential trip hazard.

2 EXTERIOR ENVELOPE

- Concrete column bases in poor condition.
  - Repair concrete bases.
  -
- EIFS fascia bird damaged in multiple locations
  - Repair damage, consider bird proof alternatives.
  -

3 INTERIOR

- **VCT** flooring poor conditions multiple rooms. Possible water intrusion.
  - Replace with new VCT & water/vapor mitigation.

-
- Wood **gym floor** poor condition.
  - Refinish wood floor.

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Replace possible non NSF equipment.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers and heating pumps are newer (2017) and are in great condition, the building circulation pumps are older (1991) and are near the end of service life.
- **Air Handlers**
  - The Air Handlers are nearing their useful life (1991), but due to being indoors and good maintenance may serve for another 10+ years before needing replacement.
- **Chillers and Pumps**
  - The Carrier Chiller is an R-22 machine with split outdoor condenser (1991) in poor condition and should be replaced.
- **Water Heaters**
  - The Water Heater is from 1991 and have a few more years of operation left before replacing.
- **Plumbing**
  - The Plumbing fixtures throughout the building are mostly original and in fair condition.

6 ELECTRICAL

- **Electric Service**

  - The building is served by a pad mounted 480V, 3-phase 4-wire transformer installed in 1991. This feeds an 800A, 480 V, 3-phase, 4-wire switchboard located in Electrical Room 165.
  - This is adequate for the building. No action required.
- **Switchboards, Panels, and Distribution Equipment**
  - The switchboard and panels were installed in 1991 and are in good functioning condition.
  - No action required.
- **Fire Alarm System**
  - The fire alarm system is a relatively new addressable Simplex 4010ES system installed in 1991.
  - Review the fire alarm system to ensure compliance with current local codes.
  - Replace fire alarm system with Voice Evacuation System if 10% or more of the building is remodeled.
- **Emergency Generators / Battery Backup Systems**
  - There is an emergency generator at this building.
  - No action required.
- **Lighting – Lamps / Ballasts / Controls**
  - Lighting levels appear to be adequate in all spaces. Lighting is mostly fluorescent fixture with switch controls.
  - Replace all light fixtures with LED type fixtures in all spaces. Add occupancy sensors for control and energy efficiency.
- **Emergency Lighting / Exit Signs**
  - Emergency lighting and exit signs are fluorescent fixtures.
  - Replace with LED type fixtures.
- **Security Lighting (Exterior)**
  - There are Emergency exterior security lights at this building
  - No action required.
- **Parking Lot Lights**
  - Parking lot is lit with LED fixtures
  - No action required.

7 TECHNOLOGY

- Technology systems are good.
  - Location of second floor data cabinet by ladder to roof is inconvenient and potentially dangerous.

KING ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1 - REPLACE DOOR KNOBS WITH LEVER HANDELS TYPICAL.

2 - DEEP CLEAN CT GROUT AT CORRIDORS TYPICAL

KEY NOTES

- VCT — REPLACE POOR CONDITION VCT WITH VCT
- CONC — CONC RESTORATION AT COL BASES
- EIFS — REPAIR BIRD DAMAGED EIFS
- MB — REPLACE CHALK BD WITH MKBD
- CPT — REPLACE POOR COND BROADLOOM WITH CPT TILE
- WD — REFINISH EXISTING WOOD FLOOR
- KE — KITCHEN EQUIPMENT - COOLER

KING ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1 - REPLACE DOOR KNOBS WITH LEVER HANDELS TYPICAL.

2 - DEEP CLEAN CT GROUT AT CORRIDORS TYPICAL

KEY NOTES

- VCT — REPLACE POOR CONDITION VCT WITH VCT
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- CPT — REPLACE POOR COND BROADLOOM WITH CPT TILE
- WD — REFINISH EXISTING WOOD FLOOR

KING ELEMENTARY

MECHANICAL FIRST FLOOR

FACI

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- (BP) EXISTING BOILER PLANT.
- (AHU) EXISTING AHU.
- (CH) REPLACE EXISTING CHILLER PLANT.
- (DBP) DOMESTIC BOOSTER PUMP

ELECTRICAL FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

- (L1) REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.
- (FACP) REPLACE FIRE ALARM SYSTEM WITHVOICE EVACUATION SYSTEM IF REMODELLING 10% OR MORE OF BUILDING.

KING ELEMENTARY

FACILITY ANALYSIS

MECHANICAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

NO MAJOR ITEMS THIS FLOOR

ELECTRICAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

L1 — REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.

FACP — REPLACE FIRE ALARM SYSTEM WITHVOICE EVACUATION SYSTEM IF REMODELLING 10% OR MORE OF BUILDING.

KING ELEMENTARY

BUILDING AGE

KEY

1991

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						12%	$ 35 94	2,232,800	1,2	Cond.					Priority High (1)			$ 422,000
198							$ 38 85	2,413,600	3	Cond.					Priority Med (2)			$ 3,893,300
199							$ 3.67	227,800	4,5	Cond.					Priority Low (3)			$ 558,900
200	**King Elementary**				**62,128**	**SF**	Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 4,874,200
201																		
202										Install			Fnl			Life	Life	Projected
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Remain**	**Project Cost**
204		**16**									**CI**			**2022**				
205		16	King Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		16	King Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		16	King Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2018)(4+ yrs old)	4		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 800
208		16	King Elementary	1.01	Asphalt paving		Playground Ball Toss	Trip Hazard - Asphalt pvmnt doesn't go all the way around play feature	2		CI		2	2022	Add additional asphalt pavement (Factors_ Small project-mobilization)			$ 2,500
209		16	King Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 3,500
210		16	King Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 9,500
211		16	King Elementary	1.02	Concrete walks / curbs		Door #2	Low spot in pavement - Slip Hazard at two outer columns.	1		CI		1	2022	Remove & replace concrete - Remove sod, regrade area to the west, & restore turf area			$ 8,400
212		16	King Elementary	1.02	Concrete walks / curbs		Door #3	According to Amy Elsner - Drainage/Slip Hazard middle of asphalt pvmnt	1		CI		1	2022	Remove asphalt, add in trench drain, connect to CB to the east, repave/repour pvmnt			$ 25,000
213		16	King Elementary	1.03	Curb / Gutter		Door #8 & #9	Entry overhang concrete base of columns are deteriorating - spalling	2		CI		2	2022	Repair concrete base of columns - **SEE ARCH ASSESSMENT SHEET**			$ -
214		16	King Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
215		16	King Elementary	2.01	Playgrounds		Ball Field Backstop Fence	Trip Hazard - Center Fence Section Curled Inward	2		CI		2	2022	Remove & Replace Fence Section (10'x12' Section)			$ 1,500
216		16	King Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
217		16	King Elementary	3.01	Grass / Turf		South Play Equipment	Playground bark mulch getting into storm sewer	2		CI		2	2022	Add retaining wall, regrade area, & restore turf.			$ 7,500
218		16	King Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**King Elementary**				**62,128**	**SF**	Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 4,874,200
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Remain**	**Project Cost**
219		16	King Elementary	4.01	Roofs			Roofing information provided by Owner			CI			2022				$ -
220		16	King Elementary	4.01	Roofs		1	Balasted EPDM	3	1991	CI	Y1	2	2022	replace with gravel surface BUR	30	-1	$ 640,200
221		16	King Elementary	4.01	Roofs		2	Balasted EPDM	3	1991	CI	Y1	2	2022	replace with gravel surface BUR	30	-1	$ 278,300
222		16	King Elementary	4.01	Roofs		3	Standing Seam Met	3	1991	CI	Y9	3	2022	Replace with new Standing seam Roof	40	9	$ 19,500
223		16	King Elementary	4.01	Roofs		4	Standing Seam Met	3	1991	CI	Y9	3	2022	Replace with new Standing seam Roof	40	9	$ 19,500
224		16	King Elementary	4.01	Roofs		5	Standing Seam Met	3	1991	CI	Y9	3	2022	Replace with new Standing seam Roof	40	9	$ 15,700
225		16	King Elementary	4.01	Roofs		6	Standing Seam Met	3	1991	CI	Y9	3	2022	Replace with new Standing seam Roof	40	9	$ 15,700
226		16	King Elementary	4.01	Roofs		7	Standing Seam Met	3	1991	CI	Y9	3	2022	Replace with new Standing seam Roof	40	9	$ 37,400
227		16	King Elementary	4.01	Roofs		8	Standing Seam Met	3	1991	CI	Y9	3	2022	Replace with new Standing seam Roof	40	9	$ 37,400
228		16	King Elementary	4.01	Roofs		9	Standing Seam Met	3	1991	CI	Y9	3	2022	Replace with new Standing seam Roof	40	9	$ 5,900
229		16	King Elementary	4.01	Roofs		10	Standing Seam Met	3	1991	CI	Y9	3	2022	Replace with new Standing seam Roof	40	9	$ 5,900
230		16	King Elementary	4.02	Wall systems			repair +- 40 sf EIFS bird holes consider replace	2		CI		2	2022	Repair			$ 1,500
231		16	King Elementary	4.09	Loading Dock / Ext. Stairs / Railings / Bollards			exterior conc columns need repair at base(12) columns +- 4sf ea	2		CI		2	2022	repair			$ 4,600
232		16	King Elementary	**5.00**	**Interior (Building)**						CI							$ -
233		16	King Elementary	5.01	Doors / Hardware			door knobs	2		CI		2	2022	replace with lever handles for ADA			$ 36,100
234		16	King Elementary	5.03	Flooring / Base		128,129, 130,146, 151	VCT flooring	2		CI		3	2022	replace vct possible water/vapor mitigation			$ 97,500
235		16	King Elementary	5.03	Flooring / Base		131,135,139, 144,162,163	VCT flooring	2		CI		3	2022	replace vct			$ 21,400
236		16	King Elementary	5.03	Flooring / Base		156	wood gym floor	2		CI		2	2022	refinish exg wood fl			$ 29,300
237		16	King Elementary	5.03	Flooring / Base		232	broodloom cpt fl	2		CI		3	2022	replace with cpt tile			$ 5,200
238		16	King Elementary	5.03	Flooring / Base		215,217	VCT flooring	2		CI		3	2022	repail cracked tile provide joint at crack			$ 5,800
239		16	King Elementary	5.06	Tile Applications			deep claen corridor grout joints	2		CI		2	2022	clean grout joints low pressure wash (est .75 to 1.50)			$ 15,100
240		16	King Elementary	5.08	Accessibility (ADA)			no ADA accessible student toilets 3 sets	2		CI		2	2022	replace toiletpartitions in 2sets of toilet rooms (10) 1st and 2nd level remove 1 wc			$ 19,900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**King Elementary**				**62,128**	**SF**	Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 4,874,200
201																		
202																		
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected Project Cost**
241		16	King Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
242		16	King Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
243		16	King Elementary	6.09	Chalk Board / Marker board		128, 129, 130, 139, 141, 142,	existing chalk boards	2		CI		2	2022	replace with new MKBD on exg brackets 4'high			$ 31,700
244		16	King Elementary	6.10	Tack Boards		156	tkbd poor condition	2		CI		2	2022	replace with 4' MKBD			$ 500
245		16	King Elementary	6.13	Cabinetry / Counter Tops / Stools			chipped counter tops sporatic +-10%	2		CI		0	2022	monitor for future replacement			$ -
246		16	King Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer may not be NSF	2		CI		3	2022	Replace Chest Freezer			$ 2,300
247		16	King Elementary	6.18	Kitchen Equipment		Kitchen	Refrigerator/Freezer may not be NSF	2		CI		3	2022	Replace Refrigeraotr/Freezer with Refrigerator			$ 10,300
248		16	King Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator does not extend 6" min on each side over oven and may not be Type I (Grease Hood)	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
249		16	King Elementary	6.19	Cold Storage Rooms		Cooler	Refrigerated Storage capacity appears low	2		CI		2	2022	Provide Walk-In Cooler			$ 49,900
250		16	King Elementary	6.19	Cold Storage Rooms		Cooler	No cold storage shelving	2		CI		2	2022	Provide shelving			$ 3,900
251		16	King Elementary	**7.00**	**HVAC**						CI							$ -
252		16	King Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B1 Make:Fulton Endura Model: EDR-1000 Serial Number: 4990-HFTC MBH (Hea ing Capacity) System Type (Hot Water) Fuel Type(s): Nat Gas	4	2017	CI	Y25	3	2022	Replace boilers when failed	30	25	$ 113,500
253		16	King Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B2 Make:Fulton Endura Model: EDR-1000 Serial Number: 4990-HFTC MBH (Hea ing Capacity) System Type (Hot Water) Fuel Type(s): Nat Gas	4	2017	CI	Y25	3	2022	Replace boilers when failed	30	25	$ 113,500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**King Elementary**				**62,128**	**SF**	Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 4,874,200
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
254		16	King Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Hea ing Pump	Heating Pump: Pump Tag: P-1 Make: TACO Model: VL2507 6.5 Serial Number: GPM/Head (ft): 130, 42' Pump Type: (Inline) 2 HP	2	1991	CI	Y2	2	2022	Replace pump	30	-1	$ 38,800
255		16	King Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Hea ing Pump	Heating Pump: Pump Tag: P-2 Make: TACO Model: VL2507 6.5 Serial Number: GPM/Head (ft): 130, 42' Pump Type: (Inline) 2 HP	2	1991	CI	Y2	2	2022	Replace pump	30	-1	$ 38,800
256		16	King Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Chilled Water	_____ Pump: Pump Tag: P-3 Make: TACO Model: Serial Number: GPM/Head (ft): 320, 42' Pump Type: (Inline) 5 HP	2	1991	CI	Y2	2	2022	Replace pump	30	-1	$ 38,800
257		16	King Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Hea ing Booster	Boiler Pump: Pump Tag: P-4 Make: TACO Model: Serial Number: GPM/Head (ft): 50, 6' Pump Type: (Inline) 1/6 HP	2	1991	CI	Y2	2	2022	Replace pump	30	-1	$ 38,800
258		16	King Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Hea ing Booster	Boiler Pump: Pump Tag: P-5 Make: TACO Model: Serial Number: GPM/Head (ft): 50, 6' Pump Type: (Inline) 1/6 HP	2	1991	CI	Y2	2	2022	Replace pump	30	-1	$ 38,800
259		16	King Elementary	7.06	Energy Management Systems (24 volt low voltage)		Building	Older Automated Logic	2	1991	CI		2	2022	Upgrade energy management system to newest DDC	15	-16	$ 502,500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**King Elementary**				**62,128**	**SF**	Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 4,874,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
260		16	King Elementary	7.07	Air handler units / ERU - dampers		Commons	AHU Tag: AHU-1 Make: CARRIER Model: 39LC08 Serial Number: CFM 3,620 System Type:HOT WATER & CHILLED WATER Fan and coil types:FC, 3 HP	3	1991	CI	Y10	2	2022	Replace or rebuild air handler	40	9	$ 93,700
261		16	King Elementary	7.07	Air handler units / ERU - dampers		Serves Library	AHU Tag: AHU-2 Make: CARRIER Model: 39LC18 Serial Number: CFM 7,250 System Type:HOT WATER & CHILLED WATER Fan and coil types:FC, 5 HP	3	1991	CI	Y10	2	2022	Replace or rebuild air handler	40	9	$ 187,700
262		16	King Elementary	7.07	Air handler units / ERU - dampers		Serves Gymnasium	AHU Tag: AHU-3 Make: CARRIER Model: 39LC10 Serial Number:3091T17965 CFM 4,200 System Type:HOT WATER & CHILLED WATER Fan and coil types:FC, 3 HP	3	1991	CI	Y10	2	2022	Replace or rebuild air handler	40	9	$ 108,700
263		16	King Elementary	7.07	Air handler units / ERU - dampers		Serves Classrooms	AHU Tag: AHU-4 Make: CARRIER Model: 39ED48 Serial Number:22,850 System Type:HOT WATER & CHILLED WATER Fan and coil types:FC, 15 HP	3	1991	CI	Y10	2	2022	Replace or rebuild air handler	40	9	$ 591,500
264		16	King Elementary	7.07	Air handler units / ERU - dampers		Serves Offices	AHU Tag: AHU-5 Make: CARRIER Model: 39LC06 Serial Number: CFM 2,000 System Type:HOT WATER & DX Fan and coil types:FC, 1.5 HP	3	1991	CI	Y10	2	2022	Replace or rebuild air handler and air cooled condensing unit	40	9	$ 62,200

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**King Elementary**				**62,128**	**SF**	Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 4,874,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
265		16	King Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type CABINET UNIT HEATER (7) Heating Source (Hot Water) Fan Type	3	1991	CI		1	2022		25	-6	$ 58,800
266		16	King Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type Unit Heater (2) Heating Source (Hot Water) Fan Type	3	1991	CI		2	2022		25	-6	$ 16,800
267		16	King Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type VAV boxes No coils Heating Source None	2	1991	CI		2	2022		25	-6	$ 196,600
268		16	King Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type VAV Boxes w/ coils Heating Source (Hot Water) Boxes 1, 8, 10, 14, 20, 27 & 29	2	1991	CI		2	2022		25	-6	$ 73,700
269		16	King Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Kiln Room	Unit Type: Electric Unit Heater Heating Source: Elec Make: QMark	2	1991	CI		2	2022		25	-6	$ 10,600
270		16	King Elementary	7.10	Exhaust fans - PRV / utility sets			Fan Tag: Return fans Make: Model: Serial Number: (2) Fan Type: (In-line/Roof Mounted/Utility Set)	3	1991	CI		2	2022		25	-6	$ 68,000
271		16	King Elementary	7.10	Exhaust fans - PRV / utility sets		RM 232	Fan Tag: EF-1 Make: Cook Model: 120-SQI-B Serial Number: Fan Type: (In-line)	3	1991	CI		2	2022		25	-6	$ 14,600
272		16	King Elementary	7.10	Exhaust fans - PRV / utility sets		RM 161	Fan Tag: In-Line Fan EF-6 Make: Cook Model: 120-SQI-B Serial Number: Fan Type: (In-line)	3	1991	CI		2	2022		25	-6	$ 14,600
273		16	King Elementary	7.10	Exhaust fans - PRV / utility sets		Toilet 105	Fan Tag: EF-2 Make: Cook Model: 4-15A Serial Number: Fan Type: (Roof Mounted)	3	1991	CI		2	2022		25	-6	$ 14,600

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**King Elementary**				**62,128**	**SF**	Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 4,874,200
201																		
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Install Orig. /			Fnl			Life	Life	Projected Project
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
274		16	King Elementary	7.10	Exhaust fans - PRV / utility sets		RM 136	Fan Tag: EF-3 Make: Cook Model: GEM-1 Serial Number: Fan Type: (Roof Mounted)	3	1991	CI		2	2022		25	-6	$ 14,600
275		16	King Elementary	7.10	Exhaust fans - PRV / utility sets		RM 137	Fan Tag: EF-4 Make: Cook Model: GEM-1 Serial Number: Fan Type: (Roof Mounted)	3	1991	CI		2	2022		25	-6	$ 14,600
276		16	King Elementary	7.10	Exhaust fans - PRV / utility sets		Kitchen	Fan Tag: EF-5 Make: Cook Model: 135R3B Serial Number: Fan Type: (Roof Mounted)	3	1991	CI		2	2022		25	-6	$ 14,600
277		16	King Elementary	7.10	Exhaust fans - PRV / utility sets		RM 160	Fan Tag: EF-7 Make: Cook Model: 210CKV Serial Number: Fan Type: (Roof Mounted)	3	1991	CI		2	2022		25	-6	$ 14,600
278		16	King Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Boiler Room	Chiller Tag: CH1 Make: CARRIER Model: 30HS160-D600 Serial Number: 1291J02118 Tonnage:132 TON System Type: (Air Cooled - remote condenser)	2	1991	CI	Y2	1	2022	Replace chiller with indoor evaporator and outdoor condenser(s)	25	-6	$ 320,300
279		16	King Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof	Remote air cooled condenser AC 1 Make: Carrier Model: 09DE084 Serial Number: 87 TONS	2	1991	CI	Y2	1	2022	See chiller for cost, units in poor condition	25	-6	$ -
280		16	King Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof	Remote air cooled condenser AC 2 Make: Carrier Model: 09DE084 Serial Number: 87 TONS	2	1991	CI	Y2	1	2022	See chiller for cost, units in poor condition	25	-6	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**King Elementary**				**62,128**	**SF**	Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 4,874,200
201										**Install**			**Fnl**			**Life**	**Life**	**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**						**Exp.**	**Rem**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**ain**	**Cost**
281		16	King Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Serves AHU-5	ACC1, CARRIER MODEL 38TH060600OL, 5 TON, R-22	2	1991	CI	Y2	1	2022	Replace condensing unit. See air handler 5 for cost.	25	-6	$ -
282		16	King Elementary	**8.00**	**Plumbing**						CI							$ -
283		16	King Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Building	Domes ic Water Booster Pump System BP-1 Make: Pentair 60GPM / 75ft head Duplex System	3	1991	CI		0	2022		30		$ -
284		16	King Elementary	8.02	Piping (domestic) / labeling / conditioning		Building	Piping system is Copper	3	1991	CI		0	2022		40		$ -
285		16	King Elementary	8.08	Plumbing Fixtures		Boys 149	(3) Floor Mounted WC w/FV (2) WC's with FV	3	1991	CI		0	2022		30		$ -
286		16	King Elementary	8.08	Plumbing Fixtures		Girls 148	(5) WC's with FV	3	1991	CI		0	2022		30		$ -
287		16	King Elementary	8.08	Plumbing Fixtures		Office Area Tlt Rooms	(1) Floor Mount Tank WC ea (1) Lav w/metered faucet ea	3	1991	CI		0	2022		30		$ -
288		16	King Elementary	8.08	Plumbing Fixtures		K-Rooms Toilets	(1) Floor Mount Tank WC ea	3	1991	CI		0	2022		30		$ -
289		16	King Elementary	8.08	Plumbing Fixtures		1st Floor Classroom Sinks	Stainless Steel Sinks with H/C Faucets	3	1991	CI		0	2022		30		$ -
290		16	King Elementary	8.08	Plumbing Fixtures		2nd Floor Lounge Sink	Stainless Steel Sinks with H/C Faucets	3	1991	CI		0	2022		30		$ -
291		16	King Elementary	8.08	Plumbing Fixtures		Boys 226	(3) Floor Mounted WC w/FV (2) WC's with FV	3	1991	CI		0	2022		30		$ -
292		16	King Elementary	8.08	Plumbing Fixtures		Girls 225	(5) WC's with FV	3	1991	CI		0	2022		30		$ -
293		16	King Elementary	8.08	Plumbing Fixtures		Boys 228	(3) Floor Mounted WC w/FV (2) WC's with FV	2	1991	CI		0	2022		30		$ -
294		16	King Elementary	8.08	Plumbing Fixtures		Girls 227	(5) WC's with FV			CI		0	2022		30		$ -
295		16	King Elementary	8.08	Plumbing Fixtures		2nd Floor Staff Toilets	(1) Floor Mount Tank WC ea (1) Lav w/metered faucet ea	3		CI		0	2022		30		$ -
296		16	King Elementary	8.08	Plumbing Fixtures		1st Floor Kitchen Staff	(1) Floor Mount Tank WC ea	3		CI		0	2022		30		$ -
297		16	King Elementary	8.09	Wash Fountains / showers		1st Floor	Bradley Washfountain - foot operated	2		CI		2	2022	Replace with new wall mount wash sink	30		$ 13,300
298		16	King Elementary	8.09	Wash Fountains / showers		2nd Floor	Bradley Washfountain - foot operated	2		CI		2	2022	Replace with new wall mount wash sink	30		$ 13,300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**King Elementary**				**62,128**	**SF**	Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 4,874,200
201										**Install**			**Fnl**			**Life**	**Life**	**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**						**Exp.**	**Rem**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**ain**	**Cost**
299		16	King Elementary	8.09	Wash Fountains / showers		2nd Floor	Bradley Washfountain - foot operated	2		CI		2	2022	Replace with new wall mount wash sink	30		$ 13,300
300		16	King Elementary	8.10	Drinking Fountains		1st Floor	Stainless steel water coolers, one with bottle filler	3		CI		0	2022		30		$ -
301		16	King Elementary	8.10	Drinking Fountains		2nd Floor	Stainless steel water coolers, one with bottle filler	3		CI		0	2022		30		$ -
302		16	King Elementary	8.15	Domes ic Water Heaters			Existing DHW Unit	2	1991	CI		0	2022		25		$ -
303		16	King Elementary	**9.00**	**Electrical**						CI							$ -
304		16	King Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Electrical Rm 165	800A, 480V, 3-phase, 4-wire Main Switchboard	4	1991	CI		0	2022	No action required.			$ -
305		16	King Elementary	9.05	Fire Alarm			Simplex 4010ES Addressable Fire Alarm	3	1991	CI		0	2022	Replace with Voice Evacuation System if remodelling 10% or more of building.			$ -
306		16	King Elementary	9.08	Emergency generators / battery backup systems /			There is an emergency generator in building	4	1991	CI		0	2022	No action required.	40	9	$ -
307		16	King Elementary	**10.00**	**Lighting**						CI							$ -
308		16	King Elementary	10.01	Lighting - Lamps / ballasts / controls		All Spaces	Lighting is all fluorescent fixtures with switches	2	1991	CI		2	2022	Replace all lights with LED fixtures. Add occupancy sensors for energy efficiency			$ 402,000
309		16	King Elementary	10.01	Lighting - Lamps / ballasts / controls			Building Exterior Monument Sign	2		CI		2	2022	Provide Digital Electronic LED Sign			$ 89,000
310		16	King Elementary	10.04	Security Lighting (Exterior)			Exterior ligh ing is all LED fixtures	4	2019	CI		0	2022	No action required			$ -
311		16	King Elementary	10.05	Parking lot lighting			Parking Lot lighting is LED fixtures	4	2019	CI		0	2022	No action required			$ -
312		16	King Elementary	**11.00**	**Technology / Security**						CI							$ -
313		16	King Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 5,200
314		16	King Elementary	11.01	Stuctured cabling		Building	Cabling good.	4		CI		0	2022	no work			$ -
315		16	King Elementary	11.01	Stuctured cabling		Building	First floor data cabinet is good in library workroom.	4		CI		0	2022	no work			$ -
316		16	King Elementary	11.01	Stuctured cabling		Building	Second floor data rack was not hot but is	3		CI		2	2022	Change door to swing out and lower rack to a proper working height. Would require			$ 16,100
317		16	King Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no change			$ -
318		16	King Elementary	11.03	Local Sound systems		Gym	good	4		CI		0	2022	no work			$ -
319		16	King Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
320		16	King Elementary	11.05	Building Paging systems		Building	Good, equipment is aging and is near end of	3		CI		3	2022	Replace headend electronics when possible.			$ 32,400

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**King Elementary**				**62,128**	**SF**	Ron S, Ted C, Ted C, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 4,874,200
201																		
202										**Install**						**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
321		16	King Elementary	11.06	Access Control		Building	Good	4		CI		0	2022	No work			$ -
322		16	King Elementary	11.06	Handicapped door operators		Main Entry	interior vestibule works properly. Exterior	2		CI		2	2022	Program for proper door coordination			$ 1,700
323		16	King Elementary	11.07	Burgler Alarm System		Building	Good, most exterior doors do not have door	2		CI		2	2022	Add exterior door position contacts			$ 4,400
324		16	King Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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LANGLADE ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
  - Remove and replace broken and deteriorated concrete curb & gutter - Install surmountable curb to facilitate snow removal
- **Site/Playground Areas**
  - Trash dumpsters are visible by classroom – Construct a fence enclosure surrounding trash dumpsters
  - Playground landscape timbers falling over – remove and reconstruct timber border edging properly.

2 EXTERIOR ENVELOPE

- **Wall Systems**
  - **Face brick** at the gymnasium is in poor condition showing excessive cracking, open joints over the majority of the wall. This must be reconstructed to seal the system back up.
  -

- **Sealant** joints at the original portion of the building are dry, cracked and compromised and must be resealed joints.

ATS+R

- Masonry joint on original portion of the building showing decay, the face brick could be damaged by the freeze thaw cycle and need to be **tuckpointed**.
-
- **Windows**
- (2) windows have lintels that are corroded beyond repair, they show rust jacking and should be replaced.

- **Doors**
- Some exterior **HM doors and frames** are rusted and should be replaced with aluminum entrance framing system.

3 INTERIOR

- **Classroom**
  - Classroom casework throughout the majority building and should be replaced, necessitating full casework and associated finishes replacement, including chalkboards.

- **Doors / Hardware**
  - Damaged wood and HM doors in multiple locations should be replaced.

- **Chalkboard / Markerboard**
  - Existing chalkboard in multiple classrooms. Replace with markerboard

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Replace non NSF and rusted equipment. Replace walk-in freezer.

5 MECHANICAL

- **Boilers and Pumps**
  - The two boilers were replaced in 2011 and are in good condition.
- **Air Handlers**
  - The three air handlers are from 2011 and are in good condition. No work is needed at this time.
  - Classrooms have unit ventilators from 2011. No work is needed at this time.
- **Chillers and Pumps**
  - The boilers were replaced in 2011 and are in good condition.
- **Water Heaters**
  - The Bock water heater was installed in 2011 and is in good condition.
- **Plumbing**
  - Plumbing fixtures are from 1994 and are approaching life expectancy.

6 ELECTRICAL

- **Electric Service**
  - The building is served underground from a pad mounted transformer. This feeds relatively new Square D 1000A, 480Y/277V, three-phase distribution switchboard located in the Boiler Room.
  - The electric service is in good shape. No work is required at this time.
- **Electric Switchboards, Panels and Distribution Equipment**
  - 480V is distributed throughout the building and supplies power for mechanical loads. Secondary transformers located in mechanical spaces transform the 480 volts down to 120/208 volts which powers lights and receptacle loads throughout the building.

  - Power distribution system is in good shape. No work is required.
- **Fire Alarm**
  - The fire alarm system is a Simplex 4010 addressable panel located in the Electrical Room.
  - Review the fire alarm system and add fire alarm devices as required to comply with code and ADA requirements.
  - Fire Alarm System will need to be changed to a fire alarm with voice evacuation when 10% or more of the building is renovated
- **Lighting - Lamps / ballasts / controls**
  - Lighting throughout the building is fluorescent type lighting.
  - We recommend that all lighting be upgraded to LED
- **Emergency Lighting / Exit signs**
  - Emergency lights and exit signs are battery operated.
  - It is recommended that the emergency lighting system be tested and additional lights be added where required.
  - Life expectancy of batteries is about 5 years.
  - Batteries should be tested and replaced as required.
  - Exterior emergency egress lighting is required by code and is missing at all exterior doors.
  - Add emergency egress lighting on exterior of building at all exterior doors.

7 TECHNOLOGY

- Technology systems are good.
- Main entrance handicapped door operator needs repair and programming for proper operation.
- Recommend adding card reader system to kitchen entrance.
- Recommend adding card reader to door to courtyard for teachers using the picnic tables.

LANGLADE ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL FIRST FLOOR

GENERAL NOTES

1. REPLACE WINDOW LINTEL (2) TWO LOCATIONS
2. TUCKPOINT FACE BRICK
3. REPLACE DAMAGED FACEBRICK
4. SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED
5. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED

PRIORITY KEY

URGENT	MEDIUM	LOW	
■	■	■	FINISHES
■	■	■	FINISHES AND EQUIPMENT
■	■	■	REMODELING

KEY

- DR — REPLACE DOOR AND FRAME
- VCT — REPLACE VCT
- C-R — CODE - PROVIDE HANDRAIL
- RMDL — REMODELING

- DR — REPLACE DOOR AND FRAME
- KE — KITCHEN REMODEL / KITCHEN EQUIPMENT - SHELVING/FREEZER/COOLER
- FE1 — FINISHES + CASEWORK+ MB/TB
- FE1B — FINISHES + CASEWORK+ MB/TB (NO CEILING)
- FE3 — FINISHES + CASEWORK+ MB/TB (ART)

LANGLADE ELEMENTARY

FACILITY ANALYSIS

MECHANICAL FIRST FLOOR

ELECTRICAL FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- SS — Remove or Relocate Split System. Not Being Used.
- UV — Replace Unit Ventilators
- B — Replace Boilers
- HWP — Replace Hot Water Pumps
- CH — Replace Chiller
- CWP — Replace Chilled Water Pumps
- AHU — Replace Air Handling Units
- WH — Replace Water Heater

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

- L — Replace Lighting
- EG — Provide Emergency Egress Lighting
- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

ATSR

LANGLADE ELEMENTARY

BUILDING AGE

KEY

- 1963
- 1970

FIRST FLOOR

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						19%	$ 59 05	2,759,800	1,2	Cond.					Priority High (1)			$ 345,100
198							$ 29 58	1,382,300	3	Cond.					Priority Med (2)			$ 3,356,400
199							$ 70 57	3,298,400	4,5	Cond.					Priority Low (3)			$ 3,739,000
200	**Langlade Elementary**				**46,738**	**SF**	Ron S, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,440,500
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Rem ain**	**Project Cost**
204		**17**									**CI**			**2022**				
205		17	Langlade Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		17	Langlade Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		17	Langlade Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2013)(9+ yrs old)	3	4	CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		17	Langlade Elementary	1.01	Asphalt paving			Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI		2	2022	Clean and fill cracks			$ -
209		17	Langlade Elementary	1.01	Asphalt paving		Asphalt Pavement	Seal Coating Needed	3		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ 61,300
210		17	Langlade Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 8,500
211		17	Langlade Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 48,600
212		17	Langlade Elementary	1.02	Concrete walks / curbs		West Parking Lot - South Curb line	Curb line broken and deteriorating - Due to snow removal	2		CI		2	2022	Remove & replace conc. Curb w/ surmountable type curb			$ 7,000
213		17	Langlade Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
214		17	Langlade Elementary	2.01	Playgrounds		Timber Edging	Timber edging falling over, deteriorating and/or	2		CI		2	2022	replace imber playground edging			$ 33,300
215		17	Langlade Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
216		17	Langlade Elementary	3.01	Grass / Turf			no comments this section			CI		2	2022				$ -
217		17	Langlade Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
218		17	Langlade Elementary	4.01	Roofs			Roofing information provided by Owner			CI		0	2022				$ -
219		17	Langlade Elementary	4.01	Roofs	Section	1	Gravel Surface - BUR	3	2000	CI	Y8	3	2022	Built up Roofing	30	8	$ 263,700
220		17	Langlade Elementary	4.01	Roofs		2	Gravel Surface - BUR	3	2000	CI	Y8	3	2022	Built up Roofing	30	8	$ 79,600
221		17	Langlade Elementary	4.01	Roofs		3	Gravel Surface - BUR	3	1997	CI	Y5	2	2022	Built up Roofing	30	5	$ 383,000

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200	**Langlade Elementary**				**46,738**	**SF**	Ron S, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,440,500
201																		
202										Install			Fnl			Life	Life	Projected
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
222		17	Langlade Elementary	4.01	Roofs		4	Gravel Surface - BUR	3	1997	CI	Y5	2	2022	Built up Roofing	30	5	$ 102,300
223		17	Langlade Elementary	4.01	Roofs		5	Gravel Surface - BUR	3	2000	CI	Y8	3	2022	Built up Roofing	30	8	$ 73,000
224		17	Langlade Elementary	4.01	Roofs		6	Gravel Surface - BUR	3	2000	CI	Y8	3	2022	Built up Roofing	30	8	$ 264,600
225		17	Langlade Elementary	4.01	Roofs		7	Gravel Surface - BUR	3	2000	CI	Y8	3	2022	Built up Roofing	30	8	$ 49,700
226		17	Langlade Elementary	4.01	Roofs		8	Gravel Surface - BUR	3	2000	CI	Y8	3	2022	Built up Roofing	30	8	$ 77,900
227		17	Langlade Elementary	4.01	Roofs		9	Gravel Surface - BUR	3	2012	CI	Y20	3	2022	Built up Roofing	30	20	$ 14,300
228		17	Langlade Elementary	4.02	Wall systems		North Elevation	Window Lintel- heavy rust and corrosion. The	1		CI		1	2022	Replace steel lintel. Repair wall flashing behind. Repair facebrick and joints.			$ 8,300
229		17	Langlade Elementary	4.02	Wall systems		East Elevation (RM111)	Window Lintel- heavy rust and corrosion. The	1		CI		1	2022	Replace steel lintel. Repair facebrick and joints. Reseal all joints			$ 11,000
230		17	Langlade Elementary	4.02	Wall systems		North, East, West Elevation	Major Facebrick failure at the north, east and west	1		CI		1	2022	Reconstruct 30% of wall surface.			$ 96,400
231		17	Langlade Elementary	4.03	Tuck pointing / Sealant		Near he ADA lift	Expansion Joint water infiltration	1		CI		1	2022	Reseal deck, wall and floor			$ 2,100
232		17	Langlade Elementary	4.03	Tuck pointing / Sealant		East elevation (RM111)	Mechanical unit piping not sealed properly at the	1		CI		1	2022	Reseal piping			$ -
233		17	Langlade Elementary	4.03	Tuck pointing / Sealant		North, East, West Elevation	Compromised masonry joints. Mortar joints are	1		CI		1	2022	Tuckpoint 70% of wall surface			$ 102,700
234		17	Langlade Elementary	4.03	Tuck pointing / Sealant		East Elevation (RM126) High	Compromised masonry joints. Mortar joints are	1		CI		1	2022	Tuckpoint 33% of wall surface			$ 5,400
235		17	Langlade Elementary	4.03	Tuck pointing / Sealant		North Elevation	Compromised masonry joints. Mortar joints are	1		CI		1	1	Tuckpoint 50% of wall surface			$ -
236		17	Langlade Elementary	4.03	Tuck pointing / Sealant		En ire perimeter	(124) Sealant joints cracked and open	1		CI		1	2022	Provide new sealant			$ 25,800
237		17	Langlade Elementary	4.03	Tuck pointing / Sealant		Metal panel canopies	Sealant joints cracked and separated from	1		CI		1	2022	Provide new sealant			$ 300
238		17	Langlade Elementary	4.04	Doors / Hardware		Door #4 Door #5	Heavy salt damage. HM Door and frame rus ing.	2		CI		2	2022	Remove existing and provide new aluminum entrance system and transom			$ 73,000
239		17	Langlade Elementary	4.04	Doors / Hardware		125	Heavy salt damage. HM Door and frame rus ing.	2		CI		2	2022	Remove existing and provide new HM door.			$ 5,000
240		17	Langlade Elementary	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Dumpster Container Area	Dumpsters are visible to classroom	2		CI		2	2022	Provide enclosure around dumpsters			$ 20,000
241		17	Langlade Elementary	**5.00**	**Interior (Building)**						CI							$ -
242		17	Langlade Elementary	5.01	Doors / Hardware		Building wide	(24) Interior wood veneer door. Heavy scratches, chipped veneer, delamina ion and discoloring.	2		CI		2	2022	Remove existing door and replace with wood door.			$ 54,200

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Langlade Elementary**				**46,738**	**SF**	Ron S, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,440,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
243		17	Langlade Elementary	5.01	Doors / Hardware		Interior Vestibule Doors #4 Doors #5 Doors #6	Interior wood veneer door and HM frame. Heavy scratches, chipped veneer, delamina ion and	2		CI		2	2022	Remove existing door and replace with HM door wi h panic			$ 31,900
244		17	Langlade Elementary	5.03	Flooring / Base		Rm #109	VAT 9x9 poor condi ion	2		CI		3	2022	remove existing VAT and provide VCT			$ 1,700
245		17	Langlade Elementary	5.04	Ceiling / Acous ic Panels		(4) Toilet Rooms	(1x1) Z spline ACT aged and stained in places.	2		CI		2	2022	Replace ACT in existing grid			$ 12,600
246		17	Langlade Elementary	5.04	Ceiling / Acous ic Panels		125 Kitchen	(1x1) Z spline ACT aged and stained in places.	1		CI		2	2022	Replace with VACT			$ 4,900
247		17	Langlade Elementary	5.07	Hand, Guardrail / Code Deficiencies		Ramp Near at Main Entry	Interior ramp no handrails	2		CI		2	2022	Provide aluminum handrail			$ 4,000
248		17	Langlade Elementary	5.07	Hand, Guardrail / Code Deficiencies		Ramp to Kindergarten	Interior ramp no handrails	2		CI		2	2022	Provide aluminum handrail			$ 3,000
249		17	Langlade Elementary	5.10	REMODELING / ADDITIONS		125 Kitchen	Architectural renovations to accomidate freezer replacement	2		CI		2	2022	Major Remodeling with plumbing			$ 257,400
250		17	Langlade Elementary	5.10	REMODELING / ADDITIONS		129, 130, 131, 131a Student services	Architectural renovations - existing demountable parti ions acoustic issues. ACT ceilings, Wood casework work and damage. Carpet Floors good.	2		CI		2	2022	Moderate Remodeling			$ 173,900
251		17	Langlade Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
252		17	Langlade Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
253	combo	17	Langlade Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1	(K) 104, 106, 110, 111, 112, 113, 114, 115, 117, 118, 119, 132, 135, 136, 137, 138	Wood Laminate Casework - 2 Showing chipping delamination, excessive staining and scraching. ACT Stained, aged, discolored, roof leak damage (VCT)	2		CI		2	2022	Finishes+Cswk +MB/TB			$ 685,500
254	combo	17	Langlade Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1	121, 122, 123	Wood Laminate Casework - 2 Showing chipping delamination, excessive staining and scraching. ACT Stained, aged, discolored, roof leak damage (VCT) Possible HOT materials	2		CI		2	2022	Finishes+Cswk +MB/TB			$ 116,500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Langlade Elementary**				**46,738**	**SF**	Ron S, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,440,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
255	combo	17	Langlade Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1a	124	Wood Laminate Casework - 2 Showing chipping delamination, excessive staining and scraching. ACT Stained, aged, discolored, roof leak damage (VCT) Possible HOT materials	2		CI		2	2022	Finishes (less clg) +Cswk +MB/TB			$ 24,000
256	combo	17	Langlade Elementary	6.13	Cabinetry / Counter Tops / Stools	FE3	134 (art)	Wood Laminate Casework - 2 Showing chipping delamination, excessive staining and scraching. ACT Stained, aged, discolored, roof leak damage (VCT)	2		CI		2	2022	Finishes+ Project Cswk +MB/TB			$ 61,400
257		17	Langlade Elementary	6.14	Cubbies / Hook Strips		(112-118)Hallway	Wood cubbies, hooks and selves very worn, deep sratches, finish coming off, staining	2		CI		2	2022	Remove existing and provide shelf and hook casework			$ 69,000
258		17	Langlade Elementary	6.14	Cubbies / Hook Strips		(121-124)Hallway	Wood cubbies, hooks and selves very worn, deep sratches, finish coming off, staining	2		CI		2	2022	Remove existing and provide shelf and hook casework			$ 63,300
259		17	Langlade Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer may not be NSF	2		CI		3	2022	Replace Chest Freezer			$ 2,300
260		17	Langlade Elementary	6.18	Kitchen Equipment		Kitchen	Wood Shelves at Custodial Closet	2		CI		2	2022	Replace Shelving			$ 1,000
261		17	Langlade Elementary	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends	2		CI		2	2022	Replace Shelving			$ 1,000
262		17	Langlade Elementary	6.18	Kitchen Equipment		Kitchen	Serving Counter at pass through has rusty legs	2		CI		2	2022	Replace legs and crossrails			$ 2,200
263		17	Langlade Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator may not be Type I (Grease	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK.			$ -
264		17	Langlade Elementary	6.18	Kitchen Equipment		Kitchen	Scullery Sink has rusted legs and crossrails	2		CI		2	2022	Replace legs and crossrails			$ 3,900
265		17	Langlade Elementary	6.19	Cold Storage Rooms		Cooler	Rusted floor at Cooler, Freezer not operating, wood ramp at cooler exterior	2		CI		2	2022	Replace Walk-in Cooler			$ 70,300
266		17	Langlade Elementary	6.19	Cold Storage Rooms		Cooler	Shelving has some rust	2		CI		2	2022	Replace rusted shelving			$ 900
267		17	Langlade Elementary	**7.00**	**HVAC**						CI							$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Langlade Elementary**				**46,738**	**SF**	Ron S, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,440,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
268		17	Langlade Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 & B-2 Make: DeDietrich Boilers Model: GT339A Serial Number: U10001 1313031100015 & U10001 1313031100016 MBH (Hea ing Capacity): 1229 MBH System Type (Hot Water) Fuel Type(s): Nat Gas	4	2011	CI	Y19	3	2022		30	19	$ 283,800
269		17	Langlade Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Mech Rooms	All VFDs are Updated Yaskawa VFDs	4	2011	CI		3	2022		15	4	$ -
270		17	Langlade Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Boiler Pumps: (2X) Pump Tag: P-1 & P-2 Make: Bell & Gossett Model: 2X5.25 4.25 BF Serial Number: C128785-02E11 & C128785-01E11 GPM/Head (ft): 85GPM/15ft. Pump Type: (Inline)	4	2011	CI	Y19	3	2022		30	19	$ -
271		17	Langlade Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Hot Water System Pump: (2X) Pump Tag: P-3 & P-4 Make: B&G Model: 1510 BP 8.875 Serial Number: C128784-01E11 & C128784-02E11 GPM/Head (ft): 170/75ft. Pump Type: (Base Mount)	4	2011	CI	Y19	3	2022		30	19	$ -
272		17	Langlade Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Chiller Pump: Pump Tag: P-2 Make: B&G Model: 1510 BF 10 375 Serial Number: C128783-01E11 GPM/Head (ft): 165/105ft Pump Type: (Base Mount)	4	2011	CI	Y19	3	2022		30	19	$ -
273		17	Langlade Elementary	7.06	Energy Management Systems (24 volt low voltage)		Building Management Room	Automated Logic DDC Controls	4	2011	CI		2	2022	Replace Controls	15	4	$ 378,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Langlade Elementary**				**46,738**	**SF**	Ron S, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,440,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
274		17	Langlade Elementary	7.07	Air handler units / ERU - dampers		Ceiling of Main Office (Serves 100, 100A, 101, 102)	AHU Tag: BLC-1 Make: Trane Model: BCHC054A1**A16A4G000000B000000000000000 Serial Number: No Serial Number Found CFM (total airflow): 1525 System Type: Blower Coil Fan and coil types: Direct Drive fan, Hot water heating coil, DX Cooling. Unit is in very good condi ion.	4	2011	CI	Y29	3	2022		40	29	$ 47,000
275		17	Langlade Elementary	7.07	Air handler units / ERU - dampers		Mech Room 127 (Serves Gym)	AHU Tag: HV-1 Make: Trane Model: CSIA017 Serial Number: No Serial Number Found CFM (total airflow): 8000 CFM System Type: Indoor AHU Fan and coil types: Belt-Drive Plenum Fan, Hot Water Heating	4	2011	CI	Y29	3	2022		40	29	$ 207,000
276		17	Langlade Elementary	7.07	Air handler units / ERU - dampers		Ceiling of Lounge 127 (Serves Lound 127)	AHU Tag: AHU-3 Make: Greenheck Model: MSCF-30L-FC-10 Serial Number: 15032044 CFM (total airflow): Exact CFM Not Known System Type: Ceiling AHU Fan and coil types: Hot Water Heating and Chilled Water Cooling	4	2011	CI	Y19	3	2022		30	19	$ 129,400
277		17	Langlade Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		En ire Building	Cabinet unit heaters and finned tube radiation are in good condition	4	2011	CI		3	2022		25	14	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Langlade Elementary**				**46,738**	**SF**	Ron S, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,440,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
278		17	Langlade Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Classrooms (104, 106, 112-124, & 129-138)	Unit Type: Unit Ventilator Make: Trane Model: VUVE (0750, 1250, 1500) Heating Source (Hot Water) Chilled Water cooling coil. Unit ven ilators are in good condition	4	2011	CI	Y19	3	2022	(Pricing does not include ceilings, casework & lighting)	25	14	$ 2,006,000
279		17	Langlade Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Exhaust fans on roof are Greenheck and are in good condition.	4	2011	CI		3	2022		25	14	$ -
280		17	Langlade Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Outside Building	Chiller Tag: GC-1 Make: Trane Model: CGAM 070F 2D02 AXD2 A1a1 A1AX XA1C 1AXA Serial Number: U11F23519 Tonnage: 70 Tons System Type: (Air Cooled)	4	2011	CI	Y12	3	2022		25	14	$ 135,800
281		17	Langlade Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves BLC-1)	Condensing Unit Tag: CCU-1 Make: Trane Model: 4TTR5042E1000A Serial: 10521K8F5F Refrigerant: 410A Capacity: 3.5 Tons	4	2011	CI	Y12	3	2022		25	14	$ 14,200
282		17	Langlade Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Split System on roof (Serves Art 134)	Condensing Unit on roof. Currently not being used because it serves art room. It used to serve Computer Lab. Model: Mitsubishi Make: Cannot Read Tag	2	1970?	CI	Y2	2	2022	Remove Or Relocate Split System where needed	25	####	$ 20,300
283		17	Langlade Elementary	**8.00**	**Plumbing**						CI							$ -
284		17	Langlade Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Hot Water Recirc Pump Pump Tag: Recirc Pump Make: B&G Model: PI-36B Serial Number: 1BL003LF Pump Type: (Inline)	4	2011	CI		3	2022		30		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Langlade Elementary**				**46,738**	**SF**	Ron S, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,440,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
285		17	Langlade Elementary	8.08	Plumbing Fixtures		Kindergarten restrooms	4 push faucet lavs and 4 flush valve water closets. Very good condition	4		CI			2022		30		$ -
286		17	Langlade Elementary	8.08	Plumbing Fixtures		Toilet groups Across from 110	6 group flush floor mounted urinals and, 12 flush valve, wall mounted water closets, 10 push faucet sinks. Urinals are in poor condi ion. Water closets and sinks are in good condition.	2		CI			2022	Replace Urinals	30		$ -
287		17	Langlade Elementary	8.08	Plumbing Fixtures		Toilet Groups next to 129	group flush floor mounted urinals, flush valve, wall mounted water closets, push button sinks. Urinals are in poor condi ion. Water closets and faucets are in good condition.	2		CI			2022	Replace Urinals	30		$ -
288		17	Langlade Elementary	8.08	Plumbing Fixtures		Lounge 127 Restrooms	Sensor faucet lav and floor mounted flush valve water closet. Wall mounted shower. acceptable condition.	3		CI			2022		30		$ -
289		17	Langlade Elementary	8.08	Plumbing Fixtures		Kindergarten rooms	Classroom sink and bubbler in poor condition	2		CI			2022	Replace sink and bubbler	30		$ -
290		17	Langlade Elementary	8.08	Plumbing Fixtures		Classrooms Sinks	Classroom sinks are in good condition	4		CI			2022		30		$ -
291		17	Langlade Elementary	8.10	Drinking Fountains			Water Coolers are in good condition.	3		CI			2022	Replace water coolers	30		$ -
292		17	Langlade Elementary	8.11	Fire suppression- source / pumps / distribution / heads		Building	Building has no existing fire suppression system.	2	2011	CI		2	2022	Install new fire suppression system.	25		$ 272,200
293		17	Langlade Elementary	8.15	Domes ic Water Heaters		Boiler Room	Bock Water Heater Model: OT199N Storage: 99 Gallons Input: 199,000 BTU/Hr	4	2011	CI	Y3	3	2022		25	14	$ 89,000
294		17	Langlade Elementary	**9.00**	**Electrical**						CI							$ -
295		17	Langlade Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Elec Rm	1000A/480Y/277V Main Service Switchboard	3		CI		0	2022	No action required			$ -
296		17	Langlade Elementary	9.05	Fire Alarm		Elec Rm	Addressible Fire Alarm Simplex 4010	3		CI		0	2022	Replace with Fire Alarm w/ Voice Evacuation if doing more han 10% renovations			$ -
297		17	Langlade Elementary	**10.00**	**Lighting**						CI							$ -

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200	**Langlade Elementary**				**46,738**	**SF**	Ron S, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 7,440,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
298		17	Langlade Elementary	10.01	Lighting - Lamps / ballasts / controls		Throughout Bldg	Fluorescent Ligh ing	2		CI		2	2022	Replace with LED			$ 302,500
299		17	Langlade Elementary	10.02	Emergency Lighting / Exit signs		Throughout Bldg	Some Exit signs are fluorescent and areas of	2		CI		2	2022	Verify light levels along all exit paths and add units as required and replace			$ 11,400
300		17	Langlade Elementary	10.02	Emergency Lighting / Exit signs		Throughout Bldg	Units are battery powered EM lights and	2		CI		2	2022	Test units ard replace batteries as required			$ 11,400
301		17	Langlade Elementary	10.04	Security Lighting (Exterior)		Exterior	Emergency egress lighting missing	1		CI		1	2022	Add battery operated egress ligh ing at all exterior doors			$ 44,500
302		17	Langlade Elementary	**11.00**	**Technology / Security**						CI							$ -
303		17	Langlade Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 5,200
304		17	Langlade Elementary	11.01	Stuctured cabling		Building	Good. IDF in Art classroom is open and could be tampered wi h.	4		CI		0	2022	no work			$ -
305		17	Langlade Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
306		17	Langlade Elementary	11.03	Local Sound systems		Gym	Good. (1) Shure T88C system, 192 MHz.	4		CI		0	2022	no work			$ -
307		17	Langlade Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
308		17	Langlade Elementary	11.05	Building Paging systems		Building	Fair. System old . Have recently had problems,	4		CI		0	2022	No work			$ -
309		17	Langlade Elementary	11.06	Access Control		Building	Good. Two additional card readers requested :	4		CI		2	2022	add 2 card readers			$ 8,100
310		17	Langlade Elementary	11.06	Handicapped door operators		Main Entry	Inside pushbutton does not work. Outside HC	3		CI		2	2022	Repair and program handicapped door operation			$ 4,900
311		17	Langlade Elementary	11.07	Burgler Alarm System		Building	Good	4		CI		0	2022	no work			$ -
312		17	Langlade Elementary	11.07	Burgler Alarm System		Building	many exterior doors do not have door position	3		CI		2	2022	Add exterior door position contacts			$ 6,300
313		17	Langlade Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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LINCOLN ELEMENTARY

1 SITE

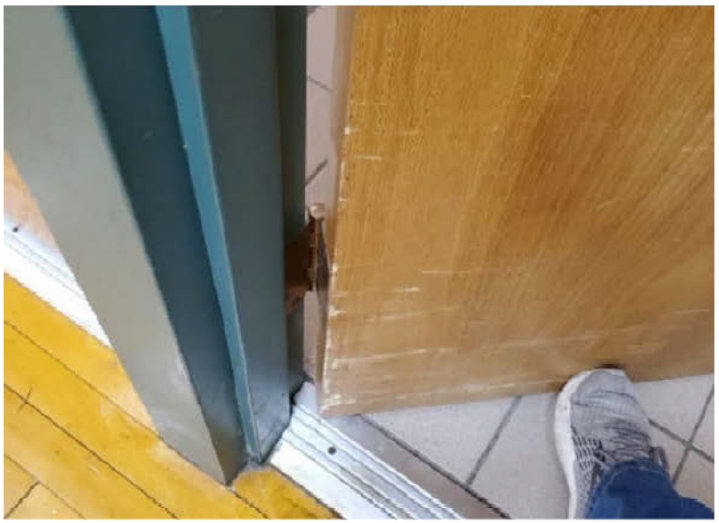
- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
  - Remove and replace broken and damaged monolithic concrete curb & sidewalk pavement
- Remove and replace spalling & pitted concrete pavement at Door #3
- **Site/Playground Areas**
  - Remove and replace deteriorated and splintering playground timber edging.

2 EXTERIOR ENVELOPE

- **Roofing**: Some roof areas should be replaced based on life expectancy
- **Canopy**: Damage to EIFS canopy – repair and recoat.
- **Sealants**: In 6-10 years replace exterior sealant at control joints, windows, etc.

3 INTERIOR

- **Doors**: Replace heavy use wood interior doors (monitor typ classroom doors for future replacement)



- **Casework**: Existing casework is a mixture of 1958 and 1993 era; it will likely need replacement in 6-10 years, along with associated flooring and painting.

- **Chalkboards:** Replace chalkboards with markerboards.
- **Lockers**: Lockers should be replaced in 6-10 years as needed based on usage.

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
- Replace non-NSF and rusted equipment.

1 MECHANICAL

- **Boilers and Pumps**
  - The boilers and heating pumps are original and at the end of the expected useful life.
- **Air Handlers**
  - Three of the four Air Handlers have R-22 DX condensing units that need replacing.
- **Chillers and Pumps**
  - No Chiller. See DX condensing units
- **Water Heaters**
  - The Water Heater was replaced in 2012 with a Condensing water heater.
- **Plumbing**
  - The Plumbing fixtures are in fair to good condition.

2 ELECTRICAL

- **Electric Service**
- The electric service is 28 years old. The switchboard should be replaced within the next 5-10 years

- **Electric Switchboards, Panels and Distribution Equipment**
  - The panels and distribution panels are all around 28 years old. The switchboard should be replaced within the next 5-10 years
- **Fire Alarm**
  - The fire alarm system is a Simplex 4010 addressable system
  - Review the fire alarm system to ensure compliance with current local codes.

  - Fire Alarm System will need to be changed to a fire alarm with voice evacuation when 10% or more of the building is renovated
- **Lighting - Lamps / ballasts / controls**
  - A portion of the building lighting is fluorescent (with the exception of rooms 154,205, and the teaching studio areas
  - We recommend that all fluorescent lighting be upgraded to LED
- **Exterior and building Lighting -**
  - The exterior and parking lot light fixtures are LED
- **Emergency Lighting / Exit signs**
  - Emergency lights and exit signs are on the emergency generator
  - Add emergency egress lighting on exterior of building at all exterior doors.

5 TECHNOLOGY

- Technology systems are good.
  - Main entrance exterior handicapped door operators work properly. Interior vestibule handicapped doors do not work.

LINCOLN ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
FIRST FLOOR

G

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

1. SOME ROOF AREAS SHOULD BE REROOFED BASED ON LIFE EXPECTANCY.
2. EXTERIOR SEALANT AROUND LOUVERS AND WINDOWS, AND AT CONTROL JOINTS - RECAULK IN 6-10 YEARS
3. REPLACE LOCKERS AND TOILET PARTITIONS IN 6-10 YEARS
4. REMOVE WIRE GLASS IN DRS/WDS AND REPL W TEMPERED SAFETY GLASS
5. REPLACE CHALKBOARDS

EIFS — REPAIR DAMAGED EIFS AT CANOPY, REFINISH

DR — REPLACE DOORS

FLR — REPLACE FLOORING

FE1b — FINISHES AND EQUIP LESS CLGS AND BOARDS - IN 6-10 YEARS

DR — REPLACE DOOR AND FRAME IN 6-10 YEARS

KE — KITCHEN EQUIPMENT - CHEST FREEZER

FE3b — ART FINISHES AND EQUIP LESS CLGS AND BOARDS - IN 6-10 YEARS

LINCOLN ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. SOME ROOF AREAS SHOULD BE REROOFED BASED ON LIFE EXPECTANCY.
2. EXTERIOR SEALANT AROUND LOUVERS AND WINDOWS, AND AT CONTROL JOINTS - RECAULK IN 6-10 YEARS
3. REPLACE LOCKERS AND TOILET PARTITIONS IN 6-10 YEARS
4. REMOVE WIRE GLASS IN DRS/WDS AND REPL W TEMPERED SAFETY GLASS
5. REPLACE CHALKBOARDS

KEY NOTES

FE1b — FINISHES AND EQUIP LESS CLGS AND BOARDS - IN 6-10 YEARS

LINCOLN ELEMENTARY

FACILITY ANALYSIS

MECHANICAL FIRST FLOOR

PRIORITY KEY

URGENT
MEDIUM
LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- (B) REPLACE BOILER
- (P) REPLACE PUMP
- (AC) REPLACE AIR HANDLER
- (DX) REPLACE CONDENSING UNIT
- (WH) REPLACE WATER HEATER

ELECTRICAL FIRST FLOOR

PRIORITY KEY

URGENT
MEDIUM
LOW

LIGHTING

KEY NOTES

- (L1) LIGHTING IS FLUORESCENT TYPE FIXTURES . REPLACE FIXTURES WITH LED FIXTURES IN 1-5 YEARS

LINCOLN ELEMENTARY

FACILITY ANALYSIS

MECHANICAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

AC — REPLACE AIR HANDLER

HV — REPLACE AIR HANDLER

BF — FIRE WRAP BOILER FLUE

ELECTRICAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

L1 — LIGHTING IS FLUORESCENT TYPE FIXTURES . REPLACE FIXTURES WITH LED FIXTURES IN 1-5 YEARS

LINCOLN ELEMENTARY

BUILDING AGE

KEY

- 1958
- 1993

FIRST FLOOR

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						14%	$ 43.60	2,482,800	1,2	Cond.					Priority High (1)			$ 2,068,600
198							$ 58.40	3,325,600	3	Cond.					Priority Med (2)			$ 1,178,700
199							$ -	-	4,5	Cond.					Priority Low (3)			$ 2,561,100
200	**Lincoln Elementary**				**56,949**	**SF**	Ron S, Nancy L, Nancy L, John J, Gary G, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 5,808,400
201																		
202										**Install**						**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Remain**	**Project Cost**
204		**18**									**CI**			**2022**				
205		18	Lincoln Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		18	Lincoln Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		18	Lincoln Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2017)(5+ yrs old)	3		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		18	Lincoln Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	3		CI		2	2022	Clean and fill expansion joints			$ 3,500
209		18	Lincoln Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		2	2022	Remove & replace concrete			$ -
210		18	Lincoln Elementary	1.02	Concrete walks / curbs		SW Bldg Corner	Conc Pvmnt cracked & monolithic curb-sidewalk is chewed up	3		CI		2	2022	Replace monoli hic curb-sidewalk & pvmnt - Pvmnt can't handle the weight			$ 6,700
211		18	Lincoln Elementary	1.02	Concrete walks / curbs		Door #3	Concrete is spalling from deicing solu ion	3		CI		2	2022	Pavement needs to be watched - future action may be required			$ 2,500
212		18	Lincoln Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
213		18	Lincoln Elementary	2.01	Playgrounds		Timber Edging	Timber edging deteriorating and splintering	2		CI		2	2022	replace imber playground edging			$ 15,000
214		18	Lincoln Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
215		18	Lincoln Elementary	3.01	Grass / Turf			no comments this section			CI		2	2022				$ -
216		18	Lincoln Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
217		18	Lincoln Elementary	4.01	Roofs			Roofing information provided by Owner			CI		0	2022				$ -
218		18	Lincoln Elementary	4.01	Roofs	Section	1	Concrete Tile	3	1994	CI	Y22	3	2022	Concrete Tile (verify replacement cost)	50	22	$ 271,500
219		18	Lincoln Elementary	4.01	Roofs		2	FA - EPDM	3	1994	CI	Y1	1	2022	Built Up Roofing	20	-8	$ 128,400
220		18	Lincoln Elementary	4.01	Roofs		3	Concrete Tile	3	1994	CI	Y22	3	2022	Concrete tile (verify replacement cost)	50	22	$ 1,086,700
221		18	Lincoln Elementary	4.01	Roofs		4	FA - EPDM	3	1994	CI	Y1	1	2022	Built Up Roofing	20	-8	$ 45,300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Lincoln Elementary**				**56,949**	**SF**	Ron S, Nancy L, Nancy L, John J, Gary G, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 5,808,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
222		18	Lincoln Elementary	4.01	Roofs		5 canopy	Smooth Surface - BUR	3	?	CI	Y10	2	2022	Built Up Roofing		####	$ 22,200
223		18	Lincoln Elementary	4.02	Wall systems		Main entry canopy	Canopy bottom edge damaged +-2' x 6" (truck backed in?)	2		CI		2	2022	Repair DEFS/gyp shea hing/studs as required, recoat all hree sides to match existing			$ 12,500
224		18	Lincoln Elementary	4.02	Wall systems		Exterior masonry screen wall for mech equip	portion of split face CMU and PCC cap is stained/discolored	2		CI		3	2022	Clean with low pressure wash (aesthetic)			$ 100
225		18	Lincoln Elementary	4.02	Wall systems		PCC sills	Typical, mortar joint at head joints has hairline crack on one side, very 4' and at windows.	2		CI		0	2022	Monitor for crack opening up, at that ime replace with caulk (less concern as this was refaced so is a cavity wall).			$ -
226		18	Lincoln Elementary	4.02	Wall systems		Ext underside of large soffits	Underside has some discoloration due to wind driven rain/water travel on surface	2		CI		3	2022	In 6'-10 years, repaint underside of soffit (consider adding metal drip (sealed at connection) to stop water / stains running under soffit)			$ 20,300
227		18	Lincoln Elementary	4.03	Tuck pointing / Sealant		Outside rm 128, 129and 132	Caulk missing/cracked below wdw sill, bot of wdw jambs, also cracked at CJ at 132	1		CI		2	2022	Recaulk			$ 300
228		18	Lincoln Elementary	4.03	Tuck pointing / Sealant		entire building	Exterior wdw sealant just starting small cracking	2		CI		3	2022	Replace sealant in 6-10 years			$ 32,800
229		18	Lincoln Elementary	4.04	Doors / Hardware		Door in screen wall around mech equip	Door and frame badley rusted	2		CI		2	2022	Replace with galvanized exterior door and frame, paint rusting lintel			$ 5,000
230		18	Lincoln Elementary	4.04	Doors / Hardware		L2 door from Mech Rm 224 to roof	Lockset is rusted, difficult to operate	2		CI		2	2022	Replace lockset			$ 600
231		18	Lincoln Elementary	4.04	Doors / Hardware		Dr 3	HM door and frame starting to rust at bot	3		CI		3	2022	Replace w/ alum entrance frame in 6-10 years			$ 36,500
232		18	Lincoln Elementary	4.04	Doors / Hardware		Dr 6	HM door and frame starting to rust at bot	3		CI		3	2022	Replace w/ alum entrance frame in 6-10 years			$ 24,400
233		18	Lincoln Elementary	4.04	Doors / Hardware		Dr 7	HM door and frame starting to rust at bot	3		CI		3	2022	Replace with galvanized exterior door and frame in 6-10 years			$ 9,900
234		18	Lincoln Elementary	4.06	Window systems			Exg Pella alum clad wood wdws (1993), single gl w/ integral blind and mechanically attached inner lite - monitor for future rot	3		CI		0	2022				$ -
235		18	Lincoln Elementary	**5.00**	**Interior (Building)**						CI							$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Lincoln Elementary**				**56,949**	**SF**	Ron S, Nancy L, Nancy L, John J, Gary G, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 5,808,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
236		18	Lincoln Elementary	5.01	Doors / Hardware		Wd vestibule door out to door 3	Wood pair of doors in poor condi ion	2		CI		2	2022	Replace with HM doors with panics			$ 8,000
237		18	Lincoln Elementary	5.01	Doors / Hardware		Gym doors	Wood doors beat up on the bottom	2		CI		2	2022	Replace with HM doors with panics			$ 19,900
238		18	Lincoln Elementary	5.01	Doors / Hardware		Dr to spec ed Rm 143	Wood doors beat up on the bottom	2		CI		2	2022	Replace wood door			$ 2,200
239		18	Lincoln Elementary	5.01	Doors / Hardware		Dr bet kit & cafeteria	Wood doors beat up on the bottom	2		CI		2	2022	Replace w/ HM door			$ 1,900
240		18	Lincoln Elementary	5.02	Windows / Door Sidelights		Vestibule doors at dr 1	Wire glass in full glass doors and sidelites	2		CI		2	2022	replace with tempered glass			$ 1,700
241		18	Lincoln Elementary	5.02	Windows / Door Sidelights		Vestibule doors at dr 6	Wire glass in 1/2 glass doors and sidelites	2		CI		2	2022	replace with tempered glass			$ 1,300
242		18	Lincoln Elementary	5.02	Windows / Door Sidelights		L2 drs at top of 3 stairs, Dr to 210	Wire glass in door - 1' x 2'-6"	2		CI		2	2022	replace with tempered glass			$ 300
243		18	Lincoln Elementary	5.03	Flooring / Base		Main office area offices	Carpet in fair to poor condi ion (principal's office is worse)	2		CI		3	2022	Replace carpet 6-10 years (principal's office earlier)			$ 9,800
244		18	Lincoln Elementary	5.03	Flooring / Base		Main office area and corridor/ nurse office	VCT in fair condi ion, 103 and 104 in poor condition	2		CI		3	2022	Replace VCT 6-10 years (Rm 103 and 104 earlier)			$ 7,400
245		18	Lincoln Elementary	5.03	Flooring / Base		Cafeteria 149, 150, 146, 156	VCT in fair condi ion	2		CI		3	2022	Replace VCT 6-10 years			$ 26,700
246		18	Lincoln Elementary	5.04	Ceiling / Acous ic Panels		Cafeteria 149	Textured ACT ceiling is discolored from mech diffuser air circ	2		CI		3	2022	Aesthetic issue - replace as desired			$ 27,500
247		18	Lincoln Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
248		18	Lincoln Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
249		18	Lincoln Elementary	6.03	Lockers - Corridor		First floor	Lockers rusted on bottom,some worse than others, rest of locker body in OK condition	2		CI		3	2022	Replace lockers in 6-10 years			$ 75,200
250		18	Lincoln Elementary	6.03	Lockers - Corridor		Second Floor	Lockers in OK condition - minimal rust at bottom	3		CI		0	2022	monitor and review when replacing L1			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Lincoln Elementary**				**56,949**	**SF**	Ron S, Nancy L, Nancy L, John J, Gary G, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 5,808,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Remain**	**Cost**
251		18	Lincoln Elementary	6.08	Wall Pads		Gym Rm 145	No wall pads at (7) BB hoops - potential safety concern	1		CI		1	2022	Provide wall pads - 8' w x 6' h at each loc			$ 11,100
252		18	Lincoln Elementary	6.09	Chalk Board / Marker board		L1 CR's #119,128,129, 130,131,132,136, 143	Existing chalkboards	2		CI		2	2022	Replace with markerboards			$ 27,300
253		18	Lincoln Elementary	6.09	Chalk Board / Marker board		L2 CR's #201,202,203, 204,228,229, 218	Existing chalkboards	2		CI		2	2022	Replace with markerboards			$ 13,400
254		18	Lincoln Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1b	L1 CR's #119,128,129, 130,131,132,136, 117	VCT fair condition, Exg cswk - half is 1958, half is 1993 - ok to fair condi ion now (due to solid wd shelves on 1958 cswk), isolated malfunctions, will continue to deteriorate (chalkboards replaced under another line)	2		CI		3	2022	Finishes and Equip less boards and ceilings: Replace cswk, flooring, painting in 8-10 years (customized for 28 ft cswk-sink wall only no cswk under wdw)			$ 222,300
255		18	Lincoln Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1b	L2 CR's #201,202,203, 204,228,229,121, wk rm 105, 155, 143, 206, 209, 210, 211, 212, 215, 218	VCT fair condition, Exg cswk is 1993 - ok to fair condi ion now, isolated malfunctions, will continue to deteriorate (chalkboards replaced under another line)	2		CI		3	2022	Finishes and Equip less boards and ceilings: Replace cswk, flooring, painting in 8-10 years (customized for33 ft cswk to match exg)			$ 410,200
256		18	Lincoln Elementary	6.13	Cabinetry / Counter Tops / Stools	FE3b	Art rm 119	VCT fair condition, Exg cswk is 1993 - ok to fair condi ion now (some water damage at sinks), isolated malfunctions, will continue to deteriorate (chalkboards replaced under another line)	2		CI		3	2022	Project Finishes and Equip less boards and ceilings: Replace cswk, flooring, pain ing in 8-10 years			$ 55,100
257		18	Lincoln Elementary	6.13	Cabinetry / Counter Tops / Stools		Kitchen	Exg 1993 cswk fair condiiton - some doors starting to sag, corner of counter is damaged	2		CI		3	2022	Replace casework in 6-10 years, plus sink repl			$ 13,300
258		18	Lincoln Elementary	6.15	Restroom Parti ions		Three sets of toilet rooms	Toilet parti ions starting to rust on the bottom (typ worse in boys side)	2		CI		3	2022	Replace toilet partitions in 6-10 years, partitions plus accessories per stall (urinal screens as .25 ea)			$ 53,300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Lincoln Elementary**				**56,949**	**SF**	Ron S, Nancy L, Nancy L, John J, Gary G, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 5,808,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
259		18	Lincoln Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer delamina ing interior	1		CI		1	2022	Replace Chest Freezer			$ 2,300
260		18	Lincoln Elementary	6.18	Kitchen Equipment		Kitchen	1 Sec ion Freezer rusted shelf, and Not NSF ("Household Freezer")	1		CI		2	2022	Replace Freezer			$ 10,300
261		18	Lincoln Elementary	6.18	Kitchen Equipment		Kitchen	Milk Cooler rusted bottom shelf	1		CI		1	2022	Replace Shelf			$ 100
262		18	Lincoln Elementary	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends	2		CI		2	2022	Replace Shelving			$ 300
263		18	Lincoln Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			$ 8,600
264		18	Lincoln Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator galvanized, -1" overhang each side and is not Type I (Grease hood)	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
265		18	Lincoln Elementary	6.19	Cold Storage Rooms		Cooler	Temp probe unstretched	2		CI		3	2022	Extend tempertuare probe to get more accurate temp readings			$ 100
266		18	Lincoln Elementary	6.19	Cold Storage Rooms		Cooler	Shelving has some rust	2		CI		2	2022	Replace rusted shelving			$ 900
267		18	Lincoln Elementary	**7.00**	**HVAC**						CI							$ -
268		18	Lincoln Elementary	7.01	Boilers		Boiler Rm	B-1, Kewanee, KW-4.0-118G, 1,329 MBH in, 1,063 MBH out, 30 PSI, Nat Gas, Hot water. Kewanee burner KF0.33-600-G, 1/2 HP	2	1993	CI	Y2	1	2022	Replace boilers with condensing boilers	30	1	$ 227,000
269		18	Lincoln Elementary	7.01	Boilers		Boiler Rm	B-2, Kewanee, KW-4.0-118G, 1,329 MBH in, 1,063 MBH out, 30 PSI, Nat Gas, Hot water. Kewanee burner KF0.33-600-G, 1/2 HP	2	1993	CI	Y2	1	2022	Replace boilers with condensing boilers	30	1	$ 227,000

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Lincoln Elementary**				**56,949**	**SF**	Ron S, Nancy L, Nancy L, John J, Gary G, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 5,808,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
270		18	Lincoln Elementary	7.01	Boilers		Boiler Rm	The boiler flue serving the 2 boilers appears to be a single wall metal flue. The routing takes it through the boiler room to the adjacent fan room, then up hrough the floor to a secondfllor fan room. The flue is exposed in both fan rooms.	1	1993	CI	Y2	1	2022	Provide a fire wrap insulation over the flue similar to 3-M Fire Wrap for grease ducts.	30	1	$ 14,200
271		18	Lincoln Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil			P-1, B&G model 1531-2.5BB, 230 GPM @ 60 Ft, 7.5 HP	2	1993	CI	Y2	2	2022	Preplace heating pump	30	1	$ 38,800
272		18	Lincoln Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil			P-2, B&G model 1531-2.5BB, 230 GPM @ 60 Ft, 7.5 HP	2	1993	CI	Y2	2	2022	Preplace heating pump	30	1	$ 38,800
273		18	Lincoln Elementary	7.06	Energy Management Systems (24 volt low voltage)			Automated Logic	2	1992	CI		2	2022	Update energy management system	15	-15	$ 460,500
274		18	Lincoln Elementary	7.07	Air handler units / ERU - dampers			AC-1, Trane MCCA050 , Max CFM 25,000, HW, DX, VFD with CF-1, VFD	3	1993	CI	Y5	1	2022	Replace air handler (due to R22 in condensing unit). Select heating coil for low temperature water. Include condensing unit.	40	11	$ 776,500
275		18	Lincoln Elementary	7.07	Air handler units / ERU - dampers			HV-1, Trane MCCA012, Max CFM 6,000, HW,	3	1993	CI	Y5	2	2022	Replace air handler. Select heating coil for low temperature water. Include condensing unit.	40	11	$ 155,300
276		18	Lincoln Elementary	7.07	Air handler units / ERU - dampers			AC-2, Trane MCCA035, Max CFM 17,500, HW, DX,	3	1993	CI	Y5	1	2022	Replace air handler. Select heating coil for low temperature water. Include condensing unit.	40	11	$ 528,000
277		18	Lincoln Elementary	7.07	Air handler units / ERU - dampers		Office	AC-3, Trane MCCA008, Max CFM 3,500, HW, DX,	3	1993	CI	Y5	1	2022	Replace air handler. Select heating coil for low temperature water. Include condensing unit.	40	11	$ 108,700
278		18	Lincoln Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		AC-1	Trane RAUC060GBJ00D, 60 Ton Condensing Unit, R-22, Fan extension baffels	2	1993	CI	Y2	1	2022	Replace condensing unit. See Air handler for cost	25	-4	$ -
279		18	Lincoln Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		AC-2	Trane RAUC050GBJ00D, 50 Ton Condensing Unit, R-22 Fan extension baffels	2	1993	CI	Y2	1	2022	Replace condensing unit. See Air handler for cost	25	-4	$ -
280		18	Lincoln Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		HV-1	Trane TTA090A300CA, 8 Ton Condensing Unit, R-22 Fan extension baffels	2	1993	CI	Y2	1	2022	Replace condensing unit. See Air handler for cost	25	-4	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Lincoln Elementary**				**56,949**	**SF**	Ron S, Nancy L, Nancy L, John J, Gary G, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 5,808,400
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
281		18	Lincoln Elementary	**8.00**	**Plumbing**						CI							$ -
282		18	Lincoln Elementary	8.08	Plumbing Fixtures			Water closets are wall and florr mounted wi h manual flush valves.	4		CI			2022		30		$ -
283		18	Lincoln Elementary	8.08	Plumbing Fixtures			Urinals are floor mounted with push button flush valve or remote soliniod/flush tank	4		CI			2022		30		$ -
284		18	Lincoln Elementary	8.08	Plumbing Fixtures			Lavatories are wall hung china lavs with single push button metering faucets	4		CI			2022		30		$ -
285		18	Lincoln Elementary	8.11	Fire suppression- source / pumps / distribution / heads			No fire suppression present.	3		CI			2022	Install fire supression system including new water service from street. If doing addit/alts	30		$ -
286		18	Lincoln Elementary	8.15	Domes ic Water Heaters			AO Smi h Cyclone, BTX 100 124, 100 MBH in, 116 GPH recovery,	3	2012	CI	Y15	3	2022	Replace water heater when failed	25	**15**	$ 89,000
287		18	Lincoln Elementary	**9.00**	**Electrical**						CI							$ -
288		18	Lincoln Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer			1200 A Main swbd	3	1994	CI		0	2022		25	**-3**	$ -
289		18	Lincoln Elementary	9.03	Electric panels - distribution / labeling			pnl D,E,F	3	1994	CI		0	2022		25	-3	$ -
290		18	Lincoln Elementary	9.03	Electric panels - distribution / labeling			pnl B,C (double tub)	3	1994	CI		0	2022		25	-3	$ -
291		18	Lincoln Elementary	**10.00**	**Lighting**						CI							$ -
292		18	Lincoln Elementary	10.01	Lighting - Lamps / ballasts / controls			portion of building is fluorescent lighting	2	1993	CI		2	2022	replace with LED light fixtures	20		$ 284,200
293		18	Lincoln Elementary	10.01	Lighting - Lamps / ballasts / controls			building exterior monument sign	2		CI		3	2022	sign is old. Replace with new LED digital sign			$ 89,000
294		18	Lincoln Elementary	10.02	Emergency Lighting / Exit signs			Exterior emergency lighting - code requires exterior emergency lighting at all exits. There are none on this building, but there is a generator - verify that exterior lights are on the generator, if not, provide.			CI		0	2022	provide exterior emergency lighting at required locations if not connected to generator			$ -
295		18	Lincoln Elementary	**11.00**	**Technology / Security**						CI							$ -
296		18	Lincoln Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Lincoln Elementary**				**56,949**	**SF**	Ron S, Nancy L, Nancy L, John J, Gary G, Mike H, Dave B							2022	TOTAL PRIORITIES			$ 5,808,400
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
297		18	Lincoln Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 6,200
298		18	Lincoln Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
299		18	Lincoln Elementary	11.03	Local Sound systems		Gym	Good	4		CI		0	2022	no work			$ -
300		18	Lincoln Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
301		18	Lincoln Elementary	11.05	Building Paging systems		Building	Good	4		CI		0	2022	No work			$ -
302		18	Lincoln Elementary	11.06	Access Control		Building	Good	4		CI		0	2022	No work			$ -
303		18	Lincoln Elementary	11.06	Handicapped door operators		Main Entry	Exterior ves ibule doors work properly. Interior	3		CI		2	2022	Program for proper door coordination			$ 3,200
304		18	Lincoln Elementary	11.06	Handicapped door operators		Side entry	Handicapped door pushbuttons do not work	3		CI		2	2022	Not needed. Remove pushbuttons			$ 3,200
305		18	Lincoln Elementary	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	3		CI		2	2022	replace existing Honeywell panel with District standard DMP			$ 16,100
306		18	Lincoln Elementary	11.07	Burgler Alarm System		Building	Good, most exterior doors do not have door	3		CI		2	2022	Add exterior door position contacts			$ 6,300
307		18	Lincoln Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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MACARTHUR ELEMENTARY

NOTE: This building is recommended to be demolished. There are several conditions that are not possible and/or not cost effective to correct. These are noted below. Other deficiencies are noted below as typical as if the building would remain.

1 SITE

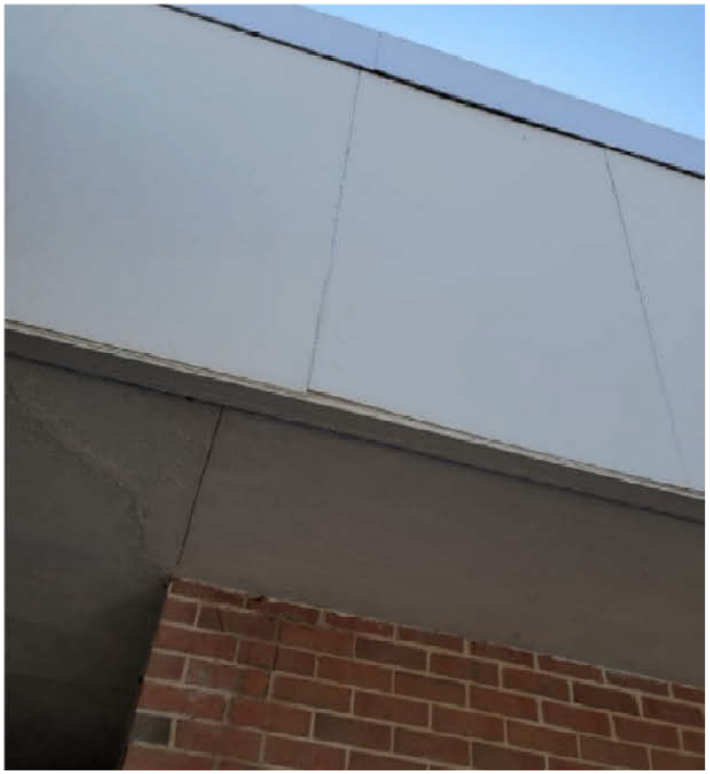
- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
- **Site/Playground Areas**
  - Drainage issue at south playground and SW Building Corner – Remove sod & soil, regrade area to properly drain out towards hockey rink, and then restore turf disturbed turf areas.

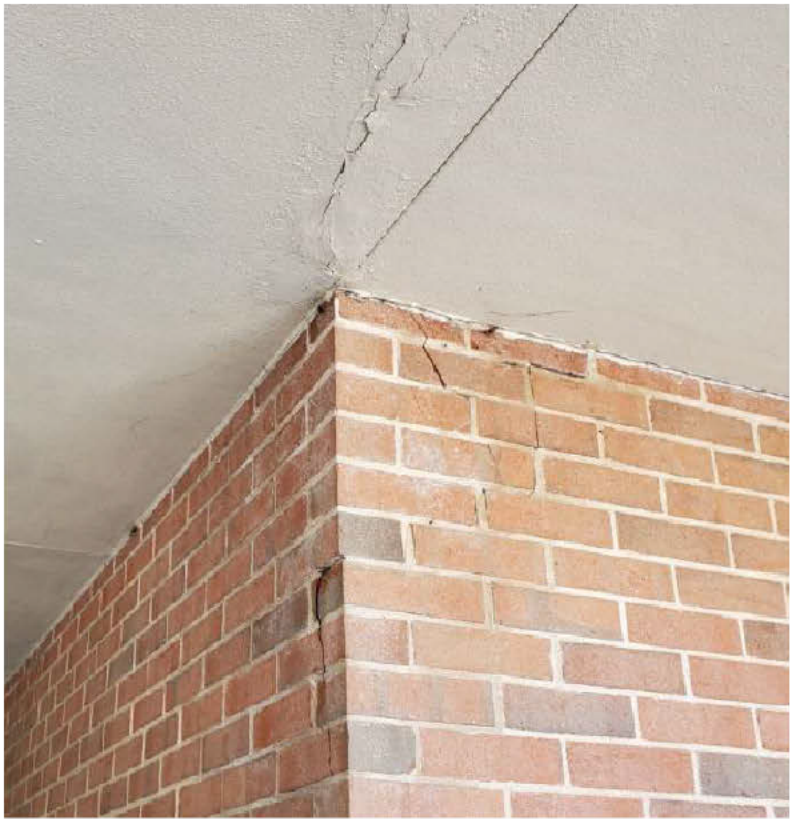
2 EXTERIOR ENVELOPE

- **Building mech/elect room location relative to soils water table:**
  - Basement boiler/electrical room has a sump area with water constantly running in it, which must be constantly pumped out, and the sand in the sump area periodically removed. If not constantly pumped, the water level rises into the boiler/electrical room. It currently has two sump pumps and a generator to run the back-up pump. This is an unsuitable condition for an electrical and mechanical room.

- Water also infiltrates into the room from the foundation walls.

- **Exterior Soffit:**
- The exterior soffits all around the building are constructed of a wood or wood-based product; the panels are bowing out likely due to moisture absorption. They are not an appropriate material and should be replaced with another non-absorptive material such as flush metal panels if the building remains.

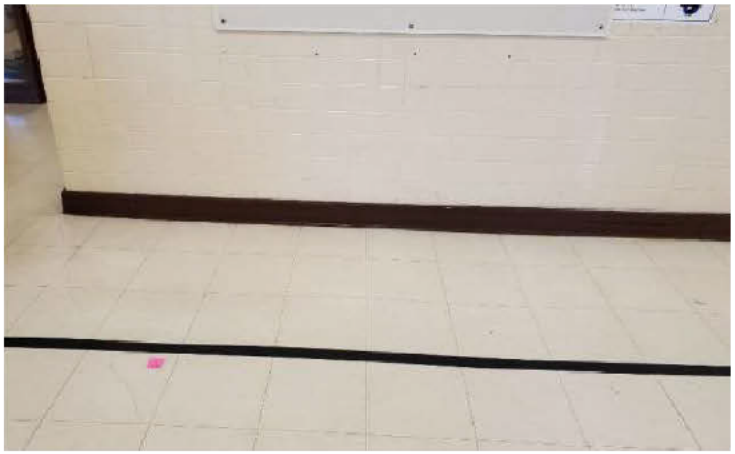


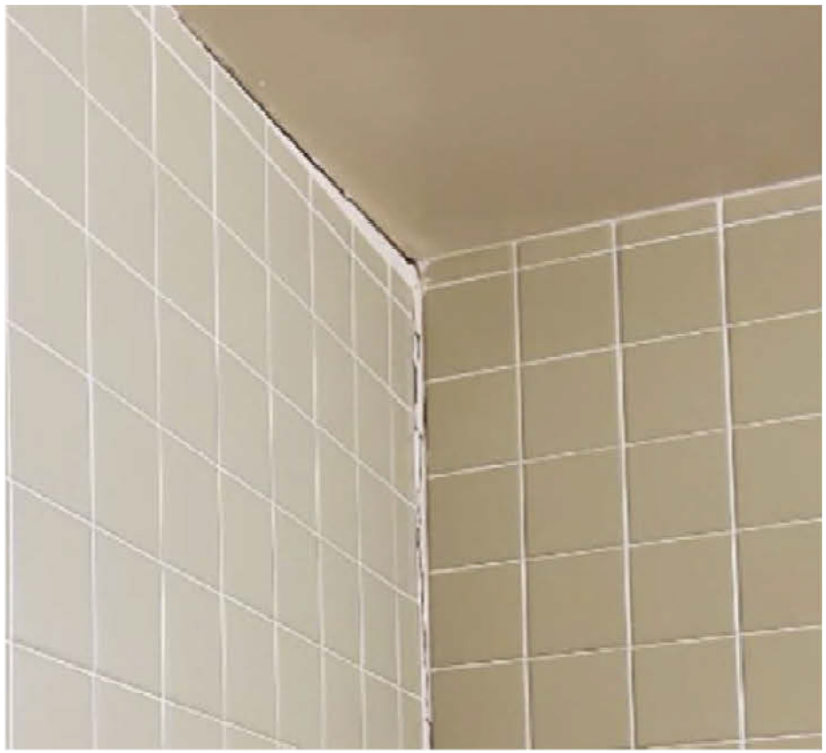


There is also cracking at exterior walls due to settlement.

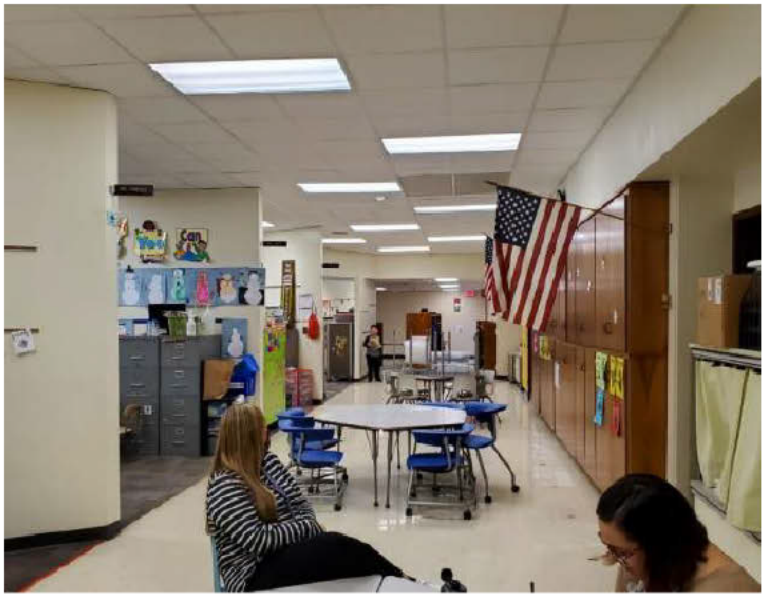
3 INTERIOR

- **Foundation / floor settlement:**
- There is a large area near the gym, workroom, adjacent bathroom, and main entry where the concrete subfloor and interior walls have settled relative to the exterior walls, likely to sub-soil issues. The settlement is at least 1 1/2", and has caused cracks in the gym wall, cracks and unaligned walls/tile/ceilings in the bathroom, and cracks in the entryway tiled floor.

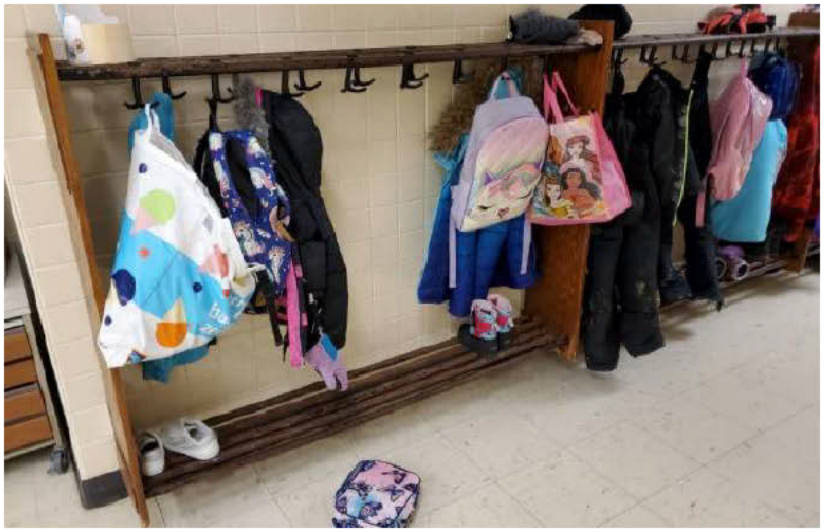




- **Exterior walls** are settling and cracking at the classroom sections of the building as well.



- **Classroom configuration / walls:**
  - The classrooms have no acoustical control, as the front of the classroom is open to the hallway/commons area, and the walls stop at the ceiling instead of going up to structure. This also makes the walls unstable for hanging larger wall mounted items like wall hung cabinetry.
- **Coat Hook/shelves / cubbies / lockers:** These are in poor condition and should be replaced.



- **Toilets**: There are no accessible toilets in the building. If it remains, one set should be remodeled for accessibility. Toilet partitions throughout are in poor condition and should be replaced.

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Provide kitchen renovation. Provide walk-in cooler.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers and heating pumps are older (1991) and near the end of the expected useful life.
- **Air Handlers**
  - The Air Handlers are past their useful life and need replacing currently.
- **Chillers and Pumps**
  - The Chiller is an R-22 machine (1991) and should be replaced.
- **Water Heaters**
  - The Water Heater is from 2013 and has a few more years of operation left before replacing.
- **Plumbing**
  - The Plumbing fixtures throughout the building are mostly older and in fair to poor condition with the urinals and mop sinks in the worst age/condition.

6 ELECTRICAL

- **Electric Service**
  - The building is served by a pad mounted 208V, 3-phase, 4-wire transformer. This feeds a 1200A, 208V, 3-phase, 4-wire switchboard located in the Boiler Room in the basement.
  - This service is adequate for the building. No action required.
- **Switchboards, Panels, and Distribution Equipment**
  - The switchboard looks relatively new and is in good condition. There is an assortment of new and old panels in the Boiler Room and other areas of the building.
  - Most of the panels in the building are in good condition. Some of the panels in the Boiler Room are rusting due to accumulation of moisture in the Boiler Room.
  - The switchboard and most of the panels are in good functioning condition. The panels in the Boiler Room that are rusting need to be examined frequently.
- **Fire Alarm**
  - The fire alarm system in the building is an addressable Simplex 4010ES.
  - Review the fire alarm system to ensure compliance with current local codes.
  - Replace the fire alarm system with a Voice Evacuation System if 10% or more of building is remodeled.
- **Emergency Generator / Battery Backup Systems**
  - There is an emergency generator at this building.

- No action required.

- **Lighting – Lamps / Ballasts / Controls**
  - Lighting levels in the building appear adequate. Lighting is all fluorescent fixtures with switch controls.
  - Replace all fluorescent fixtures with LED fixtures. Add occupancy sensors for control and energy efficiency.
- **Emergency Lighting / Exit Signs**
  - Emergency lighting and exit signs are fluorescent fixtures
  - Replace with LED type fixtures.

7 TECHNOLOGY

- Technology systems are good.
  - Recommend adding card reader system to outside entrance to gym (kids entrance for breakfast) and to loading dock entrance.

MACARTHUR ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL FIRST FLOOR

GENERAL NOTES

1. ALL ROOF AREAS SHOULD BE REPLACED BASED ON THEIR LIFE EXPECTANCY
2. REPLACE ORIG CASEWORK (ALSO MUCH MISC FURN DUE TO LACK OF CSWK/SIZE RM TO SUPPORT IT)
3. REPLACE LOCKERS/CUBBIES
4. REPLACE ORIG WOOD DOORS
5. REPLACE TOILET PARTITIONS (NO ADA TOILETS IN BUILDING - REMODEL ONE SET FOR ADA)

PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

KEY NOTES

- FS — FLOOR / STRUCTURAL SETTLEMENT AND WALL CRACKING (+-1 1/2" SETTLEMENT AT GYM AREA) --SUB-SOIL ISSUES?
- WT — WATER TABLE ISSUES - BASEMENT BOILER / ELECTRICAL ROOM HAS A 'RIVER' RUNNING UNDER IT, FLOODS IF NOT CONSTANTLY SUMP PUMPED OUT, SAND SHOVELED OUT OF SUMP
- SOFF — EXT VERT FACE OF SOFFIT AROUND PERIMETER IS WOOD/PARTICLE BOARD AND IS BOWING OUT - REPLACE WITH FLUSH MTL PANEL SYSTEM
- ACC — ACCOUSTICAL SEPARATION ISSUES - NO WALLS AT FRONT OF CR'S, WALLS DO NOT GO TO STRUCTURE (NOT STABLE), NOT EASILY CORRECTABLE W/ LAYOUT
- REMOD-T — REMODEL GANG TOILETS (NO ADA TOILETS IN BUILDING - REMODEL ONE SET FOR ADA)
- KE — KITCHEN EQUIPMENT - COOLER AND FREEZER
- ACT — REPLACE ACT CEILINGS
- FLR — REPLACE FLOORING
- OP — REPLACE ACCORD PARTITION WITH OPERABLE PARTITION

MACARTHUR ELEMENTARY

FACILITY ANALYSIS

MECHANICAL FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

BP EXISTING BOILER PLANT.

AHU EXISTING AHU.

CH REPLACE EXISTING CHILLER PLANT.

ELECTRICAL FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

L1 REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.

FACP REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING 10% OR MORE OF BUILDING.

MACARTHUR ELEMENTARY

BUILDING AGE

KEY

1968

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						7%	$ 22.66	936,000	1,2	Cond.					Priority High (1)			$ 936,000
198							$ -	-	3	Cond.					Priority Med (2)			$ -
199							$ -	-	4,5	Cond.					Priority Low (3)			$ -
200	**MacArthur Elementary**				**41,300**	**SF**	Nancy L, Nancy L, Ron S, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 936,000
201																		
202																		
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected Project Cost**
204		**19**									**CI**			**2022**				
205		19	Mac Arthur Elementary	1.04	0			sample row to copy			CI		2	2022				$ -
206		19	Mac Arthur Elementary	1.09	0			**NOTE: This buillding is recommended to be reconstructed - existing building demolished. There are multiple issues that either can not be corrected, or are cost prohibitive to correct, as well as large educational adequacy issues with existing configurations. Deficient items are listed below without individual costs attached, for reference. Demolition cost for the building is shown below under 4.01**			CI		2	2022				$ -
207		19	Mac Arthur Elementary	**1.00**	**SITE - Hard surfaces**													$ -
208		19	Mac Arthur Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2016)(6+ yrs old)	4		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ -
209		19	Mac Arthur Elementary	1.01	Asphalt paving			Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI		2	2022	Clean and fill cracks			$ -
210		19	Mac Arthur Elementary	1.01	Asphalt paving			Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ -
211		19	Mac Arthur Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ -
212		19	Mac Arthur Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**MacArthur Elementary**				**41,300**	**SF**	Nancy L, Nancy L, Ron S, John J, Blayne P, Nick			A, Dave B				2022	TOTAL PRIORITIES			$ 936,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
213		19	Mac Arthur Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
214		19	Mac Arthur Elementary	2.01	Playgrounds			no comments this section	1		CI		2	2022				$ -
215		19	Mac Arthur Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
216		19	Mac Arthur Elementary	3.01	Grass / Turf		South Playground & SE Corner of Bldg	Drainage issue - water ponding on playground & sidewalk/access	3		0		2	2022	Strip sod, grading, & re-sod area			$ -
217		19	Mac Arthur Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
218	``	19	Mac Arthur Elementary	4.01	Roofs			SEE NOTE ABOVE - RECOMMEND BUILDING DEMOLITION	1		CI		1	2022	Building Demolition - per cubic feet, to bot of foo ings not including asbestos			$ 936,000
219		19	Mac Arthur Elementary	4.01	Roofs			Roofing information provided by Owner			CI			2022				$ -
220		19	Mac Arthur Elementary	4.01	Roofs	Section	1	Thermoplas ic	2	1993	CI	Y1	1	2022	Built up Roofing	20	-9	$ -
221		19	Mac Arthur Elementary	4.01	Roofs		2	Thermoplas ic	2	1993	CI	Y1	1	2022	Built up Roofing	20	-9	$ -
222		19	Mac Arthur Elementary	4.01	Roofs		3	Thermoplas ic	2	1993	CI	Y1	1	2022	Built up Roofing	20	-9	$ -
223		19	Mac Arthur Elementary	4.01	Roofs		4	Thermoplas ic	2	1993	CI	Y1	1	2022	Built up Roofing	20	-9	$ -
224		19	Mac Arthur Elementary	4.01	Roofs		5	Thermoplas ic	2	1993	CI	Y1	1	2022	Built up Roofing	20	-9	$ -
225		19	Mac Arthur Elementary	4.01	Roofs		6	Thermoplas ic	2	1993	CI	Y1	1	2022	Built up Roofing	20	-9	$ -
226		19	Mac Arthur Elementary	4.02	Wall systems		Basement boiler/elect room	Existing boiler / elect transformer room is in basement, wi h open sump with sump pump with water constantly running in it, with back up emergency sump pump. If sumps are not opera ing, boiler / electric room floods. No good correction for this issue.	1		CI		1	2022	No long term correction for water table higher than boiler room level			$ -
227		19	Mac Arthur Elementary	4.02	Wall systems		Building	Panels on exterior soffits are some sort of wood/particle board product - hey are bowing out - wood not an appropriate material	2		CI		2	2022	Replace en ire wood soffit area with flush metal panel (on furring ch as needed)			$ -

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200	**MacArthur Elementary**				**41,300**	**SF**	Nancy L, Nancy L, Ron S, John J, Blayne P, Nick			A, Dave B				2022	TOTAL PRIORITIES			$ 936,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
228		19	Mac Arthur Elementary	4.02	Wall systems		Entry	Crack in in FB wall and plaster soffit above to right of entry	2		CI		2	2022	Replace face brick and repair plaster - may be larger foudation settlement issue			$ -
229		19	Mac Arthur Elementary	4.02	Wall systems		8 locations (on both hexigon shaped CR portions)	Cracks in exterior wall on interior side at CT - air infiltration can be felt in some corners	1		CI		1	2022	Founda ion/floor settlement issue?			$ -
230		19	Mac Arthur Elementary	**5.00**	**Interior (Building)**						CI							$ -
231		19	Mac Arthur Elementary	5.01	Doors / Hardware			All original wood doors in poor condi ion, chipped, etc.	2		CI		2	2022	Replace wood doors			$ -
232		19	Mac Arthur Elementary	5.01	Doors / Hardware		Building	Original wood doors in poor condi ion that need panics	2		CI		2	2022	Replace with HM doors with panic hardware			$ -
233		19	Mac Arthur Elementary	5.02	Windows / Door Sidelights		buidling	Wire glass in interior windows - safety concern	2		CI		2	2022	Replace with tempered safety glass			$ -
234		19	Mac Arthur Elementary	5.03	Flooring / Base		Gym floor	Gym floor VCT, very poor condi ion, cracked, gaps (also gym/cafeteria very small)	1		CI		1	2022	Replace with synthetic flooring? But can't easily solve floor set lement problem			$ -
235		19	Mac Arthur Elementary	5.03	Flooring / Base		Storage rooms	VAT in storage rooms	1		CI		2	2022	Replace with VCT plus moisture mitigation			$ -
236		19	Mac Arthur Elementary	5.03	Flooring / Base		Classroom corridors	VCT fair to poor	2		CI		3	2022	Replace VCT			$ -
237		19	Mac Arthur Elementary	5.04	Ceiling / Acous ic Panels		Entry	ACT in poor condi ion	2		CI		2	2022	Replace ACT			$ -
238		19	Mac Arthur Elementary	5.04	Ceiling / Acous ic Panels		Workroom	ACT very poor, waterstained, sagging	1		CI		1	2022	Replace ACT			$ -
239		19	Mac Arthur Elementary	5.05	Wall Finishes (PT, VWC, etc)		Gym, Workroom, and adjacent boys ba hroom	Large areas of floor and interior wall settlement at corner of gym by workroom, workroom, and and boys toilet room - approx 1 1/2" or more., walls are cracked, finishes cracked, etc.	1		CI		1	2022	No cost effec ive solution for this settlement			$ -
240		19	Mac Arthur Elementary	5.05	Wall Finishes (PT, VWC, etc)			Cracks in tile walls at exterior walls - wall movement	2		CI		2	2022	Not able to correct underlying issue			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**MacArthur Elementary**				**41,300**	**SF**	Nancy L, Nancy L, Ron S, John J, Blayne P, Nick			A, Dave B				2022	TOTAL PRIORITIES			$ 936,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
241		19	Mac Arthur Elementary	5.05	Wall Finishes (PT, VWC, etc)		classroom areas	Walls only go up to ceiling, classrooms are	1		CI		1	2022	Solution woud not be cost effective - classrooms are not big enough,			$ -
242		19	Mac Arthur Elementary	5.08	Accessibility (ADA)		gang toilets	No ADA toilets in building	1		CI		1	2022	should remodel one set of toilets for ADA			$ -
243		19	Mac Arthur Elementary	5.10	REMODELING / ADDITIONS		Kitchen	Cswk and finishes poor condi ion	1		CI		1	2022	Remodel kitchen			$ -
244		19	Mac Arthur Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
245		19	Mac Arthur Elementary	6.03	Lockers - Corridor		Back of CR hexigons	lockers and cubbies are in poor condi ion	2		CI		2	2022	Replace lockers / cubbies			$ -
246		19	Mac Arthur Elementary	6.08	Wall Pads		Gym	Wall pads in poor condi ion	2		CI		2	2022	Replace wall pads			$ -
247		19	Mac Arthur Elementary	6.13	Cabinetry / Counter Tops / Stools		building	Casework is original and in poor condi ion	2		CI		2	2022	Replace casework and associated flooring, paint,etc			$ -
248		19	Mac Arthur Elementary	6.15	Restroom Parti ions		All toiletrooms	Partitions are old, poor condi ion	2		CI		2	2022	Replace toilet partitions - at least one set of toilets should be remodeled for ADA			$ -
249		19	Mac Arthur Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer may not be NSF	2		0		3	2022	Replace Chest Freezer			$ -
250		19	Mac Arthur Elementary	6.18	Kitchen Equipment		Kitchen	Milk Cooler rusted inside bottom	1		0		1	2022	Replace Milk Cooler			$ -
251		19	Mac Arthur Elementary	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends	2		0		2	2022	Replace Shelving			$ -
252		19	Mac Arthur Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep	1		0		2	2022	Provide separate Hand Sink			$ -
253		19	Mac Arthur Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator not present over oven	0		0		0	2022	Satellite bldg per District - AHJ therefore may have judged that no hood is required			$ -
254		19	Mac Arthur Elementary	6.19	Cold Storage Rooms		Cooler	Refrigerated Storage capacity appears low -	1		0		1	2022	Provide Walk-In Cooler Per Food Service Director			$ -
255		19	Mac Arthur Elementary	6.19	Cold Storage Rooms		Cooler	No current Shelving	1		0		1	2022	Provide Shelving			$ -
256		19	Mac Arthur Elementary	**7.00**	**HVAC**						CI							$ -
257		19	Mac Arthur Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 Make: Kewanee Model:W60G Serial Number: N8828 MBH (Hea ing Capacity): 2010 System Type: Hot Water Fuel Type(s): Nat Gas	2	1968	CI	Y3	1	2022	Replace boiler plant wi h new condensing boiler plant	30	-24	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**MacArthur Elementary**				**41,300**	**SF**	Nancy L, Nancy L, Ron S, John J, Blayne P, Nick			A, Dave B				2022	TOTAL PRIORITIES			$ 936,000
201																		
202																		
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected Project Cost**
258		19	Mac Arthur Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-2 Make: Kewanee Model:W60G Serial Number: N8827 MBH (Hea ing Capacity): 2010 System Type: Hot Water Fuel Type(s): Nat Gas	2	1968	CI	Y3	1	2022	Replace boiler plant wi h new condensing boiler plant	30	-24	$ -
259		19	Mac Arthur Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Heating Pumps Pump Tag:P-1 & P-2 Make: Hydro-Flow Model: Unreadable Serial Number:Unreadable GPM/Head (ft): Approx 200 gpm @ 72ft Pump Type: Base Mount	2		CI	Y3	1	2022	Pumps in fair condition, some leaking at seal. Replace pumps with boiler plant replacement	15		$ -
260		19	Mac Arthur Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Chilled Water Pumps: Pump Tag: P-3 & P-4 Make: B&G Model: 1510-B-10 Serial Number: CM5351-02D20 GPM/Head (ft): 406gpm@65ft Pump Type: Base Mount	3		CI	Y3	2	2022		0		$ -
261		19	Mac Arthur Elementary	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers			Piping is a mix of steel and copper. Appears to be leak free, may have weak spots from age.	2	1968	CI		2	2022		40	-14	$ -
262		19	Mac Arthur Elementary	7.06	Energy Management Systems (24 volt low voltage)			System is mostly pnuema ic, with some DDC.	2	1968	CI		1	2022	Replace en ire controls system with new	15	-39	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**MacArthur Elementary**				**41,300**	**SF**	Nancy L, Nancy L, Ron S, John J, Blayne P, Nick			A, Dave B				2022	TOTAL PRIORITIES			$ 936,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
263		19	Mac Arthur Elementary	7.07	Air handler units / ERU - dampers		Classroom Wing East	AHU Tag: AC-1 Make: American Standard Model: 20A? Serial Number: H CFM (Unknown) est 10K System Type: Constant Volume - reheat, Hot water heating coiler with CHW cooling coil Fan and coil types: Belt Drive FC	2	1968	CI	Y3	1	2022		40	-14	$ -
264		19	Mac Arthur Elementary	7.07	Air handler units / ERU - dampers		Classroom Wing West	AHU Tag: AC-2 Make: American Standard Model: 20A? Serial Number: H CFM (Unknown) est 10K System Type: Constant Volume - reheat, Hot water heating coiler with CHW cooling coil Fan and coil types: Belt Drive FC	2	1968	CI	Y3	1	2022		40	-14	$ -
265		19	Mac Arthur Elementary	7.07	Air handler units / ERU - dampers		IMC Area?	AHU Tag: AC-3 Make: American Standard Model: 16A Serial Number: H CFM (Unknown) est 8K System Type: Constant Volume - reheat, Hot water heating coiler with CHW cooling coil Fan and coil types: Belt Drive FC	2	1968	CI	Y3	1	2022		40	-14	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**MacArthur Elementary**				**41,300**	**SF**	Nancy L, Nancy L, Ron S, John J, Blayne P, Nick			A, Dave B				2022	TOTAL PRIORITIES			$ 936,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
266		19	Mac Arthur Elementary	7.07	Air handler units / ERU - dampers		GYM	AHU Tag: AC-4 Make: American Standard Model: 12A Serial Number: H CFM (Unknown) est 6K System Type: Constant Volume - reheat, Hot water heating coiler with CHW cooling coil Fan and coil types: Belt Drive FC	2	1968	CI	Y3	1	2022		40	-14	$ -
267		19	Mac Arthur Elementary	7.07	Air handler units / ERU - dampers		Office	AHU Tag: AC-5 Make: American Standard Model: 8A Serial Number: H CFM (Unknown) est 3K System Type: Constant Volume - reheat, Hot water heating coiler with CHW cooling coil Fan and coil types: Belt Drive FC	2	1968	CI	Y3	1	2022		40	-14	$ -
268		19	Mac Arthur Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type: Reheat Coils Heating Source: Hot Water pnuema ic control valves and stats	2	1968	CI		1	2022	replace reheat coils with VAV boxes for energy efficiency. Use low temp coils to pari with condensing boiler plant.	25	-29	$ -
269		19	Mac Arthur Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type: Cabinet Unit Heaters Heating Source: Hot Water	2	1968	CI		1	2022	Replace with new	25	-29	$ -
270		19	Mac Arthur Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type: Unit Heaters Heating Source Hot Water	2	1968	CI		1	2022	Replace with new	25	-29	$ -
271		19	Mac Arthur Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type: Convectors Heating Source Hot Water	2	1968	CI		1	2022	Replace with new	25	-29	$ -
272		19	Mac Arthur Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type: Fin-Tube Radiation Heating Source Hot Water	2	1968	CI		1	2022	Replace with new	25	-29	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**MacArthur Elementary**				**41,300**	**SF**	Nancy L, Nancy L, Ron S, John J, Blayne P, Nick	A, Dave B						2022	TOTAL PRIORITIES			$ 936,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
273		19	Mac Arthur Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: EF-11 Make: Greenheck Model: GB-200-5 Serial Number: 03J25203 Fan Type: Roof Mounted	4		CI		3	2022		25		$ -
274		19	Mac Arthur Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: EF-2 Make: Greenheck Model: GB-121-4 Serial Number: 03J25140 Fan Type: Roof Mounted	4		CI		3	2022		25		$ -
275		19	Mac Arthur Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: EF-9 Make: Greenheck Model: GB-081-6 Serial Number: 03J24969 Fan Type: Roof Mounted	4		CI		3	2022		25		$ -
276		19	Mac Arthur Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: EF-10 Make: Greenheck Model: GB-101-4 Serial Number: 03J25014 Fan Type: Roof Mounted	4		CI		3	2022		25		$ -
277		19	Mac Arthur Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: EF-12 Make: Greenheck Model: GB-121-4 Serial Number: 03J25139 Fan Type: Roof Mounted	4		CI		3	2022		25		$ -
278		19	Mac Arthur Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: EF-1 Make: Greenheck Model: GB-180-5 Serial Number: 03J25200 Fan Type: Roof Mounted	4		CI		3	2022		25		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**MacArthur Elementary**				**41,300**	**SF**	Nancy L, Nancy L, Ron S, John J, Blayne P, Nick	A, Dave B						2022	TOTAL PRIORITIES			$ 936,000
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
279		19	Mac Arthur Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof	Chiller Tag: CH-1 Make: Carrier Model:30GXR160-A-540-WX Serial Number: 2002F54132 Tonnage: 160 System Type: Air Cooled R-134A Refrigerant	2	2002	CI	Y3	2	2022		25	5	$ -
280		19	Mac Arthur Elementary	**8.00**	**Plumbing**						CI							$ -
281		19	Mac Arthur Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Sump Pit/pump system, simplex sump system attempts to keep up with water issues.	2		0		2	2022		30		$ -
282		19	Mac Arthur Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Sewage ejec ion system with duplex pump system located in boiler room. Appears to be in OK condi ion, motors are above floor. Cover has significant rust.	2	1968	0		2	2022	Replace cover, verify pump condition, replace components as required.	30	-24	$ -
283		19	Mac Arthur Elementary	8.02	Piping (domestic) / labeling / conditioning			Water Service was re-done with copper mains. Appears there are still some galvanized piping in walls and various areas	3	Varies	0		2	2022	Replace remaining galvanized piping througout building.	40		$ -
284		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		Building	Mop Sinks - 4 locations. Original to building	2	1968	0		2	2022	Repalce mop sinks and faucets	30		$ -
285		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		East side, exterior Boys	(2) WC with manual FV (2) Urinals with Manual FV (2) Lavs wi h Metered faucet	3		0		2	2022	Remodel toilet room for ADA compliance	30		$ -
286		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		East side, exterior Girls	(3) WC with manual FV (2) Lavs wi h Metered faucet	3		0		2	2022	Remodel toilet room for ADA compliance	30		$ -
287		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		East Side Interior Boys	(2) WC with manual FV (2) Urinals with Manual FV (2) Lavs wi h Metered faucet	3		0		2	2022	Remodel toilet room for ADA compliance	30		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**MacArthur Elementary**				**41,300**	**SF**	Nancy L, Nancy L, Ron S, John J, Blayne P, Nick			A, Dave B				2022	TOTAL PRIORITIES			$ 936,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
288		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		East Side Interior Girls	(3) WC with manual FV (2) Lavs with Metered faucet	3		0		2	2022	Remodel toilet room for ADA compliance	30		$ -
289		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		West side, exterior Boys	(2) WC with manual FV (2) Urinals with Manual FV (2) Lavs with Metered faucet	3		0		2	2022	Remodel toilet room for ADA compliance	30		$ -
290		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		West side, exterior Girls	(3) WC with manual FV (2) Lavs with Metered faucet	3		0		2	2022	Remodel toilet room for ADA compliance	30		$ -
291		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		West Side Interior Boys	(2) WC with manual FV (2) Urinals with Manual FV (2) Lavs with Metered faucet	3		0		2	2022	Remodel toilet room for ADA compliance	30		$ -
292		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		West Side Interior Girls	(3) WC with manual FV (2) Lavs with Metered faucet	3		0		2	2022	Remodel toilet room for ADA compliance	30		$ -
293		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		Office Tlt 1	Single WC - Flush Valve Fixtures are not ADA compliant Lav with Metered Faucet	3		0		2	2022	Remodel toilet room for ADA compliance	30		$ -
294		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		Office lt 2	Single WC - Flush Valve Fixtures are not ADA compliant Lav with Metered Faucet	3		0		2	2022	Remodel toilet room for ADA compliance	30		$ -
295		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		Park & Rec toilet group Boys	Single WC - Flush Valve Single Urinal, floor mounted - wi h high FV and chain pull Fixtures are not ADA compliant Lav with Metered Faucet	2		0		2	2022	Remodel toilet room for ADA compliance	30		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**MacArthur Elementary**				**41,300**	**SF**	Nancy L, Nancy L, Ron S, John J, Blayne P, Nick			A, Dave B				2022	TOTAL PRIORITIES			$ 936,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
296		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		Park & Rec toilet group Girls	Dual WC - Flush Valve Fixtures are not ADA compliant Lav with Metered Faucet	3		0		2	2022	Remodel toilet room for ADA compliance	30		$ -
297		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		Gym toilet group Boys	Single WC - Flush Valve Dual Urinal, floor mounted - wi h Flush Valve Fixtures are not ADA compliant Lav with Metered Faucet	3		0		2	2022	Remodel toilet room for ADA compliance	30		$ -
298		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		Gym toilet group Girls	Dual WC - Flush Valve Fixtures are not ADA compliant Lav with Metered Faucet	3		0		2	2022	Remodel toilet room for ADA compliance	30		$ -
299		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		K Toilet Boys	Fixture types and Quantities Faucet or flush valve type Notes of any specific issues	3		0		2	2022		30		$ -
300		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		K Toilet Girls	Fixture types and Quantities Faucet or flush valve type Notes of any specific issues	3		0		2	2022		30		$ -
301		19	Mac Arthur Elementary	8.08	Plumbing Fixtures		General Sinks near Classroom Areas	Fixture types and Quantities Faucet or flush valve type Notes of any specific issues	3		0		2	2022		30		$ -
302		19	Mac Arthur Elementary	8.10	Drinking Fountains		East Side Classroom Pod	EWC with Bottle Fill - New	5	2021	0		3	2022		30		$ -
303		19	Mac Arthur Elementary	8.10	Drinking Fountains		West Side Classroom Pod	EWC with Bottle Fill - New	5	2021	0		3	2022		30		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**MacArthur Elementary**				**41,300**	**SF**	Nancy L, Nancy L, Ron S, John J, Blayne P, Nick A, Dave B							2022	TOTAL PRIORITIES			$ 936,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
304		19	Mac Arthur Elementary	8.15	Domes ic Water Heaters		Boiler Room	AO Smi h Water Heater Model: BT-100-110 Serial: MK02-1980029-110 Natural Gas 73.7 GPH @ 100 Deg rise 78,000 BTUH input	2	2003	0	Y3	2	2022		20	1	$ -
305		19	Mac Arthur Elementary	**9.00**	**Electrical**						CI							$ -
306		19	Mac Arthur Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Basement Mechanical	1200A, 208V, 3-phase, 4-wire Main Switchboard in	4	2015	CI		0	2022	No action required			$ -
307		19	Mac Arthur Elementary	9.05	Fire Alarm			Simplex 4010ES Addressable Fire Alarm System	3	2015	CI		0	2022	Replace with Voice Evacuation System if remodelling 10% or more of building.			$ -
308		19	Mac Arthur Elementary	9.08	Emergency generators / battery backup systems /			There is an emergency generator at building	4		CI	3	0	2022	No action required	25		$ -
309		19	Mac Arthur Elementary	**10.00**	**Lighting**						CI							$ -
310		19	Mac Arthur Elementary	10.01	Lighting - Lamps / ballasts / controls		All Spaces	Lighting is all Fluorescent light fixtures with switches	3	1968	CI		2	2022	Replace all lights with LED fixtures. Add occupancy sensors for energy efficiency			$ -
311		19	Mac Arthur Elementary	10.01	Lighting - Lamps / ballasts / controls			Building Exterior Monument Sign	2		CI		2	2022	Provide Digital Electronic LED Sign			$ -
312		19	Mac Arthur Elementary	10.04	Security Lighting (Exterior)			Exterior lights are LED fixtures	4	2019	CI		0	2022	No action required			$ -
313		19	Mac Arthur Elementary	10.05	Parking lot lighting			Parking Lot lights are LED fixtures	4	2019	CI		0	2022	No action required			$ -
314		19	Mac Arthur Elementary	**11.00**	**Technology / Security**						CI							$ -
315		19	Mac Arthur Elementary	11.01	Stuctured cabling		Building	good	4		0		0	2022	no work			$ -
316		19	Mac Arthur Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		0		2	2022	Remove abandoned cable			$ -
317		19	Mac Arthur Elementary	11.02	Classroom technology systems		Classrooms	good	4		0		0	2022	no work			$ -
318		19	Mac Arthur Elementary	11.03	Local Sound systems		Gym	good	4		0		0	2022	no work			$ -
319		19	Mac Arthur Elementary	11.04	Master Clock Systems		Building	good.	4		0		0	2022	no work			$ -
320		19	Mac Arthur Elementary	11.05	Building Paging systems		Building	good	4		0		0	2022	no work			$ -
321		19	Mac Arthur Elementary	11.06	Access Control		Building	good	4		0		0	2022	no work			$ -
322		19	Mac Arthur Elementary	11.06	Handicapped door operators		Main Entry	Handicapped operators work properly.	4		0		0	2022	no work			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**MacArthur Elementary**				**41,300**	**SF**	Nancy L, Nancy L, Ron S, John J, Blayne P, Nick			A, Dave B				2022	TOTAL PRIORITIES			$ 936,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
323		19	Mac Arthur Elementary	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	3		0		2	2022	replace existing Honeywell panel with District standard DMP			$ -
324		19	Mac Arthur Elementary	11.08	Video Surveillance System		Building	Very good	5		0		0	2022	no work			$ -

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MARTIN ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
  - Remove and replace cracked/damaged concrete pavement with donor brick edging at for #8. Regrade and restore disturbed turf areas.
  - Correct drainage issue from Door #7 to Door #9. Add catch basin, storm piping, then regrade and restore disturbed turf areas.
- **Site/Playground Areas**
  - Sand, prime & paint metal railings

2 EXTERIOR ENVELOPE

- **Wall Systems**
  - Efflorescence on Face brick wall (occurred prior to replacement of sealant between Face brick and precast concrete parapet). Clean exterior wall. (Monitor wall for increase in efflorescence)

- Face brick flaking off. Repair Face brick

- **Tuckpointing / Sealant**
  - Loose sealant and backer rod at window. Replace sealant and backer rod
  - Missing grout under window sill. Replace grout
  - Sealant failing at Electrical Conduit. Water comes in when it rains. Remove old sealant and provide new.

3 INTERIOR

- **Classroom**
  - **Casework** throughout the majority building and should be replaced, necessitating full casework and

associated finishes replacement, including chalkboards.

- **Doors**
  - There are several rooms with damaged wood doors. Replace wood doors and hardware
- **Flooring**
  - There are many rooms with aged VCT flooring. Replace Flooring
- **Ceilings**
  - There are several rooms with damaged 2x2 ceiling tiles. Replace with 2x2 ACT grid and ceiling tiles.
- **Chalkboard / Markerboard**
  - Existing chalkboard in multiple classrooms. Replace with markerboard
- **Walls**
  - Ceramic wall tile wainscot damaged and excessively cracked, Replace ceramic wall tile wainscot.

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Grind smooth or provide cover caps on sharp ends of metal wall shelving.

5 MECHANICAL

- **Boilers and Pumps**
  - Two of the boilers and heating pumps were installed in 2011 and a third boiler and pump were installed in 2019.
- **Air Handlers**
  - The Air Handlers were replaced in 2019.
- **Chillers and Pumps**
  - The Chiller and pumps were installed in 2019.
- **Water Heaters**
  - The Water Heater is from 2018.
- **Plumbing**
  - The Plumbing fixtures throughout the building are in fair to good condition.

6 ELECTRICAL

- **Electric Service**
  - The building is served underground from a pad mounted transformer. This feeds relatively new Square D 1600A, 480Y/277V, three-phase distribution switchboard located in the Boiler Room.

  - The electric service is in good shape. No work is required at this time.
- **Electric Switchboards, Panels and Distribution Equipment**
  - 480V is distributed throughout the building and supplies power for mechanical loads. Secondary transformers located in mechanical spaces transform the 480 volts down to 120/208 volts which powers lights and receptacle loads throughout the building.
  - Power distribution system is in good shape. No work is required.
- **Fire Alarm**
  - The fire alarm system is an addressable fire alarm panel with voice evacuation.
  - Fire alarm system meets current code requirements.
  - No work is required at this time.
- **Lighting - Lamps / ballasts / controls**
  - Lighting is fluorescent in older parts of the building and LED in newer parts.
  - We recommend that all fluorescent lighting be upgraded to LED.
- **Emergency Lighting / Exit signs**
  - Emergency lights and exit signs are battery operated. l Life expectancy of batteries is about 5 years.
  - Batteries should be tested and replaced as required.
  - Exterior emergency egress lighting is required by code and is missing at all exterior doors.
  - Add emergency egress lighting on exterior of building at all exterior doors.

7 TECHNOLOGY

- Technology systems are good.
  - Data room 109A is hot and needs better ventilation.

MARTIN ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
FIRST FLOOR

GENERAL NOTES

1. EFFLORENCE ON THE FACE BRICK. CLEAN EXTERIOR WALL.
2. FACE BRICK FLAKING OFF. REPAIR FACE BRICK.
3. LOOSE SEALANT AND BACKER ROD AT WINDOW. REPLACE SEALANT AND BACKER ROD.

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

KEY NOT

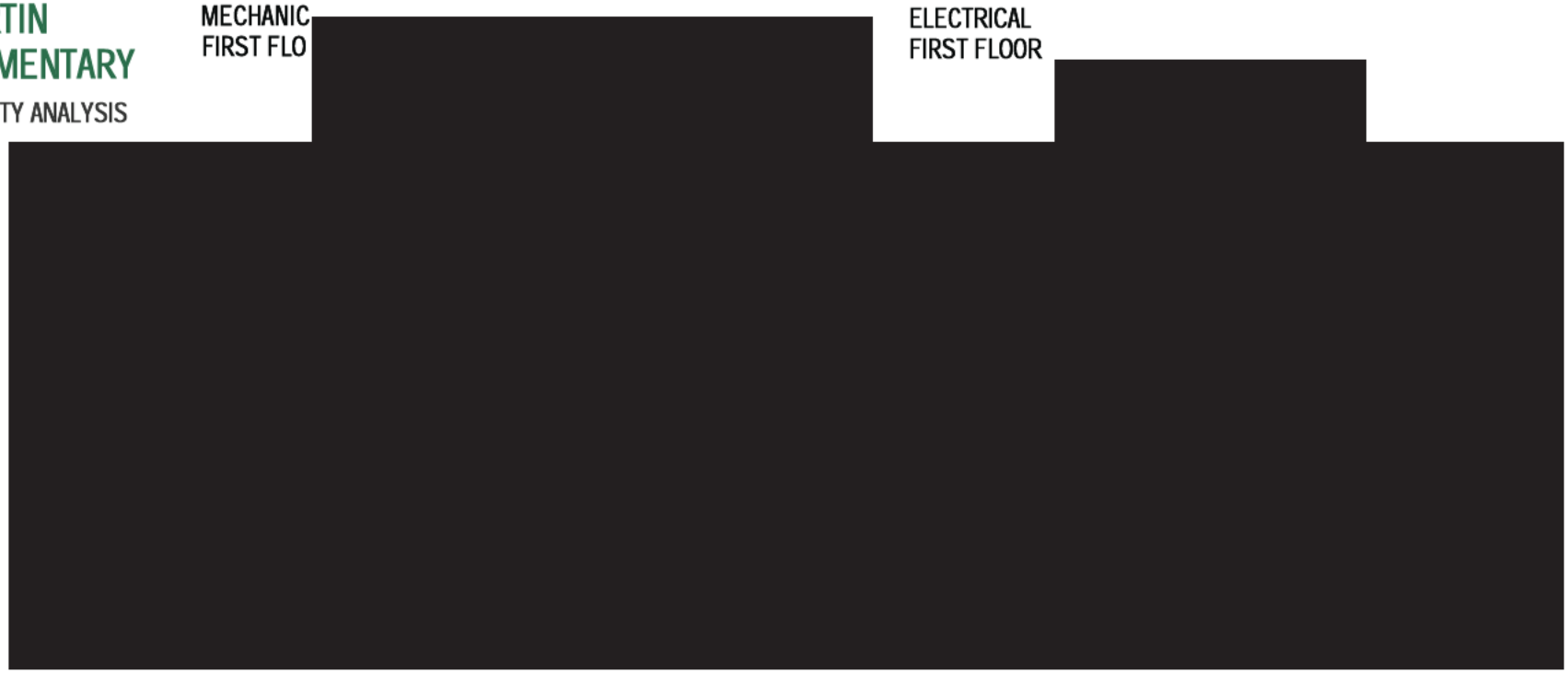
- PCT — REPLACE CT WALL TILE WITH PCT
- FE1 — REPLACE EQUIP AND FINISHES
- DR — REPLACE DOOR AND FRAME
- SLT — SEALANT FAILING AT ELECTRICAL CONDUIT

MARTIN ELEMENTARY

FACILITY ANALYSIS

MECHANIC FIRST FLO

ELECTRICAL FIRST FLOOR



PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- (AHU) REPLACE AIR HANDLING UNIT
- (HWP) REPLACE HEATING PUMP
- (B) REPLACE BOILER
- (CH) REPLACE CHILLER
- (CWP) REPLACE CHILLED WATER PUMP
- (CU) REPLACE CONDENSING UNIT

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

- (L) Replace Lighting
- (EG) Provide Emergency Egress Lighting

MARTIN ELEMENTARY

BUILDING AGE

KEY

- 1968
- 2010
- 2019

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						3%	$ 9 53	633,900	1,2	Cond.					Priority High (1)			$ 115,000
198							$ 29.60	1,969,300	3	Cond.					Priority Med (2)			$ 891,400
199							$ 27.73	1,845,000	4,5	Cond.					Priority Low (3)			$ 3,441,800
200	**Martin Elementary**				**66,526**	**SF**	Ron S, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,448,200
201																		
202										Install			Fnl			Life	Life	Projected
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
204		**20**									**CI**			**2022**				
205		20	Martin Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		20	Martin Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		20	Martin Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2015)(7+ yrs old) - *Budget $$ Added if Pending Work to Occur*	3		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		20	Martin Elementary	1.01	Asphalt paving		Playground Asphalt Pavement	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI		2	2022	Clean and fill cracks			$ 5,700
209		20	Martin Elementary	1.01	Asphalt paving		Playground Asphalt	Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ 17,800
210		20	Martin Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 12,800
211		20	Martin Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 19,000
212		20	Martin Elementary	1.02	Concrete walks / curbs		Door #8	Cracked concrete pavement w/ Donor brick paver edge	2		CI		2	2022	Remove & replace brick pavers (along w/ conc)			$ 5,700
213		20	Martin Elementary	1.03	Curb / Gutter		Door #9 to Door #7	Drainage Issue	2		CI		1	2022	Add curb & gutter w/ storm inlet tied to Exg storm			$ 20,000
214		20	Martin Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
215		20	Martin Elementary	2.01	Playgrounds			no comments this section			CI		2	2022				$ -
216		20	Martin Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
217		20	Martin Elementary	3.01	Grass / Turf			no comments this section			CI		2	2022				$ -
218		20	Martin Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
219		20	Martin Elementary	4.01	Roofs			Roofing information provided by Owner			CI		2	2022				$ -
220		20	Martin Elementary	4.01	Roofs	Section	1	Standing Rib Metal	3	2008	CI	Y26	3	2022	Standing Seam Metal	40	26	$ 14,200

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Martin Elementary**				**66,526**	**SF**	Ron S, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,448,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
221		20	Martin Elementary	4.01	Roofs		2	Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Gravel Surface - BUR	30	19	$ 191,200
222		20	Martin Elementary	4.01	Roofs		3	Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Gravel Surface - BUR	30	19	$ 72,000
223		20	Martin Elementary	4.01	Roofs		4	Gravel Surface - BUR	3	2008	CI	Y16	3	2022	Gravel Surface - BUR	30	16	$ 48,900
224		20	Martin Elementary	4.01	Roofs		5	Gravel Surface - BUR	3	2003	CI	Y11	3	2022	Gravel Surface - BUR	30	11	$ 297,300
225		20	Martin Elementary	4.01	Roofs		6	Gravel Surface - BUR	3	2003	CI	Y11	3	2022	Gravel Surface - BUR	30	11	$ 66,200
226		20	Martin Elementary	4.01	Roofs		7	Gravel Surface - BUR	3	2008	CI	Y16	3	2022	Gravel Surface - BUR	30	16	$ 297,300
227		20	Martin Elementary	4.01	Roofs		8	Gravel Surface - BUR	3	2008	CI	Y16	3	2022	Gravel Surface - BUR	30	16	$ 22,600
228		20	Martin Elementary	4.01	Roofs		9	Gravel Surface - BUR	3	2008	CI	Y16	3	2022	Gravel Surface - BUR	30	16	$ 59,600
229		20	Martin Elementary	4.01	Roofs		10	Gravel Surface - BUR	3	2008	CI	Y16	3	2022	Gravel Surface - BUR	30	16	$ 22,600
230		20	Martin Elementary	4.01	Roofs		11	Gravel Surface - BUR	3	2003	CI	Y11	3	2022	Gravel Surface - BUR	30	11	$ 69,900
231		20	Martin Elementary	4.01	Roofs		12	SBS Mod Bit - Gran Agg - Alum Coat	3	1996	CI	Y9	3	2022	Gravel Surface - BUR	35	9	$ 8,800
232		20	Martin Elementary	4.01	Roofs		13	SBS Mod Bit - Gran Agg - Alum Coat	3	1996	CI	Y9	3	2022	Gravel Surface - BUR	35	9	$ 2,500
233		20	Martin Elementary	4.01	Roofs		14	Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Gravel Surface - BUR	30	19	$ 17,800
234		20	Martin Elementary	4.01	Roofs		15	Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Gravel Surface - BUR	30	19	$ 35,700
235		20	Martin Elementary	4.01	Roofs		16	Standing Rib Metal	3	?	CI	Y10	3	2022	Standing Seam Metal	40	####	$ 5,800
236		20	Martin Elementary	4.02	Wall systems		Ext wall at Rm 1101B, 02,	Efflorescence on facebrick wall (occurred	3		CI		3	2022	Clean exterior wall. (Monitor wall for increase in efflorescence)			$ 14,300
237		20	Martin Elementary	4.02	Wall systems		Ext wall at Rm 102	Facebrick flaking off	3		CI		2	2022	Replace Facebrick			$ 800
238		20	Martin Elementary	4.03	Tuck pointing / Sealant		Ext Wall at Rm 141, 142, 145	Loose sealant and backer rod at window	2		CI		2	2022	Replace sealant and backer rod			$ 300
239		20	Martin Elementary	4.03	Tuck pointing / Sealant		Ext Wall at Rm 145	Missing grout under wdw sill	2		CI		2	2022	Replace grout			$ 100
240		20	Martin Elementary	4.03	Tuck pointing / Sealant		Near Elevator	Sealant failing at Electrical Conduit. Water comes in when it rains	1		CI		1	2022	Remove old sealant and provide new			$ 300
241		20	Martin Elementary	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Ext Stair Railings	General Maint - railings have few nicks and some rust.	2		CI		3	2022	grind(sand), prime, & paint			$ 6,200

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Martin Elementary**				**66,526**	**SF**	Ron S, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,448,200
201																		
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Install Orig. /			Fnl			Life	Life	Projected Project
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
242		20	Martin Elementary	**5.00**	**Interior (Building)**						CI							$ -
243		20	Martin Elementary	5.01	Doors / Hardware		142	Interior wood veneer door . Heavy scratches, chipped veneer, delamina ion and discoloring.	2		CI		2	2022	Remove existing door and replace with wood door			$ 2,200
244		20	Martin Elementary	5.03	Flooring / Base	VCT	126,141,142	Chipped VCT tile, patched tile, gaps	2		CI		3	2022	remove existing VCT and provide new VCT			$ 19,100
245		20	Martin Elementary	5.03	Flooring / Base	CPT	Elevator	Elevator carpet is very worn and has a vey bad	1		CI		3	2022	remove existing cpt and provide VCT			$ 300
246		20	Martin Elementary	5.04	Ceiling / Acous ic Panels	ACT	126,141,142	ACT acoustic ceiling tile. Aged, stained and	2		CI		2	2022	Remove existing act and Provide new ciling and grid			$ 17,300
247		20	Martin Elementary	5.06	Tile Applications		1968 Corridors	65" height Corridor ceramic wall tile - aged, consistant cracking (both vert and horiz cracks), chipped, gaps in the grout	2		CI		2	2022	Replace ceramic wall tile with PCT			$ 131,100
248		20	Martin Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
249		20	Martin Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
250	combo	20	Martin Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1	125, 129, 143, 145, 146	PLAM Casework - 2 Showing chipping delamina ion, excessive staining and scraching. Reuse existing solid surface sinks and counter tops. ACT Stained, aged, discolored (VCT)	2		CI		2	2022	Finishes+Cswk +MB/TB			$ 160,000
251		20	Martin Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer may not be NSF	2		CI		3	2022	Replace Chest Freezer			$ 2,300
252		20	Martin Elementary	6.18	Kitchen Equipment		Kitchen	Exposed metal ends of Wall Shelving are sharp	1		CI		2	2022	Provide end caps			$ 300
253		20	Martin Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator heat and fume only, not Type I (Grease Hood)	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
254		20	Martin Elementary	**7.00**	**HVAC**						CI							$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Martin Elementary**				**66,526**	**SF**	Ron S, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,448,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
255		20	Martin Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 Make: DeDietrich Model: GT339A Serial Number: U100011313031100018 MBH (Hea ing Capacity): 1,229 System Type (Hot Water) Fuel Type(s): Nat Gas, #2 Oil	4	2011	CI	Y20	3	2022		30	19	$ 170,300
256		20	Martin Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-2 Make: DeDietrich Model: GT339A Serial Number: U100011313031100017 MBH (Hea ing Capacity): 1,229 System Type (Hot Water) Fuel Type(s): Nat Gas, #2 Oil	4	2011	CI	Y20	3	2022		30	19	$ 227,000
257		20	Martin Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-3 Make: DeDietrich Model: GT430A Serial Number: 1000113821900005 MBH (Hea ing Capacity): 2,887 System Type (Hot Water) Fuel Type(s): Nat Gas, #2 Oil	4	2019	CI	Y20	3	2022		30	27	$ 340,600
258		20	Martin Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			All VFDs are Yaskawa	4	2019	CI		3	2022		15	12	$ -
259		20	Martin Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Boiler Pump: Pump Tag: P-1 & P-2 Make: Bell & Gosset Model: E8050C GPM/Head (ft): 150gpm/20ft. Pump Type: (Inline)	4	2011	CI	Y20	3	2022		30	19	$ 77,700

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Martin Elementary**				**66,526**	**SF**	Ron S, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,448,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
260		20	Martin Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Boiler Pump: Pump Tag: P-3 Make: Bell & Gosset Model: E8050C GPM/Head (ft): 140gpm/20ft. Pump Type: (Inline)	4	2019	CI	Y25	3	2022		30	27	$ 38,800
261		20	Martin Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Heating System Pump: Pump Tag: P-1 Make: Bell & Gosset Model: e-1510 3EB Serial Number: C284894-01G91 HP/GPM/Head (ft): 15.0/330gpm/85ft Pump Type: (Base Mount)	4	2019	CI	Y25	3	2022		30	27	$ 38,800
262		20	Martin Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Heating System Pump: Pump Tag: P-2 Make: Bell & Gosset Model: e-1510 3EB Serial Number: C284894-02G91 HP/GPM/Head (ft): 15.0/330gpm/85ft Pump Type: (Base Mount)	4	2019	CI	Y25	3	2022		30	27	$ 38,800
263		20	Martin Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Chilled Water Pump: Pump Tag: P-6 Make: Bell & Gosset Model: e-1510 4ED Serial Number: C284896-01G91 HP/GPM/Head (ft): 25.0/420gpm/115ft Pump Type: (Base Mount)	4	2019	CI	Y25	3	2022		30	27	$ 38,800
264		20	Martin Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Chilled Water Pump: Pump Tag: P-7 Make: Bell & Gosset Model: e-1510 4BD Serial Number: C284895-01G91 HP/GPM/Head (ft): 10.0/420gpm/50ft Pump Type: (Base Mount)	4	2019	CI	Y25	3	2022		30	27	$ 38,800
265		20	Martin Elementary	7.06	Energy Management Systems (24 volt low voltage)			Building has DDC Controls.	4	2019	CI		3	2022		15	12	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Martin Elementary**				**66,526**	**SF**	Ron S, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,448,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
266		20	Martin Elementary	7.07	Air handler units / ERU - dampers		Commons	AHU Tag: AC-1 Make: Daikin Model: CAH017GDDM Serial Number: FBOU110602520 CFM: (total airflow) System Type: Fan and coil types: Belt return fan, Direct drive 10HP supply fan. Hot water and chilled water coils.	4	2011	CI	Y25	3	2022		40	29	$ 150,200
267		20	Martin Elementary	7.07	Air handler units / ERU - dampers		Gym	AHU Tag: AC-6 Make: Daikin Model: CAH012GDGC Serial Number: FBOU190801227 CFM: 6,000 System Type: Fan and coil types: Direct drive 7 5HP return fan, Direct drive 10HP supply fan. Hot water and chilled water coils.	4	2019	CI	Y25	3	2022		40	37	$ 155,300
268		20	Martin Elementary	7.07	Air handler units / ERU - dampers		North Classrooms	AHU Tag: AC-7 Make: Daikin Model: CAH012GDGC Serial Number: FBOU190801250 CFM: 5,775 System Type: Fan and coil types: Direct drive 7 5HP return fan, Direct drive 10HP supply fan. Hot water and chilled water coils.	4	2019	CI	Y25	3	2022		40	37	$ 149,500
269		20	Martin Elementary	7.07	Air handler units / ERU - dampers		South Classrooms	AHU Tag: AC-8 Make: Daikin Model: CAH014GDGC Serial Number: FBOU190801226 CFM: 6,450 System Type: Fan and coil types: Direct drive10HP return fan, Direct drive 10HP supply fan. Hot water and chilled water coils.	3	2019	CI	Y25	3	2022		40	37	$ 166,900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Martin Elementary**				**66,526**	**SF**	Ron S, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,448,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
270		20	Martin Elementary	7.07	Air handler units / ERU - dampers		Media Center	AHU Tag: AC-9 Make: Daikin Model: CAH012GDGC Serial Number: FBOU190801227 CFM: 6,000 System Type: Fan and coil types: Direct drive7.5HP return fan, Direct drive 10HP supply fan. Hot water and chilled water coils.	3	2019	CI	Y25	3	2022		40	37	$ 155,300
271		20	Martin Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Vestibules, Restrooms, corridors	Unit Type: Cabiet Unit Heaters, Unit Heaters, Convectors. Classroom FTR Heating Source (Hot Water).	2	1968	CI		2	2022	Replace vestiuble CUH due to age.	25	-29	$ 41,400
272		20	Martin Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Vestibules, Restrooms, corridors	Unit Type: Cabiet Unit Heaters, Unit Heaters, Convectors. Classroom FTR Heating Source (Hot Water) Equipment is in good condi ion.	4	2010	CI		3	2022		25	13	$ -
273		20	Martin Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Vestibules, Restrooms, corridors	Unit Type: Cabiet Unit Heaters, Unit Heaters, Convectors. Classroom FTR Heating Source (Hot Water) Equipment is in good condi ion.	4	2019	CI		3	2022		25	22	$ -
274		20	Martin Elementary	7.10	Exhaust fans - PRV / utility sets		Roof.	Exhaust fans are Greenheck. EF tags: RE-12.	2	2011	CI		2	2022	Fan wheel is rubbing on housing. Replace fan.	25	14	$ 1,700
275		20	Mar in Elementary	7.10	Exhaust fans - PRV / utility sets		Roof.	Exhaust fans are Greenheck. EF tags: RE-14, RE-13, RE-15, RE-11, RE-6, RE-3, RE-2, RE-1, RE-4, RE-10, RE-9, RE-7	4	2011	CI		3	2022		25	14	$ -
276		20	Mar in Elementary	7.10	Exhaust fans - PRV / utility sets		Roof.	Exhaust fans are Greenheck. EF tags: PRV-3, EF, PRV-4, PRV-2, PRV-1	4	2019	CI		3	2022		25	22	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Martin Elementary**				**66,526**	**SF**	Ron S, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,448,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
277		20	Martin Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof	Chiller Tag: ACC-1 Make: Daikin Model: AGZ180ETHEMNN00 Serial Number: STNU190800131 Tonnage: 180T, 394mca System Type: (Air Cooled)	4	2019	CI	Y20	3	2022		25	22	$ 372,700
278		20	Martin Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves Admin. Offices)	Rooftop Condensing Unit Make: Trane Model: 4TTR5060E1000AB Serial: 1220268B2F Capacity: 48 MBH	4	2011	CI	Y12	3	2022		25	14	$ 7,700
279		20	Martin Elementary	**8.00**	**Plumbing**						CI							$ -
280		20	Martin Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical			Domestic Recirc Pump Make: Bell & Gossett	4	2018	CI		3	2022		30		$ -
281		20	Martin Elementary	8.08	Plumbing Fixtures		R102, R103, R108, R109,	Floor mounted flush valve urinals, wall	3	1968	CI			2022		30		$ -
282		20	Martin Elementary	8.08	Plumbing Fixtures		R106, R107, R114, R117,	Wall mounted flush valve urinals, wall mounted	4	2019	CI			2022		30		$ -
283		20	Martin Elementary	8.08	Plumbing Fixtures		Year 1968 classrooms	Classroom sinks with bubblers are in	3	1968	CI			2022		30		$ -
284		20	Martin Elementary	8.08	Plumbing Fixtures		Year 2019 classrooms	Classroom sinks with bubblers are in very	4	2019	CI			2022		30		$ -
285		20	Martin Elementary	8.10	Drinking Fountains		Year 1968 corridors	Drinking fountains are in acceptable condition	3	1968	CI			2022		30		$ -
286		20	Martin Elementary	8.10	Drinking Fountains		Corridors	Water coolers are in very good condition	4	2019	CI			2022		30		$ -
287		20	Martin Elementary	8.11	Fire suppression- source / pumps / distribution / heads			Bldg does not have a Fire Suppression system	3		CI		2	2022		30		$ 387,400
288		20	Martin Elementary	8.15	Domestic Water Heaters		Boiler Room	Bradford White Model: D80T1993N	4	2018	CI	Y15	2	2022		25		$ -
289		20	Martin Elementary	**9.00**	**Electrical**						CI							$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Martin Elementary**				**66,526**	**SF**	Ron S, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,448,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
290		20	Martin Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer / metering		Elec Rm	1600A/480Y/277V Main Service Switchboard. There is a leak in the exterior wall where he service conduits penetrate from he area way. This should be investigated and sealed at the exterior.	3		CI		0	2022	No action required on service.			$ -
291		20	Martin Elementary	9.05	Fire Alarm		Elec Rm	Addressible Fire Alarm w/voice evacuation			CI		0	2022	system meets current code. No work required at his ime.			$ -
292		20	Martin Elementary	**10.00**	**Lighting**						CI							$ -
293		20	Martin Elementary	10.01	Lighting - Lamps / ballasts / controls		1968 por ion of Bldg	Fluorescent Ligh ing	2		CI		2	2022	Replace with LED			$ 68,000
294		20	Martin Elementary	10.02	Emergency Lighting / Exit signs		Throughout Bldg	Exit signs and EM lights are battery powered.	2		CI		2	2022	Test units ard replace batteries as required			$ 16,100
295		20	Martin Elementary	10.04	Security Lighting (Exterior)		Exterior	security lights are a mix of LED and HD	2		CI		2	2022	Replace HID fixtures with LED			$ 5,300
296		20	Martin Elementary	10.04	Security Lighting (Exterior)		Exterior	Emergency egress lighting missing	1		CI		1	2022	Add battery operated egress ligh ing at all exterior doors			$ 75,700
297		20	Martin Elementary	**11.00**	**Technology / Security**						CI							$ -
298		20	Martin Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 5,200
299		20	Martin Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
300		20	Martin Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
301		20	Martin Elementary	11.03	Local Sound systems		Gym	Good. (1) Shure QLXD4 system at 572.125 MHz.	4		CI		0	2022	no work			$ -
302		20	Martin Elementary	11.03	Local Sound systems		Commons	Good. (1) Shure T4V system at 169.445 MHz.	4		CI		0	2022	no work			$ -
303		20	Martin Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
304		20	Martin Elementary	11.05	Building Paging systems		Building	Good	4		CI		0	2022	No work			$ -
305		20	Martin Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022				$ -
306		20	Martin Elementary	11.06	Handicapped door operators		Main Entry	Handicapped door operator system works	3		CI		0	2022	No work			$ -
307		20	Martin Elementary	11.06	Handicapped door operators		Vestibule S102	Handicapped door operator pushbuttons are	3		CI		2	2022	Remove pushbuttons			$ 800
308		20	Martin Elementary	11.07	Burgler Alarm System		Building	Good	3		CI		0	2022	No work			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Martin Elementary**				**66,526**	**SF**	Ron S, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 4,448,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
309		20	Martin Elementary	11.07	Burgler Alarm System		Building	many exterior doors do not have door position	3		CI		2	2022	Add exterior door position contacts			$ 9,700
310		20	Martin Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -
311		20	Martin Elementary	11.09	TV Distribution System						CI		2	2022				$ -
312		20	Martin Elementary	11.10	0						CI		2	2022				$ -

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MCAULIFFE ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
  - Remove and replace cracked/damaged monolithic concrete pavement and curb.
  - Building cleanouts in pavement are exposed and/or damaged – Add concrete collar around cleanouts and provide proper cleanout cover/cap (preferably metal)
- **Site Areas**
  - Trim up low tree branch at Door #9

2 EXTERIOR ENVELOPE

- Building control joints sealant and sealant at windows and louvers need to be replaced.

– Masonry restoration is needed at the exposed corner of the gymnasium to address vertical cracking in the facebrick.

3 INTERIOR

– VCT flooring needs replacement in 17 rooms.

- The door leading from the kitchen to the Commons, and adjacent countertop need to be replaced to meet cleanliness standards.

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Replace non-NSF and rusted equipment.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers and heating pumps are original and at the end of the expected useful life.
- **Air Handlers**
  - The Air Handlers are 25% of their useful life and may need replacing in 10 years.
- **Chillers and Pumps**
  - The Chiller is an R-22 machine and should be replaced.
- **Water Heaters**
  - The Water Heater was replaced in 2013 with a Condensing water heater.
- **Plumbing**
  - The Plumbing fixtures throughout the building are mostly in good condition.

6 ELECTRICAL

- **Electric Service**
  - The building is served underground from a pad mounted transformer. This feeds relatively new Square D 800A, 480Y/277V, three-phase distribution switchboard located in the Electrical Room.

- The electric service is in good shape. No work is required at this time.

Electric Switchboards, Panels and Distribution Equipment

- 480V is distributed throughout the building and supplies power for mechanical loads. Secondary transformers located in mechanical spaces transform the 480 volts down to 120/208 volts which powers lights and receptacle loads throughout the building.
- Power distribution system is in good shape. No work is required.

- **Fire Alarm**
  - The fire alarm system is a Simplex 4002 addressable panel located in the Electrical Room.
  - This panel is old and parts may be hard to find.
  - The entire fire alarm system needs to be upgraded to include voice evacuation.
- **Emergency generators / battery backup systems**
  - There is a Onan natural gas generator located in a room next to the Electrical Room.
  - The generator feeds the life safety system.
  - No work is needed on the emergency system at this time.
- **Lighting - Lamps / ballasts / controls**
  - Lighting is fluorescent throughout the entire building.
  - We recommend that all fluorescent lighting be upgraded to LED.
- **Emergency Lighting / Exit signs**
  - Emergency lighting and exit signs appear to be fluorescent fixtures but are powered from the generator.
  - Fixtures should be upgraded to LED at the same time as other building lighting is upgraded.
- **Security Lighting (Exterior)**
  - Exterior security lighting appears to be HID type.
  - It is recommended to upgrade the fixtures to LED type.
  - Verify that fixtures are connected to the generator to provide required egress lighting at all exterior doors.

7 TECHNOLOGY

- Technology systems are good.
  - Building paging system speakers were installed without supports to ceiling grid. The result is ceiling tiles are sagging badly.

McAULIFFE ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. BUILDING CONTROL JOINTS SEALANT NEED TO BE REPLACED

KEY NOTES

- FE1-1 — MASONRY RESTORATION
- RC — RECAULK WINDOWS - TYPICAL
- KE — KITCHEN EQUIPMENT - FREEZER

McAULIFFE ELEMENTARY

FACILITY ANALYSIS

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- (B) REPLACE BOILER
- (CH) REPLACE CHILLER
- (P) REPLACE PUMP
- (WH) REPLACE WATER HEATER
- (AC) REPLACE AIR HANDLER
- (HV) REPLACE AIR HANDLER
- (DX) REPLACE CONDENSING UNIT

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

- (L) REPLACE LIGHTING ENTIRE BLDG
- (EG) PROVIDE EMERGENCY EGRESS LIGHTING
- (FACP) REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM.

McAULIFFE ELEMENTARY

BUILDING AGE

KEY

- 1991
- 1996

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						17%	$ 53 31	3,020,100	1,2	Cond.					Priority High (1)			$ 1,291,900
198							$ 41 22	2,335,300	3	Cond.					Priority Med (2)			$ 2,164,400
199							$ 0.17	9,800	4,5	Cond.					Priority Low (3)			$ 2,367,200
200	**McAuliffe Elementary**				**56,655**	**SF**	Ron S, Brent R, Brent R, John J, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 5,823,500
201																		
202										Install			Fnl			Life	Life	Projected
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Remain**	**Project Cost**
204		**21**									**CI**			**2022**				
205		21	McAuliffe Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		21	McAuliffe Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		21	McAuliffe Elementary	1.01	Asphalt paving		Asphalt Pavement	Per SD's Asphalt Paser Assessment	4		**CI**		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		21	McAuliffe Elementary	1.01	Asphalt paving			Asphalt Pavement Cracks	2		**CI**		2	2022	Clean & Fill Cracks			$ -
209		21	McAuliffe Elementary	1.01	Asphalt paving			Seal Coating Needed	2		**CI**		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ -
210		21	McAuliffe Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		**CI**		2	2022	Clean and fill expansion joints			$ 5,500
211		21	McAuliffe Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		**CI**		1	2022	Remove & replace concrete			$ 22,700
212		21	McAuliffe Elementary	1.02	Concrete walks / curbs		East of Door #1 & NE Bldg Corner	Monolithic Conc Curb Pvmnt cracked, uneven, trip hazard	1		**CI**		1	2022	Remove & replace concrete			$ 30,200
213		21	McAuliffe Elementary	1.02	Concrete walks / curbs		East Playground Bldg Cleanouts	Two utility cleanouts in pavements exposed, cracked or damaged	2		**CI**		2	2022	Provide concrete collar around bdldg cleanouts in pavement & covers			$ 5,000
214		21	McAuliffe Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
215		21	McAuliffe Elementary	2.01	Playgrounds			no comments this section			CI		2	2022				$ -
216		21	McAuliffe Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
217		21	McAuliffe Elementary	3.02	Trees, Shrubs, Planting		Door #9	Low tree limbs at an adult head height	2		CI		2	2022	Tie up tree limbs			$ 1,700
218		21	McAuliffe Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
219		21	McAuliffe Elementary	4.01	Roofs			Roofing information provided by Owner			CI		0	2022				$ -
220		21	McAuliffe Elementary	4.01	Roofs	EPDM-Ballast	Section 1	EPDM-Ballasted	2	1992	CI	Y1	1	2022	Built Up Roofing	20	-10	$ 108,500
221		21	McAuliffe Elementary	4.01	Roofs	EPDM-Fully	Section 2	EPDM-Fully Adherred	2	1992	CI	Y1	1	2022	Built Up Roofing	20	-10	$ 19,500
222		21	McAuliffe Elementary	4.01	Roofs	SBS Mod Bit-	Section 3	SBS Mod Bit-Gran Agg-Alum Coat	3	1999	CI	Y12	3	2022	Built Up Roofing	35	12	$ 174,200
223		21	McAuliffe Elementary	4.01	Roofs	Conc Tile	Section 4	Conc Tile	3	1992	CI	Y20	3	2022	Conc Tile	50	20	$ 2,064,100

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200	**McAuliffe Elementary**				**56,655**	**SF**	Ron S, Brent R, Brent R, John J, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 5,823,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**ain**	**Cost**
224		21	McAuliffe Elementary	4.02	Wall systems	EIFS	Dr 1 / Dr 2 Canopies	2" +/- DIA Holes at EIFS at gable end and sides	2	1991	CI		2	2022	Investigate cause of holes. Patch to match adj			$ 100
225		21	McAuliffe Elementary	4.02	Wall systems	FBMod	Gym-SE corner	Cracks in FB and foundation wall. Bldg Sup indicates roofing replaced in last yr or two. See Wall / Floor finishes for presumed associated	1	1991	CI		1	2022	Investigate cause of water penetration at inside of Gym if still occurs. Repair mas to match adj			$ 2,200
226		21	McAuliffe Elementary	4.03	Tuck pointing / Sealant	Sealant	Control Joints	Sealant hard / cracked	2	1991	CI		2	2022	Remove exg caulk, recaulk			$ 2,800
227		21	McAuliffe Elementary	4.03	Tuck pointing / Sealant	Sealant	AL Storefront Wdws / Mech	Sealant hard / cracked / missing / pulling away	1	1991	CI		1	2022	Remove exg caulk, recaulk	`		$ 20,400
228		21	McAuliffe Elementary	4.03	Tuck pointing / Sealant	Sealant	AL Storefront Wdws (3-5 x 4-	Sealant hard / cracked / missing	1	1991	CI		1	2022	Remove exg caulk, recaulk	`		$ 7,500
229		21	McAuliffe Elementary	4.08	Painting and Plaster	PT	Dr 3	Surface rust at bott of HM frame (6-4 x 9-4)	2	1991	CI		2	2022	Repaint			$ 300
230		21	McAuliffe Elementary	**5.00**	**Interior (Building)**						CI							$ -
231		21	McAuliffe Elementary	5.01	Doors / Hardware	WD Dr / HM Fr	Kitchen	Wd dr pscraped, chipped, pt peeling at	2	1991	CI		2	2022	Replace wood door			$ 2,200
232		21	McAuliffe Elementary	5.01	Doors / Hardware	WD CCD	Btwn Kitchen and Cafeteria	WD coiling counter dr binds 1/2 way up, hard	1	1991	CI		1	2022	Replace w/ SST. Consider also replacing WD CCD btwn Kit / Gym			$ 6,600
233		21	McAuliffe Elementary	5.01	Doors / Hardware	WD Dr / HM Fr	Typical at classroom	Paint peeling at lower grille, kick plate marred	2	1991 / 1996	CI		3	2022	Repaint grille. Consider replacing kickplate, add where missing (Typ at Cust			$ 500
234		21	McAuliffe Elementary	5.03	Flooring / Base	QT	Gym	QT floor tiles cracked at entry	2	1991	CI		2	2022	Replace entire floor with QT			$ 600
235		21	McAuliffe Elementary	5.03	Flooring / Base	WD	Gym	Signs of water staining at gym flooring along S	2	1991	CI		0	2022	Monitor for future water staining			$ -
236		21	McAuliffe Elementary	5.03	Flooring / Base	VCT 12x12	Rm(s) 172 / 173 / 174 / 175	1/4" + continous full room length gaps, cracks,	1	1991 / 1996	CI		1	2022	Replace with VCT flooring , add 20% for extra floor leveling compound,			$ 92,000
237		21	McAuliffe Elementary	5.03	Flooring / Base	VCT 12x12	Rm(s) 122 / 161 / 166 / 168	1/4"+/- gaps, cracks in floor tiles.	2	1991 / 1996	CI		3	2022	Investigate cause of cracking. Replace with VCT			$ 35,500
238		21	McAuliffe Elementary	5.04	Ceiling / Acous ic Panels	PT	Gym	PT peeling above joists along portions of E / S	2	1991	CI		2	2022	Investigate cause of peeling pt. Paint entire ceiling			$ 7,500
239		21	McAuliffe Elementary	5.05	Wall Finishes (PT, VWC, etc)	PT	Kitchen	HM Frames marked	2	1991	CI		2	2022	Repaint			$ 600
240		21	McAuliffe Elementary	5.05	Wall Finishes (PT, VWC, etc)	PT	Gym	PT peels inside along portions of E / S walls.	2	1991	CI		2	2022	Investigate cause peeling pt. Paint entire gym. Touch up paint corners of ceiling /			$ 9,900
241		21	McAuliffe Elementary	5.05	Wall Finishes (PT, VWC, etc)	Sealant	Gym	Sealant at CJ at SE corner cracked, pulling	2	1991	CI		2	2022	Remove exg, recaulk full ht			$ 500
242		21	McAuliffe Elementary	5.05	Wall Finishes (PT, VWC, etc)	Sealant	Rm(s) 116 / 117 / 118 / 120	Gap at corner btwn GBD / CMU walls	2	1991	CI		2	2022	Provide sealant full ht			$ 600
243		21	McAuliffe Elementary	5.05	Wall Finishes (PT, VWC, etc)	GBD	Rm(s) 117, possibly other	Settlement crack along GBD bumpout adj to sink	2	1991	CI		2	2022	Patch to match adj			$ 800
244		21	McAuliffe Elementary	5.05	Wall Finishes (PT, VWC, etc)	Tuck Point	Rm(s) 118, possibly other	Mortar jts at CMU infilled w/ silicone, due to	2	1991	CI		2	2022	Remove exg silicone, reapply paintable sealant to match adj, pt to match			$ 300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**McAuliffe Elementary**				**56,655**	**SF**	Ron S, Brent R, Brent R, John J, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 5,823,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
245		21	McAuliffe Elementary	5.08	Accessibility (ADA)		Mens & Womens	Undersink piping not wrapped - safety issue	2	1991	CI		2	2022	Wrap piping			$ 300
246		21	McAuliffe Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
247		21	McAuliffe Elementary	6.08	Wall Pads	WPFix ed	Gym	Wall pads frayed (2 x 6 +/--Typ)	2	1991	CI		2	2022	Replace			$ 5,400
248		21	McAuliffe Elementary	6.15	Restroom Parti ions		Mens & Womens	Met partitions finish chipped, scratched	2	1991	CI		3	2022	Monitor for future replacement. Consider replacing w/ plastic parti ions			$ 3,900
249		21	McAuliffe Elementary	6.15	Restroom Parti ions		Womens Toilets at	Footing rusted away at (1) stall-only secured	1	1991 / 1996	CI		1	2022	Replace all partitions w/ plastic partitions			$ 11,900
250		21	McAuliffe Elementary	6.18	Kitchen Equipment		Kitchen	1 Sec ion Freezer has interior rust at bottom	1		CI		1	2022	Replace Freezer			$ 10,300
251		21	McAuliffe Elementary	6.18	Kitchen Equipment		Kitchen	Refrigerator/freezer has leaking evaporator - bucket in unit	1		CI		1	2022	Replace Refrigerator/Freezer with Refrigerator			$ 10,300
252		21	McAuliffe Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			$ 8,600
253		21	McAuliffe Elementary	6.18	Kitchen Equipment		Kitchen	No gooseneck faucet for rinsing grey buckets per staff	2		CI		2	2022	Provide gooseneck faucet			$ 600
254		21	McAuliffe Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator painted, not NSF, not Type I (Grease Hood)	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
255		21	McAuliffe Elementary	**7.00**	**HVAC**						CI							$ -
256		21	McAuliffe Elementary	7.01	Boilers		2nd Flr Boiler Rm	B-1, Kewanee KW-4 0-142-KS, 1,611 MBH in, 1,289 MBH out, Nat gas, Hot Waterr, 30 PSI, Kewanee burner Kfo 3.3 762-G	2	1991	CI	Y3	1	2022	Replace boilers with condensing boilers	30	**-1**	$ 227,000
257		21	McAuliffe Elementary	7.01	Boilers		2nd Flr Boiler Rm	B-2, Kewanee KW-4 0-142-KS, 1,611 MBH in, 1,289 MBH out, Nat gas, Hot Waterr, 30 PSI, Kewanee burner Kfo 3.3 762-G	2	1991	CI	Y3	1	2022	Replace boilers with condensing boilers	30	**-1**	$ 227,000
258		21	McAuliffe Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical		2nd Flr Boiler Rm	Pump VFDs		1991	CI		2	2022	Replace pump VFDs with pumps	15	-16	$ -
259		21	McAuliffe Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		2nd Flr Boiler Rm	B&G close coupled pump, 220 GPM, 75 Ft, 10 HP., VFD	2	1991	CI	Y3	1	2022	Replace heating pump	30	-1	$ 38,800
260		21	McAuliffe Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		2nd Flr Boiler Rm	B&G close coupled pump, 220 GPM, 75 Ft, 10 HP., VFD	2	1991	CI	Y3	1	2022	Replace heating pump	30	-1	$ 38,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**McAuliffe Elementary**				**56,655**	**SF**	Ron S, Brent R, Brent R, John J, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 5,823,500
201																		
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Install Orig. /			Fnl			Life	Life	Projected Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	Exp. (yrs)	Rem ain	Cost
261		21	McAuliffe Elementary	7.06	Energy Management Systems (24 volt low voltage)			Automaterd Logic		2011	CI		2	2022	Upgrade energy management system	15	4	$ 458,300
262		21	McAuliffe Elementary	7.07	Air handler units / ERU - dampers		Gym	HV-1, Trane draw thru, CCDB14, max CFM 7,000, 10 HP, HW	2	1991	CI	Y5	2	2022	Replace air handling unit. Select hea ing coil using low temp water (140 to 110)	40	9	$ 181,100
263		21	McAuliffe Elementary	7.07	Air handler units / ERU - dampers			AC-1, Trane Draw Thru, 25 HP, HW, CW 18,000	2	1991	CI	Y5	2	2022	Replace air handling unit. Select hea ing coil using low temp water (140 to 110)	40	9	$ 465,900
264		21	McAuliffe Elementary	7.07	Air handler units / ERU - dampers		Office unit	AC-2, Trane Draw thru, CCDB06, Max CFM 3,000, HW, DX, VFD,	2	1991	CI	Y5	2	2022	Replace air handling unit. Select hea ing coil using low temp water (140 to 110) Include condensing unit	40	9	$ 93,100
265		21	McAuliffe Elementary	7.07	Air handler units / ERU - dampers		2nd fl fan room	AC-3, Trane draw thru, CCDB10, Max CFM, 5,000, 7 5 HP, VFD, HW, CW,	2	1991	CI	Y5	2	2022	Replace air handling unit. Select hea ing coil using low temp water (140 to 110)	40	9	$ 129,400
266		21	McAuliffe Elementary	7.07	Air handler units / ERU - dampers		2nd fl fan room	AC-4, Trane draw thru, CCDB, Max CFM, 3,000,.5 HP, HW, CW,	2	1991	CI	Y5	2	2022	Replace air handling unit. Select hea ing coil using low temp water (140 to 110)	40	9	$ 77,700
267		21	McAuliffe Elementary	7.07	Air handler units / ERU - dampers		2nd fl fan room	AC-5, Trane draw thru, MCCA021, Max CFM, 11,500,.15 HP, HW, CW,VFD	2	1996	CI	Y10	2	2022	Replace air handling unit. Select hea ing coil using low temp water (140 to 110)	40	14	$ 297,600
268		21	McAuliffe Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /			Cabinet Unit Heaters (7)		1991	CI			2022	Replace cabinet unit heaters with low temp hW coils	25	-6	$ -
269		21	McAuliffe Elementary	7.10	Exhaust fans - PRV / utility sets			Fan Tag: Make: Model: Serial Number: Fan Type: (In-line/Roof Mounted/Utility Set)	2	1991	CI			2022	Replace fans when failed.	25	-6	$ -
270		21	McAuliffe Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			Trane model CGACD101RANKKK60 HGMCD, 101 Ton, R-22	2	1991	CI	Y1	1	2022	Replace chiller	25	-6	$ 196,100
271		21	McAuliffe Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			Taco model CE2508, 288 GPM, at ft, 7.5 HP	2	1991	CI	Y1	1	2022	Replace chilled water pump	25	-6	$ 38,800
272		21	McAuliffe Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		office unit AC-2	Trane condensing unit 4TTA3060D4000CA, R-410A	4	2012	CI	Y10	2	2022	Replace condensing unit with air handler.	25	15	$ -
273		21	McAuliffe Elementary	**8.00**	**Plumbing**						CI							$ -
274		21	McAuliffe Elementary	8.08	Plumbing Fixtures			Water closets are floor mounted wi h manual flush valves	4		CI			2022		30		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**McAuliffe Elementary**				**56,655**	**SF**	Ron S, Brent R, Brent R, John J, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 5,823,500
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
275		21	McAuliffe Elementary	8.08	Plumbing Fixtures			Urinals are floor mounted with manual flush valves	4		CI			2022		30		$ -
276		21	McAuliffe Elementary	8.08	Plumbing Fixtures			Wash fountains are tri-font, granite with sensor operated spray	4		CI			2022		30		$ -
277		21	McAuliffe Elementary	8.08	Plumbing Fixtures			Classroom sinks are stainless steel with Hot & cold gooseneck faucets	4		CI			2022		30		$ -
278		21	McAuliffe Elementary	8.10	Drinking Fountains			Water coolers are stainless steel with a couple of bot le fillers	4		CI			2022		30		$ -
279		21	McAuliffe Elementary	8.11	Fire suppression- source / pumps / distribution / heads			No fire suppression present.	3		CI			2022	Install fire supression system including new water service from street. If req by addit/renovations	30		$ -
280		21	McAuliffe Elementary	8.15	Domes ic Water Heaters		2nd Flr Boiler Rm	AO Smi h Cyclone, BTH 150 100, 150 MBH in, 170 GPH recovery, 100 Gallon	3	2013	CI	Y10	3	2022	Replace water heater when failed	25	16	$ 89,000
281		21	McAuliffe Elementary	**9.00**	**Electrical**						CI							$ -
282		21	McAuliffe Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Elec Rm	800A/480Y/277V Main Service Switchboard	3		CI		0	2022	No action required			$ -
283		21	McAuliffe Elementary	9.05	Fire Alarm		Elec Rm	Addressible Fire Alarm Simplex 4002	1		CI		1	2022	fire Alarm panel is older and parts may be hard to find. Fire alarm system needs to be upgraded to include voice evacuation			$ 183,300
284		21	McAuliffe Elementary	9.08	Emergency generators / battery backup systems /		Gen Room	Onan Generator	3		CI		0	2022	No work required at his time	25		$ -
285		21	McAuliffe Elementary	**10.00**	**Lighting**						CI							$ -
286		21	McAuliffe Elementary	10.01	Lighting - Lamps / ballasts / controls		En ire Bldg	Fluorescent Ligh ing	2		CI		2	2022	Replace with LED			$ 366,600
287		21	McAuliffe Elementary	10.02	Emergency Lighting / Exit signs		Throughout Bldg	Exit signs and EM lights are powered from the generator	2		CI		2	2022	Replace with LED as other lighting is upgraded.			$ 13,800
288		21	McAuliffe Elementary	10.04	Security Lighting (Exterior)		Exterior	security lights are HID	2		CI		2	2022	Replace HID fixtures with LED			$ 4,900
289		21	McAuliffe Elementary	**11.00**	**Technology / Security**						CI							$ -
290		21	McAuliffe Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
291		21	McAuliffe Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 4,900
292		21	McAuliffe Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**McAuliffe Elementary**				**56,655**	**SF**	Ron S, Brent R, Brent R, John J, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 5,823,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
293		21	McAuliffe Elementary	11.03	Local Sound systems		Gym	Good. No wireless microphones.	4		CI		0	2022	no work			$ -
294		21	McAuliffe Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
295		21	McAuliffe Elementary	11.05	Building Paging systems		Building	Good. Most speakers do not have ceiling tile	4		CI		2	2022	Provide ceiling tile supports			$ 8,100
296		21	McAuliffe Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			$ -
297		21	McAuliffe Elementary	11.06	Handicapped door operators		Main Entry	Outside and inside pushbuttons work	3		CI		0	2022	No work			$ -
298		21	McAuliffe Elementary	11.06	Handicapped door operators		Entrance by Commons	Outside pushbutton to school vestibule	3		CI		2	2022	Repair and program handicapped door operation			$ 1,700
299		21	McAuliffe Elementary	11.07	Burgler Alarm System		Building	Good	4		CI		0	2022	no work			$ -
300		21	McAuliffe Elementary	11.07	Burgler Alarm System		Building	many exterior doors do not have door position	3		CI		2	2022	Add exterior door position contacts			$ 6,300
301		21	McAuliffe Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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NICOLET ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
  - Remove & replace concrete stoop topping at Door #6
- **Site/Playground Areas**
  - Reattached chain link fencing at edge of playground. The fence bottom is loose and a fall hazard.
  - Remove and replace deteriorating retaining wall

2 EXTERIOR ENVELOPE

- **Wall Systems**
  - Sealant joints at the original portion of the building are dry, cracked and compromised and must be resealed joints.
  - Masonry joint on original portion of the building showing decay, the face brick and limestone could be damaged by the freeze thaw cycle and need to be tuckpointed.

- **Windows**
  The paint on the wood trim at Bay windows (original building) is cracking and pealing causing the wood to begin to rot. It is recommended to repair the wood and seal up.

3 INTERIOR

- **Classroom**
  - casework throughout the majority building and should be replaced, necessitating full casework and associated finishes replacement, including chalkboards.

- **Doors**
  - There are several damaged wood or HM doors that need to be replaced.

- **Flooring**
  - There are many rooms with aged VCT flooring. Replace Flooring

- **Ceilings**
  - There are several rooms with damaged 2x2 ceiling tiles. Replace with 2x2 ACT grid and ceiling tiles.
- **Chalkboard / Markerboard**
  - Existing chalkboard in multiple classrooms. Replace with markerboard

- **Stairs:**
  - Guard rails on stair runs in both original and addition do not meet current code for height or picket/rail spacing, and are recommended to be retrofitted/replaced.
- **Lockers**
  - Lockers in the 1939 building are in poor condition and should be replaced.

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Replace non NSF and rusted equipment.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers and heating pumps are from 2015 and in good condition.
- **Air Handlers**
  - All air handlers except the gym unit have been replaced in 2015 and do not need to be replaced.
  - The gym air handling unit is from 1993 and will need to be replaced soon.
- **Chillers and Pumps**
  - The Chiller and rooftop condensing units are from 2015 and in good condition.
- **Water Heaters**
  - The 2015 AO Smith water heater is in good condition.
  - The 1993 Bradford Whit Corp water heater is from 1993 and has exceeded its life expectancy.
- **Plumbing**
  - The Plumbing fixtures throughout the building are mostly in good condition.
  - The stainless-steel classroom sinks are in acceptable condition.
  - The two toilet groups have poor plumbing fixtures that should be replaced.

6 ELECTRICAL

- **Electric Service**
  - The building is served underground from a pad mounted transformer. This feeds relatively new Square D 2000A, 208Y/120V, three-phase distribution switchboard located in the Electrical Room.
  - The electric service is in good shape. No work is required at this time.
-
- **Electric Switchboards, Panels and Distribution Equipment**
  - Panelboards located throughout the building have some spare capacity.
  - No work is required at this time.
- **Fire Alarm**
  - The fire alarm system is a Simplex 4010 addressable panel located in the Electrical Room.

  - Review the fire alarm system and add fire alarm devices as required to comply with code and ADA requirements.
  - Fire Alarm System will need to be changed to a fire alarm with voice evacuation when 10% or more of the building is renovated
- **Emergency generators / battery backup systems**
  - There is a Onan 35KW natural gas generator located in the Electrical Room.
  - The generator feeds the life safety and non-life safety systems.
  - No work is needed on the emergency system at this time.
- **Lighting - Lamps / ballasts / controls**
  - Lighting is fluorescent throughout the entire building.
  - We recommend that all fluorescent lighting be upgraded to LED within the next 5-10 years.
- **Emergency Lighting / Exit signs**
  - Emergency lighting and exit signs appear to be fluorescent fixtures but are powered from the generator.
  - Fixtures should be upgraded to LED at the same time as other building lighting is upgraded.
- **Security Lighting (Exterior)**
  - Exterior security lighting appears to be HID type.
  - It is recommended to upgrade the fixtures to LED type.
  - Verify that fixtures are connected to the generator to provide required egress lighting at all exterior doors.

7 TECHNOLOGY

- Technology systems are good
  - No work required.

NICOLET ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
FIRST FLOOR

GENERAL NOTES

1. REROOF 1993 BUILT UP ROOF
2. SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED
3. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
4. EXPOSED STEEL COLUMNS SHOWING RUST - CLEAN AND PAINT
5. REPLACE REMAINING ORIG INTERIOR CLASSROOM WOOD DOORS AND FRAMES - TYP

PRIORITY KEY

URGENT MEDIUM LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

KEY NOTES

- DR — REPLACE HM DOOR AND FRAME
- ACT — REPLACE ACT
- LKR — REPLACE LOCKERS
- C R — CODE HANDRAILS
- DR — REPLACE WD DOOR AND FRAME
- KE — KITCHEN EQUIPMENT - RANGE
- FE1 — FINISHES + CASEWORK+ MB/TB
- FE1B — FINISHES + CASEWORK+ MB/TB (NO CEILING)
- FE3 — FINISHES + CASEWORK+ MB/TB (ART)

NICOLET ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
SECOND FLOOR

GENERAL NOTES

1. REROOF 1993 BUILT UP ROOF
2. SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED
3. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
4. EXPOSED STEEL COLUMNS SHOWING RUST - CLEAN AND PAINT
5. REPLACE REMAINING ORIG INTERIOR CLASSROOM WOOD DOORS AND FRAMES - TYP

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

KEY NOTES

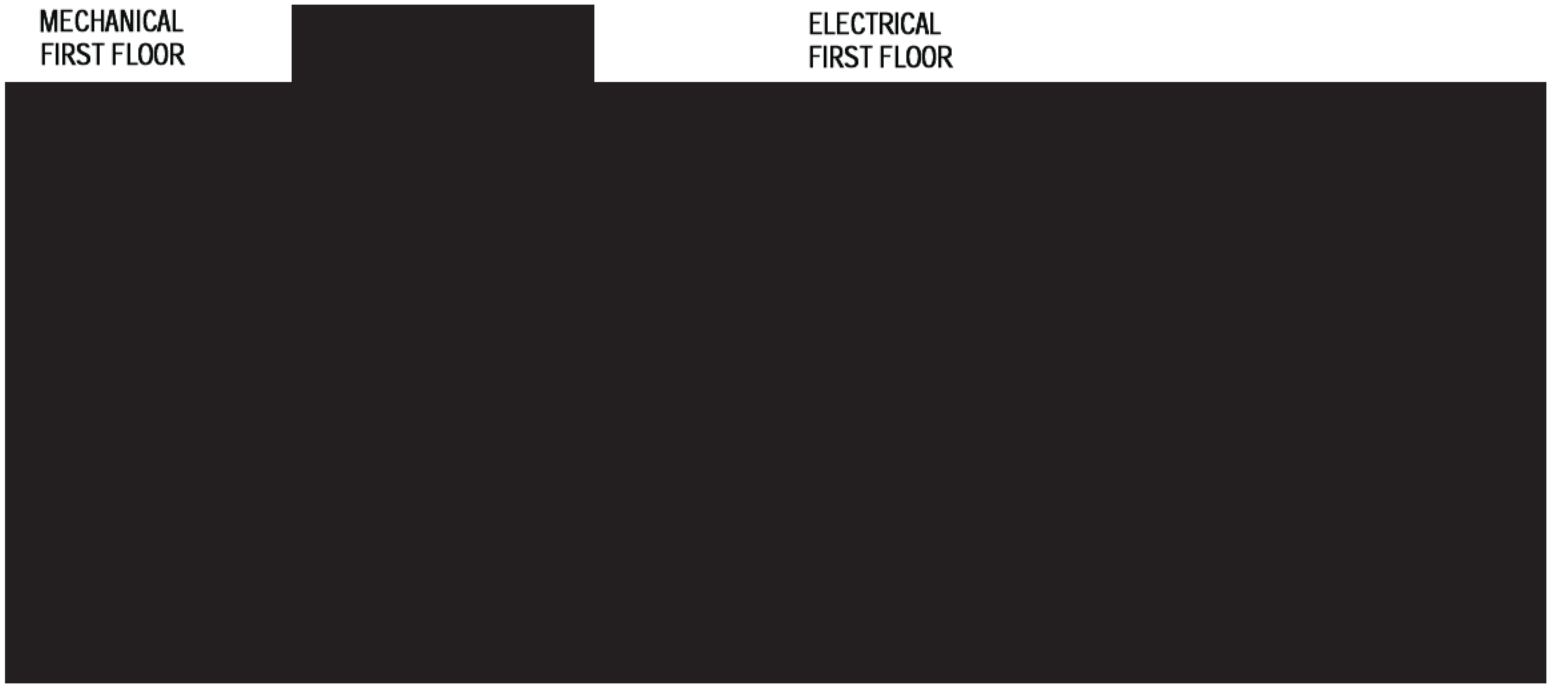
- DR — REPLACE HM DOOR AND FRAME
- VCT — REPLACE VCT
- LKR — REPLACE LOCKERS
- C R — CODE HANDRAILS
- DR — REPLACE WD DOOR AND FRAME
- KE — KITCHEN EQUIPMENT - RANGE
- FE1 — FINISHES + CASEWORK+ MB/TB
- FE1B — FINISHES + CASEWORK+ MB/TB (NO CEILING)
- FE3 — FINISHES + CASEWORK+ MB/TB (ART)

NICOLET ELEMENTARY

FACILITY ANALYSIS

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR



PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- AHU — Replace Air Handling Unit
- WH — Replace Water Heater
- B — Replace Boilers
- HWP — Replace Hot Water Pumps

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

- L — Replace Lighting
- WP — Replace Wall Pack
- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

NICOLET ELEMENTARY

FACILITY ANALYSIS

MECHANICAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- AHU — Relocated Air Handling Unit
- CH — Replace Chiller and Condensing Unit on Roof
- CWP — Replace Chilled Water Pump
- HX — Replace Heat Exchanger
- CU — Replace Condensing Unit on Roof

ELECTRICAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

- L — Replace Lighting
- WP — Replace Wall Pack
- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

NICOLET ELEMENTARY

BUILDING AGE

KEY

1939

1993

NDS
R
NTION

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						9%	$ 29 25	2,106,000	1,2	Cond.					Priority High (1)			$ 226,800
198							$ 18.47	1,329,600	3	Cond.					Priority Med (2)			$ 1,950,000
199							$ 45 22	3,255,600	4,5	Cond.					Priority Low (3)			$ 4,514,400
200	**Nicolet Elementary**				**72,000**	**SF**	Ron S,	John J, Alex W, Ron E, Dave B						2022	TOTAL PRIORITIES			$ 6,691,200
201																		
202										**Install**						**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Remain**	**Project Cost**
204		**22**									**CI**			**2022**				
205		22	Nicolet Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		22	Nicolet Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		22	Nicolet Elementary	1.01	Asphalt paving		Asphalt Pavement	Per SD's Asphalt Paser Assessment	3		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		22	Nicolet Elementary	1.01	Asphalt paving		Playground & East Parking Lot	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	3		CI		2	2022	Clean and fill cracks			$ 4,000
209		22	Nicolet Elementary	1.01	Asphalt paving		Playground & East Parking	Seal Coating Needed	3		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ 28,400
210		22	Nicolet Elementary	1.01	Asphalt paving						CI		2	2022				$ -
211		22	Nicolet Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 5,500
212		22	Nicolet Elementary	1.02	Concrete walks / curbs		Door #6 Stoop & Conc Pavement	Conc Pvmnt deteriorated, cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete - Including stoop top			$ 9,500
213		22	Nicolet Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
214		22	Nicolet Elementary	2.01	Playgrounds		Chain Link Fence	Bottom of fencing is loose/unattached	2		CI		2	2022	Resecure chain link fencing			$ 3,400
215		22	Nicolet Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
216		22	Nicolet Elementary	3.03	Retaining Walls		Door #6	Retaining Wall is Deteriorating	2		CI		2	2022	Remove & Replace Retaining Wall			$ 24,000
217		22	Nicolet Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
218		22	Nicolet Elementary	4.01	Roofs			Roofing information provided by Owner			CI		0	2022				$ -
219		22	Nicolet Elementary	4.01	Roofs	Section	1	Gravel Surface - BUR	3	2012	CI	Y20	3	2022	Built Up Roofig	30	20	$ 35,000
220		22	Nicolet Elementary	4.01	Roofs		2	FA - EPDM	3	2012	CI	Y10	3	2022	Built Up Roofig	20	10	$ 31,300
221		22	Nicolet Elementary	4.01	Roofs		3	FA - EPDM	3	2012	CI	Y10	3	2022	Built Up Roofig	20	10	$ 19,100
222		22	Nicolet Elementary	4.01	Roofs		4	FA - EPDM	3	2012	CI	Y10	3	2022	Built Up Roofig	20	10	$ 18,300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Nicolet Elementary**				**72,000**	**SF**	Ron S,	John J, Alex W, Ron E, Dave B						2022	TOTAL PRIORITIES			$ 6,691,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
223		22	Nicolet Elementary	4.01	Roofs		5	FA - EPDM	3	2012	CI	Y10	3	2022	Built Up Roofig	20	10	$ 5,900
224		22	Nicolet Elementary	4.01	Roofs		6	FA - EPDM	3	2009	CI	Y7	3	2022	Built Up Roofig	20	7	$ 2,700
225		22	Nicolet Elementary	4.01	Roofs		7	FA - EPDM	3	2012	CI	Y10	3	2022	Built Up Roofig	20	10	$ 9,000
226		22	Nicolet Elementary	4.01	Roofs		8	FA - EPDM	3	2012	CI	Y10	3	2022	Built Up Roofig	20	10	$ 13,400
227		22	Nicolet Elementary	4.01	Roofs		9	Asphalt Shingle (warranty expires 8/24/62) ?	3	2012	CI	Y40	3	2022	Asphalt shingle	50	40	$ 6,500
228		22	Nicolet Elementary	4.01	Roofs		10	Asphalt Shingle (warranty expires 8/24/62) ?	3	2012	CI	Y40	3	2022	Asphalt shingle	50	40	$ 25,200
229		22	Nicolet Elementary	4.01	Roofs		11	Asphalt Shingle (warranty expires 8/24/62) ?	3	2012	CI	Y40	3	2022	Asphalt shingle	50	40	$ 104,000
230		22	Nicolet Elementary	4.01	Roofs		12	Asphalt Shingle	3	2009	CI	Y12	3	2022	Asphalt shingle	25	12	$ 19,900
231		22	Nicolet Elementary	4.01	Roofs		13	Copper Sheet Metal	2	1939	CI	Y1	1	2022	Copper Sheet Metal	40	-43	$ 1,500
232		22	Nicolet Elementary	4.01	Roofs		14	FA - EPDM	3	2012	CI	Y10	3	2022	Built Up Roofig	20	10	$ 12,900
233		22	Nicolet Elementary	4.01	Roofs		15	Gravel Surface - BUR	3	2012	CI	Y20	3	2022	Built Up Roofig	30	20	$ 152,600
234		22	Nicolet Elementary	4.01	Roofs		16	FA - EPDM	2	1993	CI	Y1	1	2022	Built Up Roofig	20	-9	$ 113,500
235		22	Nicolet Elementary	4.01	Roofs		17	FA - EPDM	2	1993	CI	Y1	1	2022	Built Up Roofig	20	-9	$ 600
236		22	Nicolet Elementary	4.01	Roofs		18	FA - EPDM	2	1993	CI	Y1	1	2022	Built Up Roofig	20	-9	$ 600
237		22	Nicolet Elementary	4.01	Roofs		19	FA - EPDM	2	1993	CI	Y1	1	2022	Built Up Roofig	20	-9	$ 34,300
238		22	Nicolet Elementary	4.01	Roofs		20	Asphalt Shingle	2	1993	CI	Y1	2	2022	Asphalt shingle	25	-4	$ 112,700
239		22	Nicolet Elementary	4.01	Roofs		East Elevation	The down spout between the 1939 and the 1993 buildings. It appears hat there has been an ice dam on he downspout that is affec ing the face brick. At this time there is no apparent damage to the brick or mortar joints.	1		CI		2	2022	Clean the brick and add heat tape to the down spout to help keep he down spout clear of ice.			$ 1,500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Nicolet Elementary**				**72,000**	**SF**	Ron S,	John J, Alex W, Ron E, Dave B						2022	TOTAL PRIORITIES			$ 6,691,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
240		22	Nicolet Elementary	4.02	Wall systems		original building	Existing stone is discolored - some mold growing on stone sills	2	1939	CI		3	2022	Consider cleaning for aesthetic purposes			$ -
241		22	Nicolet Elementary	4.03	Tuck pointing / Sealant		Building Wide Control Joints	(2) locations Sealant cracked and vulnerable. Open gaps in masonry joint.	1		CI		1	2022	remove old sealant and provide new			$ 1,200
242		22	Nicolet Elementary	4.03	Tuck pointing / Sealant		North Elevation	(3) cafeteria window locations sealant is missing at limestone panels below sill. (10) Sealant at AL windows cracked and separating.	1		CI		1	2022	remove old sealant and provide new			$ 5,300
243		22	Nicolet Elementary	4.03	Tuck pointing / Sealant		South Elevation	(9) Sealant at AL windows cracked and separating.	1		CI		1	2022	remove old sealant and provide new			$ 3,000
244		22	Nicolet Elementary	4.03	Tuck pointing / Sealant		Copper roof	(2) locations. There is a wood trim cap. The paint is chipping and flaking off. The exposed wood is beginning to rot.	1		CI		1	2022	Repair the wood trim, prime and paint.			$ 4,100
245		22	Nicolet Elementary	4.04	Doors / Hardware		Door #3 (1) Door #4 (3) Door #5 (2) Door #6 (2)	Heavy salt damage. HM Door and frame rus ing. No seal. Daylight gaps between floor and door.	2		CI		2	2022	Remove existing and provide new aluminum entrance system with transom			$ 84,000
246		22	Nicolet Elementary	4.04	Doors / Hardware		Toilet rm doors east side of gym (2)	Heavy salt damage. HM Door and frame rus ing. No seal. Daylight gaps between floor and door.	2		CI		2	2022	Remove existing and provide new HM door and frame			$ 9,900
247		22	Nicolet Elementary	4.06	Window systems		122	extensive aluminum frame damage - sill	2		CI		2	2022	Replace damage window with district standard operable window			$ 7,900
248		22	Nicolet Elementary	**5.00**	**Interior (Building)**						CI							$ -
249		22	Nicolet Elementary	5.01	Doors / Hardware		First Floor	(24) Interior wood veneer door and HM(WD) frame. Heavy wear and tear scratches, chipped veneer, delamination and gouges.	2		CI		2	2022	Remove existing door and replace with wood door and HM frame.			$ 54,200
250		22	Nicolet Elementary	5.01	Doors / Hardware		Interior Vestibule Door #4	(3) Interior HM door and HM frame. Heavy wear and tear scratches, rust at base of frame and on door.	2		CI		2	2022	Remove existing door and replace with HM door and HM frame.			$ 6,700

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Nicolet Elementary**				**72,000**	**SF**	Ron S,	John J, Alex W, Ron E, Dave B						2022	TOTAL PRIORITIES			$ 6,691,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**ain**	**Cost**
251		22	Nicolet Elementary	5.01	Doors / Hardware		Second Floor	(9) Interior wood veneer door and HM(WD) frame. Heavy wear and tear scratches, chipped veneer, delamination and gouges.	2		CI		2	2022	Remove existing door and replace with wood door			$ 20,300
252		22	Nicolet Elementary	5.01	Doors / Hardware		Interior Vestibule Door #3	(9) Interior wood veneer door and wood frame. Heavy wear and tear scratches, chipped veneer, delamination and gouges.	2		CI		2	2022	Remove existing door and replace with wood door and HM frame.			$ 2,200
253		22	Nicolet Elementary	5.04	Ceiling / Acous ic Panels	ACT	Toilet rooms near 121	ACT acoustic ceiling tile. Aged, stained and discolored. Grid rusted	2		CI		2	2022	Remove existing act and Provide new VACTceiling and grid			$ 3,000
254		22	Nicolet Elementary	5.05	Wall Finishes (PT, VWC, etc)	PLAS	115	Wall plaster corners damaged at door frame exposed metal corner bead.	2		CI		2	2022	Repair Plaster			$ 100
255		22	Nicolet Elementary	5.07	Hand, Guardrail / Code Deficiencies		2 sets of orig 1939 stairs	Existing guardrail at runs only 30" H (code is 42"), spaces bet vert pickets are +-8" (code is under 4"), no separate handrail	1		CI		1	2022	Replace/revise guardrails for code compliant ht/spacing and add separate hand rail			$ 26,600
256		22	Nicolet Elementary	5.07	Hand, Guardrail / Code Deficiencies		2 sets of orig 1939 stairs	Existing handrails 30" H no extensions	2		CI		2	2022	Replace/revise handrails for code compliance			$ 3,900
257		22	Nicolet Elementary	5.07	Hand, Guardrail / Code Deficiencies		1993 addit stairs	Existing guardrail at runs only 30" H (code is 42"), spaces bet horiz rails are +-8" (code is under 4") no separate handrail	1		CI		1	2022	Replace/revise guardrails for code compliant ht/spacing and add separate hand rail			$ 26,600
258		22	Nicolet Elementary	5.07	Hand, Guardrail / Code Deficiencies		1993 addit stairs	Existing handrails 30" H no extensions	2		CI		2	2022	Replace/revise handrails for code compliance			$ 3,900
259		22	Nicolet Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
260		22	Nicolet Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
261		22	Nicolet Elementary	6.03	Lockers - Corridor		1939 Building	Lockers showing wear, exposed metal rust, deep	2		CI		2	2022	Replace lockers			$ 73,000

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Nicolet Elementary**				**72,000**	**SF**	Ron S,	John J, Alex W, Ron E, Dave B						2022	TOTAL PRIORITIES			$ 6,691,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
262	combo	22	Nicolet Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1	First Floor 102, 104, 105, 110, 112, 116, 117, 118, 119, 119a, 121	PLAM Casework and Counter - 2 Showing chipping delamination, proken panels at hardware locations (VCT) Gaps between ile. ACT 2x2 - discolored, warped, holes	2		CI		2	2022	Finishes+Cswk +MB/TB			$ 262,500
263	combo	22	Nicolet Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1	Second Floor 201, 202, 203, 204, 205, 207, 208, 209, 210, 211,213, 214, 215, 216, 217, 218, 219, 220, 221	PLAM Casework and Counter - 2 Showing chipping delamination, proken panels at hardware locations (VCT) Gaps between ile. ACT 2x2 - discolored, warped, holes	2		CI		2	2022	Finishes+Cswk +MB/TB			$ 532,000
264	combo	22	Nicolet Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1a	109, 111	PLAM Casework and Counter - 2 Showing chipping delamination, proken panels at hardware locations (VCT) Gaps between ile.	2		CI		2	2022	Finishes (less clg) +Cswk +MB/TB			$ 48,500
265	combo	22	Nicolet Elementary	6.13	Cabinetry / Counter Tops / Stools	FE3	212 (Art)	PLAM Casework and Counter - 2 Showing chipping delamination, proken panels at hardware locations (VCT) Gaps between ile. ACT 2x2 - discolored, warped, holes	2		CI		2	2022	Finishes+ Project Cswk +MB/TB			$ 87,800
266		22	Nicolet Elementary	6.18	Kitchen Equipment		Kitchen	Range is residential	1		CI		2	2022	Replace Range w/ Vulcan			$ 6,700
267		22	Nicolet Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer interior rusted at bottom	2		CI		3	2022	Replace Chest Freezer			$ 2,300
268		22	Nicolet Elementary	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends	2		CI		2	2022	Replace Shelving			$ 1,400
269		22	Nicolet Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			$ 8,600
270		22	Nicolet Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator is Type II and does not have 6" min clearence on each side of oven	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Nicolet Elementary**				**72,000**	**SF**	Ron S,	John J, Alex W, Ron E, Dave B						2022	TOTAL PRIORITIES			$ 6,691,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Remain**	**Cost**
271		22	Nicolet Elementary	**7.00**	**HVAC**						CI							$ -
272		22	Nicolet Elementary	7.01	Boilers			Boiler Tag: B-1 & B-2 Make: DeDietrich Model: GT 430-10A Serial Number:1000113480315 00006 & 100011348031500007 MBH (2135 MBH Output) System Type (Hot Water) Fuel Type(s): Nat Gas	4	2018	CI	Y30	3	2022		30	26	$ 613,000
273		22	Nicolet Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			VFDs are 2015 Yaskawa	4	2015	CI		3	2022		15	8	$ -
274		22	Nicolet Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil			Boiler Pumps: Pump Tag: Make: Bell & Gossett Model: 80 BF 6 4X7 Serial Number: C206192-01F51 & C206192-02F51 GPM/Head (ft): 185gpm/10ft Pump Type: (Inline)	4	2015	CI	Y30	3	2022		30	23	$ -
275		22	Nicolet Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil			Hot water system Pumps: Pump Tag: P-1 & P-2 Make: Bell & Gossett Model: E-1510 SSF 8.875 2.5BB Serial Number: C206194-01F51 & C206194-02F51 GPM/Head (ft): 325gpm/30ft Pump Type: (Base Mount)	4	2015	CI	Y30	3	2022		30	23	$ 77,700

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Nicolet Elementary**				**72,000**	**SF**	Ron S,	John J, Alex W, Ron E, Dave B						2022	TOTAL PRIORITIES			$ 6,691,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
276		22	Nicolet Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			Chiller Pump: Pump Tag: P-3 Make: Bell & Gossett Model: E-1510 SSF 8.25 3BD Serial Number: C206193-01F51 GPM/Head (ft): 375gpm/60ft Pump Type: (Base Mount)	4	2015	CI	Y30	3	2022		30	23	$ 38,800
277		22	Nicolet Elementary	7.06	Energy Management Systems (24 volt low voltage)			DDC Controls	3	2015	CI		3	2022		15		$ 582,300
278		22	Nicolet Elementary	7.07	Air handler units / ERU - dampers		Mech Mezz	AHU Tag: AC-1 Make: Daikin Model: CAH065GDAC Serial Number: FBOU150600751 CFM (total airflow): 33000 System Type: Fan and coil types: Hot Water Heating, Chilled Water cooling, belt supply fan	4	2015	CI	Y30	3	2022		40	33	$ 854,100
279		22	Nicolet Elementary	7.07	Air handler units / ERU - dampers		Mech Mezz	AHU Tag: AC-2 Make: Daikin Model: CAH050GDAC Serial Number: FBOU150600745 CFM (total airflow): 24500 System Type: Fan and coil types: Hot Water Heating and chilled water cooling. Belt fan supply fan	4	2015	CI	Y30	3	2022		40	33	$ 634,200
280		22	Nicolet Elementary	7.07	Air handler units / ERU - dampers		Mech Mezz (Serves Café)	AHU Tag: AC-3 Make: Daikin Model: CAH025 Serial Number: CFM (total airflow): 13000 System Type: Fan and coil types: Hot Water Heating and chilled water cooling. Belt fan supply fan	4	2015	CI	Y30	3	2022		40	33	$ 336,400

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Nicolet Elementary**				**72,000**	**SF**	Ron S,	John J, Alex W, Ron E, Dave B						2022	TOTAL PRIORITIES			$ 6,691,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
281		22	Nicolet Elementary	7.07	Air handler units / ERU - dampers		Mech Mezz	AHU Tag: AC-4 Make: Daikin Model: CAH010GDAC Serial Number: FBOU150600863 CFM (total airflow): 6000 System Type: Fan and coil types: Hot Water Heating, DX Cooling, belt supply fan	4	2015	CI	Y30	3	2022		40	33	$ 184,500
282		22	Nicolet Elementary	7.07	Air handler units / ERU - dampers		Mech Mezz	AHU Tag: AC-5 Make: Trane Model: MCCA017BAD0A00A00000 Serial Number: K93D21763 CFM (total airflow): 8,440 System Type: Constant Volume Fan and coil types: Heating coil only, belt drive supply fan, inside of cabinet showing wear, coil very dirty	3	1993	CI	Y10	3	2022	Repalce Air handling unit	40	11	$ 218,400
283		22	Nicolet Elementary	7.07	Air handler units / ERU - dampers		Mech Mezz	AHU Tag: AC-3 HRU Make: Greenheck Model: PVE-45-SC Serial Number: 14183979 15G System Type: Cross Plate Heat Exchanger Fan and coil types: Belt drive supply and exhaust fans	4	2015	CI	Y30	3	2022		40	33	$ -
284		22	Nicolet Elementary	7.07	Air handler units / ERU - dampers		Mech Mezz	AHU Tag: AC-3 HRU Make: Greenheck Model: PVE-20-SC Serial Number: 14183980156 System Type: Cross Plate Heat Exchanger Fan and coil types: Belt drive supply and exhaust fans	4	2015	CI	Y30	3	2022		40	33	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Nicolet Elementary**				**72,000**	**SF**	Ron S,	John J, Alex W, Ron E, Dave B						2022	TOTAL PRIORITIES			$ 6,691,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
285		22	Nicolet Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			Cabinet Unit Heater, Finned Tube Radiation, and Convectprs are in good condition and appear to have been replaced with the boiler plant in 2015	4	2015	CI		3	2022		25	18	$ -
286		22	Nicolet Elementary	7.10	Exhaust fans - PRV / utility sets			Exhaust fans are in good condi ion	4	2015	CI		3	2022		25	18	$ -
287		22	Nicolet Elementary	7.10	Exhaust fans - PRV / utility sets		Mezz (Return fan for AC-1)	Fan Tag: RF-001 Make: Greenheck Model: QEI-44-1-75 Serial Number: 14155070 15F Fan Type: (In-line)	4	2015	CI		3	2022		25	18	$ -
288		22	Nicolet Elementary	7.10	Exhaust fans - PRV / utility sets		Mezz (Return fan for AC-2)	Fan Tag: RF-002 Make: Greenheck Model: QUI-44-1-75 Serial Number: 14155071 15F Fan Type: (In-line)	4	2015	CI		3	2022		25	18	$ -
289		22	Nicolet Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Mech Mezz	Chiller Tag: CH-1 Make: Daikin Model: WGZ150DA12-ER10 Serial Number: STNU150600094 Tonnage: (Cooling Capacity): 150 Tons System Type: (Air Cooled, W/ Remote Condensing Unit)	4	2015	CI	Y15	3	2022		25	18	$ 364,000
290		22	Nicolet Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves AC-4 CC)	Rooftop Condensing Unit Make: Daikin Model: RCS11F125C Serial: F181500244 Refrigerant: R410A	4	2015	CI	Y15	3	2022		25	18	$ 44,500
291		22	Nicolet Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves Chiller in Mezz)	Rooftop Remote Condensing Unit: Make: Heatcraft Model: HNHD10A088 Serial: T15E15607 Capacity: 88 Tons R-22	4	2015	CI	Y15	3	2022	(Pricing included with Chiller)	25	18	$ -
292		22	Nicolet Elementary	**8.00**	**Plumbing**						CI							$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Nicolet Elementary**				**72,000**	**SF**	Ron S,	John J, Alex W, Ron E, Dave B						2022	TOTAL PRIORITIES			$ 6,691,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
293		22	Nicolet Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Hot Water Recirc Pump Make: B&G could not read.	2		CI		2	2022	Replace Recirc Pump	30		$ 19,400
294		22	Nicolet Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Hot Water Recirc Pump Make: B&G Model: NBF-22	4		CI		3	2022		30		$ 19,400
295		22	Nicolet Elementary	8.08	Plumbing Fixtures		Restrooms by 215	Floor mount Group flush urinals, push button faucet Lavs, Wall hung & wall lever water closet.	2		CI			2022	Replace Urinals	30		$ -
296		22	Nicolet Elementary	8.08	Plumbing Fixtures		Restrooms by 205	floor mounted flush valve urinals, wall mount flush valve water closets, push button faucet lavs.	4		CI			2022		30		$ -
297		22	Nicolet Elementary	8.08	Plumbing Fixtures		Restroom by 105	floor mounted flush valve urinals, wall mount and floor mount flush valve water closets, push button faucet lavs.	4		CI			2022		30		$ -
298		22	Nicolet Elementary	8.08	Plumbing Fixtures		Restroom by 121	Floor mount Group flush urinals, push button faucet Lavs, Wall hung & wall lever water closet.	2		CI			2022	Replace Urinals	30		$ -
299		22	Nicolet Elementary	8.08	Plumbing Fixtures		Restrooms by 117, pe office	Floor mounted flush valve urinals, wall mounted flush valve water closet, lever faucet lavs.	4		CI			2022		30		$ -
300		22	Nicolet Elementary	8.08	Plumbing Fixtures		Main office restroom, Grade 3 restrooms	floor mounted flush valve water closet, lever handle faucets.	4		CI			2022		30		$ -
301		22	Nicolet Elementary	8.08	Plumbing Fixtures		102, 104, 105, 109, 111, 110, 112, 116-121, 201-221	Stainless steel classroom sinks are in acceptable condi ion.	3		CI			2022		30		$ -
302		22	Nicolet Elementary	8.10	Drinking Fountains		Corridors and restrooms	Building has some porcelain drinking fountains	2		CI			2022	Replace with new water coolers.	30		$ -
303		22	Nicolet Elementary	8.10	Drinking Fountains		Corridors and restrooms	Elkay Water coolers are in acceptable condition	3		CI			2022		30		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Nicolet Elementary**				**72,000**	**SF**	Ron S,	John J, Alex W, Ron E, Dave B						2022	TOTAL PRIORITIES			$ 6,691,200
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
304		22	Nicolet Elementary	8.11	Fire suppression- source / pumps / distribution / heads		Building	No fire suppression system	2		CI			2022	Install Fire Suppression System	25		$ -
305		22	Nicolet Elementary	8.15	Domes ic Water Heaters		Gym Mezz	Make: Bradford Whit Corp Model: M112UT6SS-1Nal Serial #: FK12541269 12 Gallons Electric Water Heater 1500 Watts	3	1993	CI	Y1	2	2022	Replace water heater	25	-4	$ 16,100
306		22	Nicolet Elementary	8.15	Domestic Water Heaters		Boiler Room	Make: A.O. Smith Model: BTH 150 200 Gas Type: Nat Gas Input Capacity: 150000 MBH	4	2015	CI	Y15	3	2022		25	18	$ 89,000
307		22	Nicolet Elementary	**9.00**	**Electrical**						CI							$ -
308		22	Nicolet Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Elec Rm	2000A/208Y/120V Main Service Switchboard	3		CI		0	2022	No action required			$ -
309		22	Nicolet Elementary	9.05	Fire Alarm		Elec Rm	Addressible Fire Alarm Simplex 4010	3		CI		0	2022	Replace with Fire Alarm w/ Voice Evacuation if doing more han 10%			$ -
310		22	Nicolet Elementary	9.08	Emergency generators / battery backup systems /		Gen Room	Onan 35KW Natural Gas Generator	3		CI		0	2022	No work required at his time	25		$ -
311		22	Nicolet Elementary	**10.00**	**Lighting**						CI							$ -
312		22	Nicolet Elementary	10.01	Lighting - Lamps / ballasts / controls		En ire Bldg	Fluorescent Ligh ing	2		CI		2	2022	Replace with LED			$ 465,900
313		22	Nicolet Elementary	10.02	Emergency Lighting / Exit signs		Throughout Bldg	Exit signs and EM lights are powered from the	2		CI		2	2022	Replace with LED as other lighting is upgraded.			$ 17,400
314		22	Nicolet Elementary	10.04	Security Lighting (Exterior)		Exterior	security lights are HID	2		CI		2	2022	Replace HID fixtures with LED			$ 5,300
315		22	Nicolet Elementary	**11.00**	**Technology / Security**						CI							$ -
316		22	Nicolet Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 5,200
317		22	Nicolet Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
318		22	Nicolet Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
319		22	Nicolet Elementary	11.03	Local Sound systems		Gym	no sound system	4		CI		0	2022	no work			$ -
320		22	Nicolet Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
321		22	Nicolet Elementary	11.05	Building Paging systems		Building	Good	4		CI		0	2022	No work			$ -
322		22	Nicolet Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022				$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Nicolet Elementary**				**72,000**	**SF**	Ron S,	John J, Alex W, Ron E, Dave B						2022	TOTAL PRIORITIES			$ 6,691,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
323		22	Nicolet Elementary	11.06	Handicapped door operators		Main Entry	No handicapped door operators	3		CI		0	2022	No work			$ -
324		22	Nicolet Elementary	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	3		CI		2	2022	replace existing Honeywell panel with District standard DMP			$ 16,100
325		22	Nicolet Elementary	11.07	Burgler Alarm System		Building	many exterior doors do not have door position	3		CI		2	2022	Add exterior door position contacts			$ 6,800
326		22	Nicolet Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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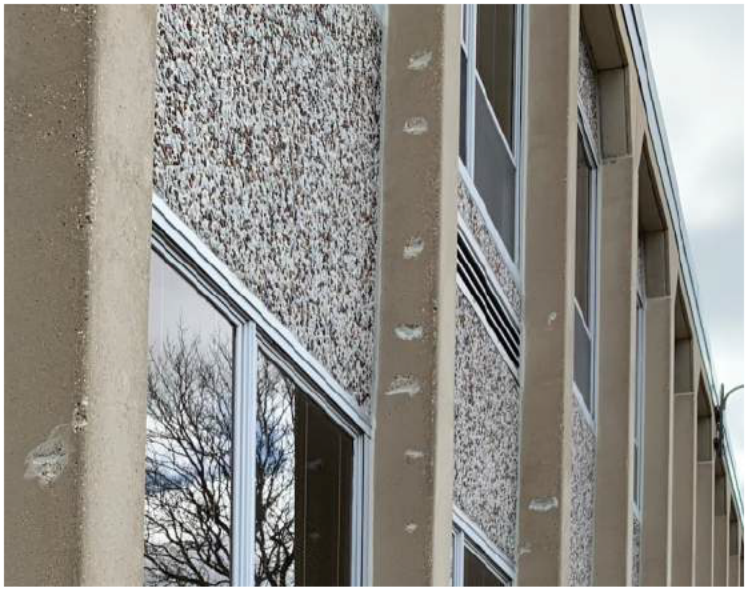
SULLIVAN ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
  - West playground/parking lot – Full depth asphalt reclamation with cement modification, then repave, & restripe.
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
  - Remove and replace damaged concrete at railing post to Door #14A & 14B
- **Site/Playground Areas**
  - Sand, prime & paint metal railings (± 875 Lf)
  - Sand, prime & paint front metal columns
  - Remove and replace deteriorated and splintering playground timber edging.

2 EXTERIOR ENVELOPE

- **Wall Systems**
  - Chips / cracks at concrete piers.



- **Tuckpointing / Sealant**
  - Loose sealant around grille in Room 142. Replace sealant
- **Curtainwall / Storefront**
  - Storefront with clear glass / metal panel in poor condition and Gym. Replace with curtain wall (above existing HM doorframe)
- **Window Systems**
  - **Classrooms** – Existing Pella Aluminum clad window in poor condition (Windows identified by Owner for replacement) Replace window with district standard alum window

ATSR

- **Cafeteria** – Existing Pella Aluminum clad window in poor condition. Replace window with aluminum storefront window
- **Conference, Main Off, Maintenance** – Existing Pella Aluminum clad window in poor condition. Replace window with aluminum with district standard

– **Louvers / Screen walls / Fenestration**
  - Damaged louver at Room 028. Replace damaged louver

3 INTERIOR

– **Doors / Hardware**
  - Damaged HM doors and knob in multiple locations. Replace doors and Hardware

– **Flooring**
  - Old carpet in multiple areas. Replace carpet
  - Existing concrete floor in Kitchen Cooler. Provide Quarry Tile for better cleanability

– **Ceiling**
  - Water damaged and sagging ceiling tiles in multiple areas. Replace damaged ceiling tiles

– **Chalkboard / Markerboard**
  - Existing chalkboard in multiple classrooms. Replace with markerboard

– **Cabinetry / Countertops / Stools**
  - Casework with sink in multiple classrooms. Replace casework. Patch newer VCT floor and touch up paint. (New VCT floor in 2019/2022)

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Replace non NSF and rusted equipment. Replace delaminated chrome plated shelving.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers and heating pumps are original (1960) and at the end of the expected useful life.
- **Air Handlers**
  - The gym, library, cafeteria, and classrooms by cafeteria are served by 1998 air handling units.
  - There are 2019 additions that all have 2019 mechanical systems in very good condition.
- **Chillers and Pumps**
  - The Chiller is an R-22 machine and should be replaced.
- **Water Heaters**
  - The Water Heater is a Bock and was replaced in 2019.
- **Plumbing**
  - The Plumbing fixtures throughout the building are mostly in good condition.
  - The urinals in the toilet groups are floor mounted urinals that are in poor condition and should be replaced.
  - Replace the porcelain drinking fountains.

6 ELECTRICAL

- **Electric Service**
  - The building is served underground from a pad mounted transformer. This feeds relatively new Square D 2000A, 208Y/120V, three-phase distribution switchboard located in the Electrical Room.
  - The Distribution section of the switchboard in an old Kinney fused switch switchboard. Kinney Electric is no longer in business. Parts are hard to impossible to find. It is recommended that the switchboard section be replaced as soon as possible.
- **Electric Switchboards, Panels and Distribution Equipment**
  - Generally the breaker panels located throughout the building are in good shape and have spare capacity.
  - Panel labeled 2MC, located in the PE Storage room next to the Gym is an old Kinney Electric switchboard. Kinney Electric is no longer in the switchboard business. Parts are hard to impossible to find. It is recommended the switchboard be replaced as soon as possible.
- **Fire Alarm**
  - The fire alarm system is a Simplex 4100 Addressable Fire Alarm System with Voice Evacuation.
  - System complies with current code requirements.
  - No work is required at this time.

- **Emergency generators / battery backup systems**
  - There is a Kohler 35 KW natural gas generator located in a room next to the Electrical Room.
  - The generator feeds the life safety and non-life safety system loads.
  - No work is needed on the emergency system at this time.
- **Lighting - Lamps / ballasts / controls**
  - There is some LED light fixtures in newer sections of the building but most of the lighting is fluorescent.
  - We recommend that all fluorescent lighting be upgraded to LED within the next 5-10 years.
- **Emergency Lighting / Exit signs**
  - Emergency lighting and exit signs appear to be mostly fluorescent fixtures but are powered from the generator.
  - Fixtures should be upgraded to LED at the same time as other building lighting is upgraded.
- **Security Lighting (Exterior)**
  - Exterior security lighting appears to be mostly HID type.
  - It is recommended to upgrade the fixtures to LED type.
  - Verify that fixtures are connected to the generator to provide required egress lighting at all exterior doors.

7 TECHNOLOGY

- Technology systems are good.
- Data cabinet in Room 118 is warm and needs ventilation.

SULLIVAN ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
FIRST FLOOR A

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
2. MONITOR ALUMINUM CLAD WOOD WINDOWS FOR FUTURE ROT AND REPLACEMENT
3. REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE
4. REPLACE CEILINGS IN 1960 BLDG AS REQ FOR MECH UPGRADES, REPL CSWK AT EXT WALL

KEY NOTES

- CPT — REPLACE CARPET
- ACT — REPLACE ACT

SULLIVAN ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL FIRST FLOOR B

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
2. MONITOR ALUMINUM CLAD WOOD WINDOWS FOR FUTURE ROT AND REPLACEMENT
3. REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE
4. REPLACE CEILINGS IN 1960 BLDG AS REQ FOR MECH UPGRADES, REPL CSWK AT EXT WALL

KEY NOTES

- CPT — REPLACE CARPET
- ACT — REPLACE ACT
- QT — PROVIDE QUARRY TILE

SULLIVAN ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
2. MONITOR ALUMINUM CLAD WOOD WINDOWS FOR FUTURE ROT AND REPLACEMENT
3. REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE
4. REPLACE CEILINGS IN 1960 BLDG AS REQ FOR MECH UPGRADES, REPL CSWK AT EXT WALL

KEY NOTES

- CPT — REPLACE CARPET
- HR — PROVIDE HANDRAILS

SULLIVAN ELEMENTARY

FACILITY ANALYSIS

MEC
FIRS

ELECTRICAL
FIRST FLOOR A

WP

WP

[redacted]

PRIORITY KE

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

- UV — REMOVE UNIT VENTILATORS.
- AHU — REPLACE AIR HANDLING UNIT
- FCU — REMOVE FAN COIL UNITS IN SPACE WHEN UNIT VENTINLATORS ARE REPLACED.
- CWP — REPLACE CHILLED WATER PUMP
- CH — REPLACE CHILLER
- B — REPLACE BOILER
- HWP — REPLACE HOT WATER PUMPS
- WH — REPLACE WATER HEATER

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

- L — Replace Lighting
- WP — Replace Wall Pack
- BP — Replace Switchboard

ATSR

SULLIVAN ELEMENTARY

FACILITY ANALYSIS

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

(AHU) REPLACE AIR HANDLING UNITS

(UV) REPLACE UNIT VENTILATOR AND ASSOCIATED CONDENSING UNIT ON ROOF

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

(L) Replace Lighting

(WP) Replace Wall Pack

(BP) Replace Switchboard

SULLIVAN ELEMENTARY

FACILITY ANALYSIS

MECHANICAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

UV — REMOVE UNIT VENTILATOR

AHU — REMOVE AIR HANDLING UNIT

ELECTRICAL SECOND FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

L — Replace Lighting

WP — Replace Wall Pack

BP — Replace Switchboard

SULLIVAN ELEMENTARY

BUILDING AGE

KEY

1960

2019

SULLIVAN ELEMENTARY

BUILDING AGE

KEY

- 1960
- 2019

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						46%	$ 144 09	13,960,800	1,2	Cond.					Priority High (1)			$ 10,681,300
198							$ 12 59	1,219,600	3	Cond.					Priority Med (2)			$ 4,474,500
199							$ 5 95	576,600	4,5	Cond.					Priority Low (3)			$ 601,200
200	**Sullivan Elementary**				**96,887**	**SF**	**Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 15,757,000
201																		
202										Install			Fnl			Life	Life	Projected
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Remain**	**Project Cost**
204		**24**									**CI**			**2022**				
205		24	Sulivan Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		24	Sulivan Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		24	Sulivan Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (20XX)(++ yrs old)	3		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		24	Sulivan Elementary	1.01	Asphalt paving		Playground & West Parking Lot	Asphalt Pavement worn, deteriorating, numerous pavement cracks throughout	3		CI		2	2022	**Recommended Option:** Full Depth Reclamation Pavement Rehab w/ Cement Modification			$ 312,200
209		24	Sulivan Elementary	1.01	Asphalt paving		North / Northeast parking lot/drive	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI		2	2022	Clean and fill cracks			$ 7,400
210		24	Sulivan Elementary	1.01	Asphalt paving		North / Northeast parking	Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ 15,400
211		24	Sulivan Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 6,500
212		24	Sulivan Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 50,700
213		24	Sulivan Elementary	1.02	Concrete walks / curbs		Door #14A & #14B	Damaged Concrete at Railing Post.	2		CI		2	2022	Repair Concrete			$ 8,400
214		24	Sulivan Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
215		24	Sulivan Elementary	2.01	Playgrounds		Timber Edging	Timber edging deteriorating and splintering	2		CI		2	2022	replace imber playground edging			$ 4,100
216		24	Sulivan Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
217		24	Sulivan Elementary	3.01	Grass / Turf			no comments this section			CI		2	2022				$ -
218		24	Sulivan Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
219		24	Sulivan Elementary	4.01	Roofs			Roofing information provided by Owner			CI		0	2022				$ -
220		24	Sulivan Elementary	4.01	Roofs	Sect	1	Smooth Surface - BUR	3	2011	CI	Y19	2	2022	Smooth Surface - BUR	30	19	$ 241,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Sullivan Elementary**				96,887	**SF**	**Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 15,757,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
221		24	Sulivan Elementary	4.01	Roofs		2	FA - EPDM	2	1986	CI	Y1	1	2022	Smooth Surface - BUR	20	-16	$ 131,700
222		24	Sulivan Elementary	4.01	Roofs		3	Smooth Surface - BUR	2	1987	CI	Y1	1	2022	Smooth Surface - BUR	30	-5	$ 260,200
223		24	Sulivan Elementary	4.01	Roofs		4	Smooth Surface - BUR	2	1987	CI	Y1	1	2022	Smooth Surface - BUR	30	-5	$ 333,700
224		24	Sulivan Elementary	4.01	Roofs		5	Smooth Surface - BUR	2	1987	CI	Y1	1	2022	Smooth Surface - BUR	30	-5	$ 333,700
225		24	Sulivan Elementary	4.01	Roofs		6	Gravel Surface - BUR	3	2013	CI	Y21	2	2022	Smooth Surface - BUR	30	21	$ 144,100
226		24	Sulivan Elementary	4.01	Roofs		7	FA - EPDM	3	2001	CI	Y9	2	2022	Smooth Surface - BUR	30	9	$ 17,000
227		24	Sulivan Elementary	4.01	Roofs		8	Gravel Surface - BUR	3	2003	CI	Y11	2	2022	Smooth Surface - BUR	30	11	$ 64,800
228		24	Sulivan Elementary	4.01	Roofs		9	Smooth Surface - BUR	3	2011	CI	Y19	2	2022	Smooth Surface - BUR	30	19	$ 22,300
229		24	Sulivan Elementary	4.01	Roofs		10	Gravel Surface - BUR	3	2003	CI	Y11	2	2022	Smooth Surface - BUR	30	11	$ 3,200
230		24	Sulivan Elementary	4.01	Roofs		11	Smooth Surface - BUR	2	1987	CI	Y1	1	2022	Smooth Surface - BUR	30	-5	$ 133,600
231		24	Sulivan Elementary	4.01	Roofs		12 (connected mtl shed)	Metal	3		CI	Y10	2	2022	Standing Seam Metal	40		$ 2,700
232		24	Sulivan Elementary	4.02	Wall systems		Ext of Rms 109 - 116, 132 - 139, Ext @ Courtyard	chips at conc piers	2		CI		2	2022	Repair cracks at conc piers			$ 6,600
233		24	Sulivan Elementary	4.02	Wall systems		Ext of Rm 028, Near Door 3	Some broken Face Brick	2		CI		2	2022	Repair broken facebrick			$ 300
234		24	Sulivan Elementary	4.03	Tuck pointing / Sealant		Rm 142	Loose sealant around Grille	2		CI		2	2022	Replace sealant			$ 100
235		24	Sulivan Elementary	4.05	Curtainwall / Storefront		Gym	Storefront with clr glass/ met panel in poor condi ion	2		CI		1	2022	Replace with curtainwall (above exg HM door frame)			$ 47,100
236		24	Sulivan Elementary	4.06	Window systems		Classrooms	Exg Pella alum clad wood wdw single gl w/ integral blind and mechanically attached inner lite in poor condi ion (wdw's ID'ed by owner for repl)	1		CI		1	2022	Replace AL window with district standard operable alum wdw with integral blinds, reduced for less trim/panning			$ 2,603,900
237		24	Sulivan Elementary	4.06	Window systems		Cafeteria	Exg Pella alum clad wood wdw single gl w/ integral blind and mechanically attached inner lite in poor condi ion	1		CI		1	2022	Replace AL window with aluminum storefront window			$ 16,300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Sullivan Elementary**				**96,887**	**SF**	**Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 15,757,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
238		24	Sulivan Elementary	4.06	Window systems		Conf, Main Office	Exg Pella alum clad wood wdw single gl w/ integral blind and mechanically attached inner lite in poor condi ion	1		CI		1	2022	Replace AL window with district standard operable alum wdw with integral blinds, reduced for less trim/panning			$ 140,600
239		24	Sulivan Elementary	4.06	Window systems		Maintenance	Exg Pella alum clad wood wdw single gl w/ integral blind and mechanically attached inner lite in poor condi ion	1		CI		1	2022	Replace AL window with district standard operable alum wdw with integral blinds, reduced for less trim/panning			$ 32,300
240		24	Sulivan Elementary	4.07	Louvers / Screenwalls / Fenestra ion		Ext of Rm 028	Louver is damaged	1		CI		1	2022	Replace damaged Louver			$ 500
241		24	Sulivan Elementary	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Front Canopy Columns (2)+(Overhd beam)	Bottom of columns are rusting	2		CI		2	2022	grind(sand), prime, & paint			$ 1,300
242		24	Sulivan Elementary	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Railings throughout Site	Bottom of railing post and numerous nicks are rusting	2		CI		2	2022	grind(sand), prime, & paint			$ 27,200
243		24	Sulivan Elementary	**5.00**	**Interior (Building)**						CI							$ -
244		24	Sulivan Elementary	5.01	Doors / Hardware		Rm 109, 110,111, 114, 115, 116, 118, 119, 120, 121, 122, 123, 124, 125, 126, 131, 132, 133, 134, 135, 136, 137, 138, 139, 142, 143	HM doors damaged, old closers and knobs on doors	2		CI		2	2022	Replace doors and hardware			$ 60,900
245		24	Sulivan Elementary	5.01	Doors / Hardware		Cust, Rm 132 toilet	Wood doors, poor condi ion, knobs on doors	2		CI		2	2022	Replace doors and hardware			$ 6,700
246		24	Sulivan Elementary	5.01	Doors / Hardware		Rm 017, 018, 020, 021, 023, 024, 025, 026, 027, 028, 029, kitchen	HM doors, poor condi ion, old closers and knobs	2		CI		2	2022	Replace doors and hardware			$ 47,300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Sullivan Elementary**				**96,887**	**SF**	**Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 15,757,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**ain**	**Cost**
247		24	Sulivan Elementary	5.01	Doors / Hardware		Rm 201, 202, 203, 204, 205, 206, 207, 208, 209, 211, 212, 213, 214, 216, 217, 218, 219, 220, 221, 222, 223, 224	HM doors, poor condi ion, old closers and knobs on doors	2		CI		2	2022	Replace doors and hardware			$ 49,700
248		24	Sulivan Elementary	5.01	Doors / Hardware		Cust 1, Cust 2	HM doors, knobs on doors	2		CI		2	2022	Replace doors and hardware			$ 4,500
249		24	Sulivan Elementary	5.03	Flooring / Base	CPT-4	Rm 025, 111, 132, 133, 137, 139, 210	Carpet, poor condition	2		CI		2	2022	Replace Carpet			$ 26,300
250		24	Sulivan Elementary	5.03	Flooring / Base		Kitchen Cooler	Existing Conc Floor	2		CI		2	2022	Provide Quarry Tile for better cleanability			$ 3,900
251		24	Sulivan Elementary	5.04	Ceiling / Acous ic Panels		En ire orig 1960 building other than gym	Replace ceilings as required for mechanical upgrades	2		CI		1	2022	**Replace ceilings as required for mechanical upgrades**			$ 273,200
252		24	Sulivan Elementary	5.04	Ceiling / Acous ic Panels	ACT	Rm 110, 117, 134	Sagging ceiling tiles	2		CI		2	2022	Replace ACT			$ 12,900
253		24	Sulivan Elementary	5.04	Ceiling / Acous ic Panels	ACT	Rm 028, Entry Vestibule	Water damage at ACT	2		CI		2	2022	Replace damaged ACT			$ 100
254		24	Sulivan Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
255		24	Sulivan Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
256		24	Sulivan Elementary	6.09	Chalk Board / Marker board	CB-WDFR-1	Rm 106, 109, 110, 111, 112, 13, 114, 115, 132, 133, 134	Chalkboards in Rooms	2		CI		2	2022	Replace with Markerboards			$ 27,200
257		24	Sulivan Elementary	6.09	Chalk Board / Marker board	CB-WDFR-1	Rm 201, 202, 203, 204, 205, 206, 207, 208, 214, 216, 217, 218, 219, 220, 221, 222, 223	Chalkboards in Rooms	2		CI		2	2022	Replace with Markerboards			$ 26,700
258		24	Sulivan Elementary	6.13	Cabinetry / Counter Tops / Stools		1960 building CR's	Casework replacement due to mech upgrades	1		CI		1	2022	Replace casework at exterior wall due to mech upgrades, 10' allowance per CR, patch VCT floor (New VCT Floor in 2019/2022)			$ 172,300
259		24	Sulivan Elementary	6.13	Cabinetry / Counter Tops / Stools		Rm 114, 116, 132, 133, 136, 138, 142	Casework with sink	2		CI		2	2022	Replace casework (base cab). Patch newer VCT floor and touch up paint (New VCT Floor in 2019/2022)			$ 19,500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Sullivan Elementary**				**96,887**	**SF**	**Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 15,757,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
260		24	Sulivan Elementary	6.13	Cabinetry / Counter Tops / Stools		Rm 137	Countertop with Sink on Metal brackets, poor condi ion	2		CI		2	2022	Replace countertop			$ 800
261		24	Sulivan Elementary	6.13	Cabinetry / Counter Tops / Stools		Rm 201 202, 203, 204, 205, 206, 207, 208, 209, 211, 216, 217, 218, 219, 220, 221, 222, 223	Casework with sink	2		CI		2	2022	Replace casework (base cab). Patch newer VCT floor and touch up paint (New VCT Floor in 2019/2022)			$ 31,900
262		24	Sulivan Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer may not be NSF	2		CI		3	2022	Replace Chest Freezer			$ 2,300
263		24	Sulivan Elementary	6.18	Kitchen Equipment		Kitchen	Shelving chrome covering delaminating	1		CI		2	2022	Replace Shelving			$ 900
264		24	Sulivan Elementary	6.18	Kitchen Equipment		Kitchen	Wall shelving sharp ends and non NSF	1		CI		2	2022	Replace Shelving 16'			$ 1,400
265		24	Sulivan Elementary	6.18	Kitchen Equipment		Kitchen	Hand Cart at microwave rusted	1		CI		1	2022	Replace Hand Cart			$ 1,900
266		24	Sulivan Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			$ 8,600
267		24	Sulivan Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator is Type II, not Type I (Grease Hood)	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
268		24	Sulivan Elementary	6.19	Cold Storage Rooms		Cooler	Need cleanable floor and base (see arch above for flooring)	2		CI		2	2022	Provide (8) 8' SST base after install of QT			$ 1,900
269		24	Sulivan Elementary	**7.00**	**HVAC**						CI							$ -
270		24	Sulivan Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 & B-2 Make: Kewanee Boilers Model: KIF78C (2x) Serial Number: L5766 & L5787 MBH (Hea ing Capacity): 2625 System Type (Hot Water) Fuel Type(s): Nat Gas	2	1960	CI	Y2	1	2022	Replace Boilers	30	-32	$ 552,500
271		24	Sulivan Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Compressor for Pneumatics Make: Ingersoll-Rand Model: 2-242 E3 TC Serial: 30T690171	2	1960	CI	.	2	2022	Remove pneumatic controls and replace with DDC.	15	-47	$ -
272		24	Sulivan Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Pump and new AHU VFDs are Yaskawa.	3	2008	CI		3	2022	Replace VFDs	15	1	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Sullivan Elementary**				**96,887**	**SF**	**Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 15,757,000
201										**Install**			**Fnl**			**Life**	**Life**	**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**						**Exp.**	**Rem**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**ain**	**Cost**
273		24	Sulivan Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Hot Water System Unit A and Radiant Heat Pump Tag: P-1 & P-2 Make: B&G Model: 1510 Serial Number: C278310-01C91 & C278310-02C91 GPM/Head (ft): 200gpm/70ft Pump Type: (Base Mount)	4	2008	CI	Y15	3	2022		30	16	$ 77,700
274		24	Sulivan Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Hot Water System AHUs and Gym Pump Tag: P-3 & P-4 Make: B&G Model: 1510 Serial Number: C278311-01C91 & C278311-02C91 GPM/Head (ft): 120gpm/60ft Pump Type: (Base Mount)	4	2008	CI	Y15	3	2022		30	16	$ 77,700
275		24	Sulivan Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Chilled Water Pump: Pump Tag: P-5 Make: B&G Model: 1510 8-1/4 Serial Number: 1677248 GPM/Head (ft): ?gpm/60ft Pump Type: (Base Mount) Shows some rust from condensation.	3	2008	CI	Y15	2	2022	Replace Pump (Price included in boiler replacement.	30	16	$ 77,700
276		24	Sulivan Elementary	7.06	Energy Management Systems (24 volt low voltage)			Some controls are exis ing DDC.	2		CI		2	2022	Remove pneumatic controls and replace with DDC.	15		$ 647,100
277		24	Sulivan Elementary	7.06	Energy Management Systems (24 volt low voltage)			Building has some pneuma ic controls.	2		CI		2	2022	Remove pneumatic controls and replace with DDC.	15		$ 784,600

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Sullivan Elementary**				**96,887**	**SF**	**Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 15,757,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
278		24	Sulivan Elementary	7.07	Air handler units / ERU - dampers		225 Mech Room (Serves 140-141)	AHU Tag: AHU-1 Make: Daikin Model: CAH-004 Serial Number: FBOU190500954 CFM (total airflow): 2000 CFM System Type: VAV Fan and coil types: hot water heating and chilled water cooling	4	2019	CI	Y30	3	2022		40	37	$ 51,700
279		24	Sulivan Elementary	7.07	Air handler units / ERU - dampers		200 Mech Room (Serves 107, 108)	AHU Tag: AHU-2 Make: Daikin Model: CAH-004 Serial Number: CFM (total airflow): 2000 CFM System Type: VAV Fan and coil types: hot water heating and chilled water cooling	4	2019	CI	Y30	3	2022		40	37	$ 51,700
280		24	Sulivan Elementary	7.07	Air handler units / ERU - dampers		Ceiling of Principal office (Serves Offices)	AHU Tag: AC-1 Make: Trane Model: Could not access tag hidden in ceiling. Serial Number: CFM (total airflow): 2,500 System Type: Fan and coil types: hot water heating coil, DX cooling coil. American standard belt drive supply fan. All pneuma ic controls	4	2013	CI	Y30	3	2022		40	31	$ 76,900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Sullivan Elementary**				**96,887**	**SF**	**Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 15,757,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
281		24	Sulivan Elementary	7.07	Air handler units / ERU - dampers		Mech room under 005 (Serves Library)	AHU Tag: AC-2 Make: Trane Model: MCCA010HCA0A0BAC00 Serial Number: K91E16830 CFM (total airflow): 6,075 System Type: Fan and coil types: hot water and chilled water coils, belt drive American Standard supply fan and return fan. DDC Dampers, all other controls pneuma ic	2	1998	CI	Y15	2	2022	Replace pneumatic controls with DDC. Replace AHU	40	16	$ 157,300
282		24	Sulivan Elementary	7.07	Air handler units / ERU - dampers		Mech room under 005 (Serves Cafeteria)	AHU Tag: AC-3 Make: Trane Model: MCCA017HBE0BAB0AC00 Serial Number: K98F59143 CFM (total airflow): 11,000 System Type: Fan and coil types: hot water and chilled water coils, belt drive American Standard supply fan and return fan. DDC Dampers, all other controls pneuma ic	3	1998	CI	Y15	2	2022	Replace pneumatic controls wi h DDC. Replace AHU	40	16	$ 284,700
283		24	Sulivan Elementary	7.07	Air handler units / ERU - dampers		Mech room under 005 (Serves OT/PT Gym and adjacent rooms)	AHU Tag: AC-4 Make:Trane Model: MCCA010HCA0A0BAC00 Serial Number: K91E16831 CFM (total airflow): 6,075 System Type: Daikin Reheat Coils Fan and coil types: hot water and chilled water coils, belt drive American Standard supply fan and return fan. DDC Dampers, all other controls pneuma ic	2	1998	CI	Y15	2	2022	Replace pneumatic controls wi h DDC. Replace AHU	40	16	$ 157,300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Sullivan Elementary**				**96,887**	**SF**	**Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 15,757,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
284		24	Sulivan Elementary	7.07	Air handler units / ERU - dampers		2019 Mech Room (Serves 2019 Addition)	Blower Coil BCU-1 Make: AAON Model: AAON H3 Serial Number: CFM (total airflow): 2,775 CFM System Type: Blower Coil Fan and coil types: hot water heating and chilled water cooling	4	2019	CI	Y25	3	2022		41	38	$ 71,900
285		24	Sulivan Elementary	7.07	Air handler units / ERU - dampers		Gym (Serves Gym)	AHU Tag: Make: Trane Model: Could not access tag because unit is hung high. Serial Number: CFM (total airflow) System Type: Fan and coil types: hot water heating coil. American standard belt drive supply fan. All pneuma ic controls.	2	1998	CI	Y15	2	2022	Replace AHU	40	16	$ 155,300
286		24	Sulivan Elementary	7.07	Air handler units / ERU - dampers		Gym (Serves Gym)	AHU Tag: Make: Trane Model: Could not access tag because unit is hung high. Serial Number: CFM (total airflow) System Type: Fan and coil types: hot water heating coil. American standard belt drive supply fan.All pneuma ic controls	2	1998	CI	Y15	2	2022	Replace AHU	40	16	$ 155,300
287		24	Sulivan Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Classrooms (Serves 106, 109-124, 132-139, 142-143, 201-222)	Unit Ventilator Heating Source (Hot Water) and chilled water cooling	2	1992	CI	Y2	1	2022	Remove unit ven ilator and update ventilation system. (Pricing does not include lighting, ceiling, & casework)	25	-5	$ 5,014,700
288		24	Sulivan Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Gym, Vestibules	Cabinet unit heater & Radiation in acceptable condi ion.	3	2008	CI		2	2022	Replace units at failure.	25	11	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Sullivan Elementary**				**96,887**	**SF**	**Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 15,757,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
289		24	Sulivan Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		1st floor corridors, 018, 023	Fan Coil Unit Heating Source (Hot Water) Mounted in Ceiling, Hot water heating, cold water cooling.	3	1992	CI		2	2022	Remove Corridor Fan Coil Units when classroom ventilation is upgraded.	25	-5	$ -
290		24	Sulivan Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		018, 023	Fan Coil Unit Heating Source (Hot Water) Mounted in Ceiling, Hot water heating, cold water cooling.	4	2019	CI		3	2022		25	22	$ -
291		24	Sulivan Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: Make: Greenheck Description: Roof mounted exhaust fans in good condition.	3	2008	CI		2	2022	Replace Exhaust Fans	25	11	$ -
292		24	Sulivan Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Exterior	Chiller Tag: CH-1 Make: Trane Model: Screw Compressor Serial Number: Tonnage: (Cooling Capacity): 180 Tons? System Type: (Air Cooled) Refrigerant: R-22	2	1992	CI	Y2	1	2022	Replace Chiller	25	-5	$ 436,800
293		24	Sulivan Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves AC-1)	Air Cooled Condensing Unit Make: Trane Model: 4TTR7048A1000AA Serial: 13181S6W2F Capacity: 4 Tons Refrigerant: R410A	4	2013	CI	Y10	3	2022		25	16	$ 16,100
294		24	Sulivan Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves UV in 017 or 020)	Air Cooled Condensing Unit Make: Trane Model: 4TTA3030A3000AA Serial: 9062K933F Capacity: 2.5 Tons Refrigerant: R410A	3	2009	CI	Y7	3	2022	Replace Condensing Unit	25	12	$ 10,200
295		24	Sulivan Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves UV in 017 or 020)	Air Cooled Condensing Unit Make: Trane Model: 4TTA3036A3000AA Serial: 8472N653F Capacity: 3 Tons Refrigerant: R410A	3	2008	CI	Y7	3	2022	Replace Condensing Unit	25	11	$ 12,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Sullivan Elementary**				**96,887**	**SF**	**Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 15,757,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
296		24	Sulivan Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves AC-1)	Air Cooled Condensing Unit Make: AAON Model: CFA-011-B-A-8-DC00K Serial: 201906-NCNJ06548 Capacity: 11 Tons Refrigerant: R410A	4	2019	CI	Y15	3	2022		25	22	$ 44,500
297		24	Sulivan Elementary	**8.00**	**Plumbing**						CI							$ -
298		24	Sulivan Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Domes ic Circ Pump Pump Tag: Make: B&G Model: NBF-22 Serial Number: 103252 GPM/Head (ft): Pump Type: (Inline)	4	2019	CI		3	2022		30		$ 19,400
299		24	Sulivan Elementary	8.08	Plumbing Fixtures		2nd level restrooms	Dual countertop push button sinks, wall mounted flush valve water closet. Group flush, floor mounted urinals	2		CI			2022	Replace urinals	30		$ -
300		24	Sulivan Elementary	8.08	Plumbing Fixtures		Restroom next to 132	Waterless flush urinal and 1 floor mounted flush valve urinal. Wall and floor mounted flush valve water closet. Push button lavs.	4		CI			2022		30		$ -
301		24	Sulivan Elementary	8.08	Plumbing Fixtures		Restrooms by 1st floor classrooms	Push button lavs, floor mounted flush valve urinals, wall mounted flush valve water closet.	4		CI			2022		30		$ -
302		24	Sulivan Elementary	8.08	Plumbing Fixtures		Restrooms by kitchen	Dual countertop push button sinks, floor mounted group flush urinals, wall mounted flush valve urinal.	2		CI			2022	Replace Urinals	30		$ -
303		24	Sulivan Elementary	8.08	Plumbing Fixtures		2019 Addition Restrooms	Fixtures are in very good condi ion	4	2019	CI			2022		30		$ -
304		24	Sulivan Elementary	8.08	Plumbing Fixtures		Main Office Staff Restroom Next to 105	Wall mounted flush valve water closet. Lever faucet lav	4		CI			2022		30		$ -
305		24	Sulivan Elementary	8.10	Drinking Fountains		Building	Building has some porceline drinking fountains.	2		CI			2022	Replace porcelain drinking fountains wi h water coolers.	30		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Sullivan Elementary**				**96,887**	**SF**	**Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 15,757,000
201										**Install**								**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Life**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
306		24	Sulivan Elementary	8.11	Fire suppression- source / pumps / distribution / heads		Building	No existing fire suppression system.	2	2019	CI			2022	Install new fire suppression system	25		$ -
307		24	Sulivan Elementary	8.15	Domes ic Water Heaters		Boiler Room	Model: Bock Make: EZ 75-76N Serial: 21073009T Input: 76,000 BTU/HR Storage: 75 Gallons	4	2019	CI	Y15	3	2022		25		$ 89,000
308		24	Sulivan Elementary	**9.00**	**Electrical**						CI							$ -
309		24	Sulivan Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer / metering		Elec Rm	2000A 208Y/120V Service. Distribution Section is a Kinney fused switch switchboard. Parts not available and needs to be replaced	1		CI		1	2022	Distribution Section is a Kinneyfused switch switchboard. Parts not available and needs to be replaced			$ 72,800
310		24	Sulivan Elementary	9.03	Electric panels - distribu ion / labeling		Mech Room	Panel 2MC is a Kinney Switchboard - old fused switch switchboard. Parts are not available.	1		CI		1	2022	Replace switchboard	25		$ 72,800
311		24	Sulivan Elementary	9.05	Fire Alarm		Elec Rm	Simplex 4100 Fire Alarm with Voice Evacuation	3		CI		0	2022	Fire Alarm system meets complies with current codes. No work required at this			$ -
312		24	Sulivan Elementary	9.08	Emergency generators / battery backup systems /		Gen Room	Kohler 35 KW Gas Generator	3		CI		0	2022	No work required at his time	25		$ -
313		24	Sulivan Elementary	**10.00**	**Lighting**						CI							$ -
314		24	Sulivan Elementary	10.01	Lighting - Lamps / ballasts / controls		Older portion of Bldg	Fluorescent Ligh ing	2		CI		2	2022	Replace with LED			$ 550,100
315		24	Sulivan Elementary	10.02	Emergency Lighting / Exit signs		Throughout Bldg	Exit signs and EM lights are powered from the	2		CI		2	2022	Replace with LED as other lighting is upgraded.			$ 206,300
316		24	Sulivan Elementary	10.04	Security Lighting (Exterior)		Exterior	security lights are HID	2		CI		2	2022	Replace HID fixtures with LED. Check to make sure fixtures are connected to			$ 25,900
317		24	Sulivan Elementary	**11.00**	**Technology / Security**						CI							$ -
318		24	Sulivan Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
319		24	Sulivan Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 5,200
320		24	Sulivan Elementary	11.01	Stuctured cabling		Building	IDF in Room 118 is hot.	2		CI		2	2022	Provide ventilation for room. - spot cooler (mini split)			$ 24,300
321		24	Sulivan Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
322		24	Sulivan Elementary	11.03	Local Sound systems		Gym	Good, (3) Shure QLXD4 systems, 470-534 MHz	4		CI		0	2022	no work			$ -
323		24	Sulivan Elementary	11.03	Local Sound systems		Caferteria	Good. (1) Shure QLXD4 system, 470-534 MHz	4		CI		0	2022	no work			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Sullivan Elementary**				**96,887**	**SF**	**Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 15,757,000
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
324		24	Sulivan Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
325		24	Sulivan Elementary	11.05	Building Paging systems		Building	Good	4		CI		0	2022	No work			$ -
326		24	Sulivan Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			$ -
327		24	Sulivan Elementary	11.06	Handicapped door operators		Main Entry	Handicapped door operators work properly.	3		CI		0	2022	No work			$ -
328		24	Sulivan Elementary	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	3		CI		2	2022	replace existing Honeywell panel with District standard DMP			$ 16,100
329		24	Sulivan Elementary	11.07	Burgler Alarm System		Building	many exterior doors do not have door position	3		CI		2	2022	Add exterior door position contacts			$ 9,700
330		24	Sulivan Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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TANK ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
  - Remove & replace concrete stoop topping at Door #1 & #2
- **Site/Playground Areas**
  - Sand, prime & paint metal railings

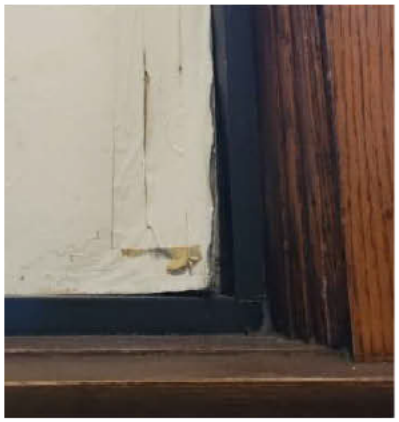
2 EXTERIOR ENVELOPE

- Original 1939 building stone caps at top of walls - joint sealant is hard, cracked in some places. Top of stone is moldy in some areas. Stone caps and joints are allowing water infiltration into exterior wall. Recommend capping with continuous prefinished metal coping (as has been done on LMC wing) in lieu of recaulking. (Custodian indicated that 1990 building caps had just been caulked, or recommendation would be to put prefinished metal coping on that building too).

- **Stone** areas and bands are stained/moldy and should be cleaned. Some stone areas need to be tuckpointed.
- Original building window **lintels** are rusting into the thickness of the metal. Rust should be removed and lintels painted to protect from further deterioration.

- **Windows** in 1939 building recommended to be replaced – 1970's era, some are single pane w/ storms or old double hung, infill panels are delaminating on interior.

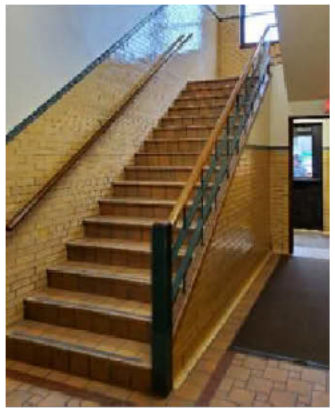
- **Sealant** around windows in 1990 addition is separated and cracked and should be replaced.



3 INTERIOR

- Remaining original wood **doors and frames** in original 1939 building are in poor condition and should be replaced.

- **Stairs**: Guard rails on stair runs in both original and addition do not meet current code for height or picket/rail spacing, and are recommended to be retrofitted/replaced.



- Classrooms: 1990 **casework** throughout the original building and 1990 addition is in poor condition and should be replaced, necessitating full cswk and associated finishes replacement, including chalkboards in original building.

- **Lockers** in the 1939 building and first floor of 1990 building are in poor condition and should be replaced.

- **Kitchen**: The kitchen area is small, space is lost due to original mechanical chase projections, per food service director should be remodeled, incorporating some adjacent space to allow for better layout and new cooler.

ATSR

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Provide new, expanded kitchen including walk-in cooler.

5 MECHANICAL

- **Boilers and Pumps**
  - Two of the boilers and heating pumps were installed in 2015.
- **Air Handlers**
  - The Air Handlers were replaced in 2015.
- **Chillers and Pumps**
  - The Chiller and pumps were installed in 2015.
- **Water Heaters**
  - The atmospheric Water Heater was installed in 2003 and should be replaced.
- **Plumbing**
  - The Plumbing fixtures throughout the building are in fair to good condition.

6 ELECTRICAL

- **Electric Service**
  - The building is served by a pad mounted 208V, 3-phase transformer. This feeds a relatively new 1200A, 208V, 3-phase, 4-wire switchboard located in the Boiler Room in the basement level.
  - This service is adequate for the building.
- **Electric Switchboard, Panels and Distribution Equipment**
  - The switchboard and panels are relatively new 120/208V, 3-phase, 4-wire circuit breaker type. Panels in the 1939 area of the building appear to have been upgraded during the 1990 addition to the building and are in good condition.
  - No action is required at this time.
- **Branch Circuits**
  - Branch circuit wiring in the 1939 area of building has **cloth type insulation** which is mostly deteriorating. **This has left some of the wiring bare and increases the chances of electrical failures and/or short circuits, and makes the system unreliable.**
  - Replace all circuit wiring in the 1939 area of the building with new wiring.
- **Fire Alarm System**
  - The fire alarm system is a relatively new addressable Simplex 4010ES system located in the Boiler Room.
  - A review of the fire alarm system is required to ensure compliance with current local codes.
  - Replace fire alarm system if remodeling 10% or more of building.
- **Emergency Generators / Battery Backup Systems**
  - There is an emergency generator at this building
  - No action required
- **Lighting – Lamps / Ballasts / Controls**

  - Lighting levels appear to be mostly adequate in all spaces. Light fixtures in the 1939 area of the building were replaced with LED fixtures. The 1990 area of the building is lit by fluorescent fixtures. Lighting is controlled with switches.
  - Replace fluorescent light fixtures in the 1990 area with LED fixtures. Add occupancy sensors in all areas for controls and energy efficiency.
- **Emergency Lighting / Exit Signs**
  - Emergency lighting is battery pack fluorescent fixtures. Exit signs are LED fixtures.
  - Replace emergency lights with LED fixtures.
- **Security Lighting (Exterior)**
  - There are security emergency lights at this building
  - No action required.
- **Parking Lot Lighting**
  - Parking lot is lit with LED fixtures mounted on building.
  - No action required

7 TECHNOLOGY

- Technology systems are good
  - No work required

TANK ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL FIRST FLOOR

GENERAL NOTES

1. TOP OF PARAPET WALL AT 1939 BUILDING -NEW COPING RECOMMENDED
2. EXT STL WDW LINTELS RUSTING - SAND AND REPAINT
3. CLEAN EXT STONE WALLS / BANDS / FASCIAS
4. REPLACE WINDOWS IN ORIG 1939 BUILDING AND AT LINK
5. REPLACE SEALANT AROUND WDWS IN 1990 ADDIT
6. IN ORIG 1939 BLDG, REPLACE REMAINING ORIG INTERIOR WOOD DOORS AND FRAMES
7. REROOF 1990 WING

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

KEY NOTES

- DR — REPLACE DOOR AND FRAME
- FE1a — REPLACE EQUIP AND FINISHES LESS CLG
- FE1b — REPLACE EQUIP AND FINISHES LESS CLG & BOARDS
- LKR — REPLACE LOCKERS
- C-R — CODE - RAILS (RAMP/STAIR, GUARD/HANDRAILS)
- FLR — REPLACE FLOORING
- RMD-P — REMODEL W/ PLUMBING (KITCHEN)
- KE — KITCHEN EQUIP - COOLER AND FREEZER

TANK ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL SECOND FLOOR

GENERAL NOTES

1. TOP OF PARAPET WALL AT 1939 BUILDING -NEW COPING RECOMMENDED
2. EXT STL WDW LINTELS RUSTING - SAND AND REPAINT
3. CLEAN EXT STONE WALLS / BANDS / FASCIAS
4. REPLACE WINDOWS IN ORIG 1939 BUILDING AND AT LINK
5. REPLACE SEALANT AROUND WDWS IN 1990 ADDIT
6. IN ORIG 1939 BLDG, REPLACE REMAINING ORIG INTERIOR WOOD DOORS AND FRAMES
7. REROOF 1990 WING

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

KEY NOTES

- FE1a — REPLACE EQUIP AND FINISHES LESS CLG
- FE1b — REPLACE EQUIP AND FINISHES LESS CLG & BOARDS
- LKR — REPLACE LOCKERS
- C-R — CODE - RAILS (RAMP/STAIR, GUARD/HANDRAILS)

TANK ELEMENTARY

FACILITY ANALYSIS

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

BP — EXISTING BOILER PLANT.

AHU — EXISTING AHU.

CH — EXISTING CHILLER PLANT.

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

L1 — REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.

FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING MORE THAN 10% OF BUILDING..

BCW — REPLACE OLD CLOTH-TYPE BRANCH CIRCUIT WIRING IN 1939 AREA OF BUILDING WITH NEW WIRING.

TANK ELEMENTARY

FACILITY ANALYSIS

MECHANICAL SECOND FLOOR

PRIORITY KEY

KEY NOTES

BP EXISTING BOILER PLANT.

AHU EXISTING AHU.

ELECTRICAL SECOND FLOOR

PRIORITY KEY

KEY NOTES

L1 REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.

FACP REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING MORE THAN 10% OF BUILDING..

BCW REPLACE OLD CLOTH-TYPE BRANCH CIRCUIT WIRING IN 1939 AREA OF BUILDING WITH NEW WIRING.

TANK ELEMENTARY

BUILDING AGE

KEY

1939

1990

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						24%	$ 74.41	2,835,700	1,2	Cond.					Priority High (1)			$ 815,300
198							$ 12 29	468,200	3	Cond.					Priority Med (2)			$ 2,057,400
199							$ 54 93	2,093,300	4,5	Cond.					Priority Low (3)			$ 2,524,500
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201																		
202																		
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected Project Cost**
204		**25**									**CI**			**2022**				
205		25	Tank Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		25	Tank Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		25	Tank Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2017)(5+ yrs old)	4		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		25	Tank Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 7,400
209		25	Tank Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete - Includes concrete apron			$ 21,200
210		25	Tank Elementary	1.02	Concrete walks / curbs		Door #1 & #2	Deteriorating Concrete Stoop Top Coating	2		CI		2	2022	Remove & replace concrete top coating			$ 6,100
211		25	Tank Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
212		25	Tank Elementary	2.01	Playgrounds			no comments this section			CI		2	2022				$ -
213		25	Tank Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
214		25	Tank Elementary	3.01	Grass / Turf			no comments this section			CI		2	2022				$ -
215		25	Tank Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
216		25	Tank Elementary	4.01	Roofs			Roofing type/warranty information provided by Owner			CI		2	2022				$ -
217		25	Tank Elementary	4.01	Roofs		Main entry stone projection area	Custod reports ongoing water damage to ext plaster walls in rm 201 and 203 (behind main entry decorative screens and stone projec ion area) - (see int for patch)	1		CI		1	2022	Potential leak at top flashing of stone projecting area - or high-low condiiton there - stone sealant joints at top may also be compromised - lump sum to inves igate/repair			$ 7,900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
218		25	Tank Elementary	4.01	Roofs		1939 building, main body and gym area	Top of parapets are stone capped with sealant jts - fair to poor condi ion (hard, a few cracks), mold on top horiz surface, stone deteriorating	2		CI		2	2022	in lieu of replacing all he sealant joints, recommend covering with continous prefinished metal coping over mmb flg & wd blkg (approx cost).			$ 12,800
219		25	Tank Elementary	4.01	Roofs		1990 addition	Top of parapets are stone capped with sealant jts - at site visit joints needed replacing, at 2nd visit custodian reported these sealant jts and underside had recently been resealed	2		CI		0	2022	Long term, recommend covering with continuous pre-finished metal cap flashing, to cover all the joints.			$ -
220		25	Tank Elementary	4.01	Roofs		1939 building, main body and gym area	Top of parapets are stone capped with sealant jts in poor condi ion, mold on top horiz surface, stone deteriorating	2		CI		2	2022	in lieu of replacing all he sealant joints, recommend covering with continous prefinished metal coping over mmb flg & wd blkg (approx cost).			$ 10,600
221		25	Tank Elementary	4.01	Roofs	Section	1	Gravel Surface - BUR	3	2004	CI	Y10	3	2022	Built-up roofing	30	12	$ 38,700
222		25	Tank Elementary	4.01	Roofs		2	Gravel Surface - BUR	3	2004	CI	Y10	3	2022	Built-up roofing	30	12	$ 22,800
223		25	Tank Elementary	4.01	Roofs		3	Gravel Surface - BUR	3	2006	CI	Y15	3	2022	Built-up roofing	30	14	$ 169,400
224		25	Tank Elementary	4.01	Roofs		4	B - EPDM (note owners spreadsheet says warranty for exg ends 8/25/2002, which would be 6 yrs from install?)	2	1996	CI	Y1	1	2022	Built-up roofing	20	-6	$ 143,200
225		25	Tank Elementary	4.01	Roofs		5	Gravel Surface - BUR	3	2005	CI	Y15	3	2022	Built-up roofing	30	13	$ 101,500
226		25	Tank Elementary	4.01	Roofs		6	Gravel Surface - BUR	3	2005	CI	Y15	3	2022	Built-up roofing	30	13	$ 15,000
227		25	Tank Elementary	4.02	Wall systems		1939 building window lintels	Steel lintels are rusting, some into thickness of metal	1		CI		1	2022	Remove rust and repaint lintels			$ 4,900
228		25	Tank Elementary	4.02	Wall systems		Main entry stone projecting areas	Stone mortar joints cracking	2		CI		2	2022	Tuckpoint entire area			$ 11,200

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
229		25	Tank Elementary	4.02	Wall systems		Main entry and gym entry stone projecting areas	Stone is stained/discolored	2		CI		3	2022	Clean stone bands, low pressure wash (premium for ht)(aesthetic)			$ 12,000
230		25	Tank Elementary	4.02	Wall systems		Stone bands 1939 building main mass and LMC mass	Fluted stone band at +-25' h and below L1 wdws stained/discolored	2		CI		3	2022	Clean stone bands, low pressure wash (premium for ht)(aesthetic)			$ 11,700
231		25	Tank Elementary	4.02	Wall systems		Stone bands 1939 building main mass around gym	Decorative stone band/facia at top of gym mass - stained/discolored	2		CI		3	2022	Clean stone bands, low pressure wash (premium for ht) (aesthetic)			$ 6,800
232		25	Tank Elementary	4.02	Wall systems		Face brick under overhang at Door 2	Face brick badly soiled	2		CI		3	2022	Clean face brick, low pressure wash (premium for ht) (aesthetic)			$ 2,300
233		25	Tank Elementary	4.02	Wall systems		Soffit above Drs 4 & 5	Paint (or vinyl?) pealing off plywood soffit w/ louver	2		CI		2	2022	Replace soffit w/ vented flush metal panel soffit material			$ 2,500
234		25	Tank Elementary	4.03	Tuck pointing / Sealant		1990 addition windows (except for at link, those to be replaced)	Sealant is original and is cracked and separated, some very bad at jambs and sills - water infiltration issue	1		CI		1	2022	Replace sealant around windows			$ 10,200
235		25	Tank Elementary	4.04	Doors / Hardware		Dr 1 main entry	Exg 10' h. wood door and frame w/ specialty metal grille in front of transom - wood in poor condi ion, non temp glass in lites	2		CI		2	2022	Replace w/ alum entrance system, reinstall exg decorative grille desired			$ 19,500
236		25	Tank Elementary	4.04	Doors / Hardware		Drs 11 - 3 drs off corr in front of gym	HM doors and frames are rusted into thickness at bottom	2		CI		2	2022	Replace w/ alum entrance system			$ 18,300
237		25	Tank Elementary	4.04	Doors / Hardware		Dr 9 & 10 - Ext doors on either side of halways to kitchen	HM doors and frames are rusted into thickness at bottom	2		CI		2	2022	Replace with insulated HM door and frame			$ 5,000
238		25	Tank Elementary	4.04	Doors / Hardware		Dr 2 & 3 - Ext door from LMC and to ext from corr outside	HM door and frame w/ surface rust	2		CI		2	2022	Remove rust and repaint door and frame			$ 900
239		25	Tank Elementary	4.04	Doors / Hardware		Drs 4 & 5	HM doors and frames are rusted into thickness at bottom	2		CI		2	2022	Replace w/ alum entrance system			$ 20,900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
240		25	Tank Elementary	4.04	Doors / Hardware		Dr 6 to Custodial	HM doors and frames are rusted into thickness	2		CI		2	2022	Replace with insulated HM door & transom panel and frame			$ 11,200
241		25	Tank Elementary	4.05	Curtainwall / Storefront		1939 bldg CR and LMC areas	Old aluminum double hung insulated inserts in orig wd frames w/ alum panning over wd at exterior, some solid infills likely not insulated, some delamina ing at interior - some functional issues, caulk at ext is cracked (some worse than others)	2		CI		2	2022	Replace w/ fixed aluminum storefront windows (district standard operable windows not required here)			$ 345,100
242		25	Tank Elementary	4.06	Window systems		1939 Gym/Café windows	1972 (mark on temp glass) alum single glazed with storms inserts bet org wood, panning on outside, some solid panels delaminating at interior, likley minimal insulation, caulk at ext is cracked	2		CI		2	2022	Replace with aluminum curtainwall, add 10% for extra panning			$ 89,000
243		25	Tank Elementary	4.06	Window systems		1939 west side of gym (para)	1975 (mark on temp glass) alum double hung ins inserts bet org wood, panning on outside, some possible functional issues/broken hardware, caulk at ext is cracked	2		CI		2	2022	Replace w/ district std alum wdws with insulated unit, intregral blinds, and 3rd pane enclosing blinds, part operable, solid surface sills (same as Howe pricing due to historical panning, etc)			$ 39,600
244		25	Tank Elementary	4.06	Window systems		1990 addition	Exg Pella alum clad wood wdw single gl w/ integral blind and mechanically attached inner lite - monitor for future rot	3		CI		0	2022	Monitor for future rot and replacement			$ -
245		25	Tank Elementary	4.06	Window systems		1990 addition link wdws	Exg Pella alum clad wood wdw single gl w/ integral blind and mechanically attached inner lite - portions black due to water damage (district did lintel/flashing work, may or may not have corrected issue)	1		CI		1	2022	Replace w/ district std alum wdws with insulated unit, intregral blinds, and 3rd pane enclosing blinds, part operable, solid surface sills (cost reduction from Howe pricing due to no panning or extra interior wd trim)			$ 73,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
246		25	Tank Elementary	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Ext Stair Railings	General Maint - railings have few nicks and some rust.	3		CI		3	2022	grind(sand), prime, & paint			$ 4,600
247		25	Tank Elementary	**5.00**	**Interior (Building)**						CI							$ -
248		25	Tank Elementary	5.01	Doors / Hardware		throughout orig 1939 building	exis ing original wood frames, bottoms of jambs are beat up, some worse than o hers	2		CI		3	2022	Replace wd frames w/ HM frames			$ 25,900
249		25	Tank Elementary	5.01	Doors / Hardware		throughout orig 1939 building	exis ing original wood doors are beat up, have non-tempered glass in divided wd door lights in upper half of door, have knobs	2		CI		2	2022	Replace with new wood doors			$ 29,300
250		25	Tank Elementary	5.01	Doors / Hardware		Gym/café and main entry vestibule	pair of wd doors poor condi ion, main entry vest doors have non-temp glass in upper lites	2		CI		2	2022	Replace with new wood doors with panics			$ 17,500
251		25	Tank Elementary	5.01	Doors / Hardware		1990 addition L2 mostly	Existing doors have knobs instead of lever hardware	2		CI		2	2022	Replace knobs with lever lockset for ADA			$ 2,800
252		25	Tank Elementary	5.01	Doors / Hardware		1939 building	Doors in OK condition with knobs	2		CI		2	2022	Replace knobs with lever lockset for ADA			$ 3,200
253		25	Tank Elementary	5.03	Flooring / Base		Gym Storage 106A	Old sheet good flooring in poor condi ion	2		CI		3	2022	Replace with VCT			$ 900
254		25	Tank Elementary	5.03	Flooring / Base		Title Rm 102	VCT flooring poor condi ion	2		CI		3	2022	Replace with VCT			$ 3,000
255		25	Tank Elementary	5.03	Flooring / Base		LMC 101	Raised floor area w/ tiled partial ht wall and old carpet, not	1		CI		0	2022	not easy to correct due to same tiling on ext wall as enclosure wall, may not have floor under at typ ht.			$ -
256		25	Tank Elementary	5.03	Flooring / Base		Stor Rm 108A and elevator	VCT flooring poor condi ion (cpt at elev)	2		CI		3	2022	Replace with VCT			$ 4,400
257		25	Tank Elementary	5.05	Wall Finishes (PT, VWC, etc)		Rm 201 and 203	Damaged plaster from ongoing water leaks - see roofs above for ext patch, and replacement wdws	1		CI		1	2022	Patch plaster and repaint - lump sum			$ 3,100
258		25	Tank Elementary	5.05	Wall Finishes (PT, VWC, etc)		1939 wing L2 girls toilet	Wall next to gym has plaster water damage high up	1		CI		1	2022	Patch plaster and repaint - lump sum (custodian says ext condition is scheduled to be looked at/repaired - high low flashing issue? Tuckpointing?			$ 3,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
259		25	Tank Elementary	5.07	Hand, Guardrail / Code Deficiencies		2 sets of orig 1939 stairs	Existing guardrail only 30" H (code is 42"), spaces bet horiz/vert picket are 7 1/2" (code is under 4"), no separate handrail	1		CI		1	2022	Replace/revise guardrails for code compliant ht/spacing and add separate hand rail			$ 26,600
260		25	Tank Elementary	5.07	Hand, Guardrail / Code Deficiencies		2 sets of orig 1939 stairs	Existing handrails 30" H no extensions	2		CI		2	2022	Replace/revise handrails for code compliance			$ 3,900
261		25	Tank Elementary	5.07	Hand, Guardrail / Code Deficiencies		1990 addit stairs	Existing guardrail only 32" H (code is 42"), spaces bet horiz rails are 6 3/8" (code is under 4") no separate handrail	1		CI		1	2022	Replace/revise guardrails for code compliant ht/spacing and add separate hand rail			$ 26,600
262		25	Tank Elementary	5.07	Hand, Guardrail / Code Deficiencies		1990 addit stairs	Existing handrails 30" H no extensions	2		CI		2	2022	Replace/revise handrails for code compliance			$ 3,900
263		25	Tank Elementary	5.10	REMODELING / ADDITIONS		Kitchen, Para rm, and adj corridor	Kitchen - older VCT & cswk, big mech ductwork enclosures taking up large area, no cooler space	2		CI		2	2022	Remodel per Food Service Director (remod w plmbg). Include para room behind and connecting corridor.			$ 431,900
264		25	Tank Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
265		25	Tank Elementary	6.03	Lockers - Corridor		1939 Wing L1 and L2	Lockers badly rusted/dented in on bottom, some scratches/dents (have been repainted once)	2		CI		2	2022	Replace recessed corridor lockers			$ 135,300
266		25	Tank Elementary	6.03	Lockers - Corridor		1990 wing L1	Lockers poor condi ion-rusted/dented in on bottom (L2 lockers are OK this wing)	2		CI		2	2022	Replace corridor lockers			$ 34,200
267		25	Tank Elementary	6.11	Display Cases		Disp case outside bym	5' h non-tempered glass - safety hazard	1		CI		1	2022	Replace with tempered safety glass			$ 500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
268	Combo	25	Tank Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1-1a	Orig Building Classrooms	VCT & cswk poor condi ion (small amt of orig wd cswk better than 80's/90's majority), orig chalkboards. ACT clgs are OK)	2		CI		2	2022	Replace cswk (adjusted to 23'), boards, flooring (VCT), paint walls			$ 260,700
269		25	Tank Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1-1b	1990 Addtn CR's #117, 118, 119,120, 211, 213,215	VCT & cswk poor condi ion. ACT clgs and boards are OK (repl one 8' ckbd in rm 119)	2		CI		2	2022	Replace cswk (adjusted to 31'), flooring (VCT), paint walls			$ 190,100
270		25	Tank Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer may not be NSF	2		CI		3	2022	Replace Chest Freezer			$ 2,300
271		25	Tank Elementary	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends	2		CI		2	2022	Replace Shelving			$ 2,100
272		25	Tank Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep	1		CI		2	2022	Provide separate Hand Sink			$ 8,600
273		25	Tank Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator does not have 6" min overhang of oven and not Type I (Grease Hood)	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
274		25	Tank Elementary	6.19	Cold Storage Rooms		Cooler	Refrigerated Storage capacity appears low - no cooler	1		CI		1	2022	Provide Walk-In Cooler Per Food Service Director			$ 50,300
275		25	Tank Elementary	6.19	Cold Storage Rooms		Cooler	Shelving needed	1		CI		1	2022	Provide shelving			$ 3,900
276		25	Tank Elementary	**7.00**	**HVAC**						CI							$ -
277		25	Tank Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 Make: DiDietrich Model: GT403A-9 Serial Number: 100011347031500004 MBH: 1659 System Type (Hot Water) Fuel Type(s): Nat Gas	4	2015	CI	Y20	3	2022		30	23	$ 227,000

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
278		25	Tank Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-2 Make: DiDietrich Model: GT403A-9 Serial Number: 100011347031500004 MBH: 1659 System Type (Hot Water) Fuel Type(s): Nat Gas	4	2015	CI	Y20	3	2022		30	23	$ 227,000
279		25	Tank Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Boiler Pump Pump Tag: P-1 Make:B&G Model: 80-BF-5.5 Serial Number: C205444-01E51 GPM/Head (ft): 130@25ft Pump Type: (Inline)	4	2015	CI	Y20	3	2022		25	18	$ -
280		25	Tank Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Boiler Pump Pump Tag: P-2 Make:B&G Model: 80-BF-5.5 Serial Number: C205444-01E51 GPM/Head (ft): 130@25ft Pump Type: (Inline)	4	2015	CI	Y20	3	2022		25	18	$ -
281		25	Tank Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Secondary Heating Pump: Pump Tag: P-3 Make: B&G Model: 1531 BF 7.75 Serial Number: C205442-01D51 GPM/Head (ft): 275GPM@45 Pump Type: (Base Mount)	4	2015	CI	Y20	3	2022		25	18	$ -
282		25	Tank Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Secondary Heating Pump: Pump Tag: P-4 Make: B&G Model: 1531 BF 7.75 Serial Number: C205442-01D51 GPM/Head (ft): 275GPM@45 Pump Type: (Base Mount)	4	2015	CI	Y20	3	2022		25	18	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
283		25	Tank Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Chiller Pump: Pump Tag: P-5 Make: B&G Model: 1531 BF 10 25 Serial Number: C205443-01E51 GPM/Head (ft): 265GPM@100ft Pump Type: (Base Mount)	4	2015	CI	Y20	3	2022		25	18	$ -
284		25	Tank Elementary	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Building	Hydronic Piping is Welded Steel and Soldered Copper	4	2015	CI		3	2022		40	33	$ -
285		25	Tank Elementary	7.06	Energy Management Systems (24 volt low voltage)		Building	DDC Energy Management System	4	2015	CI		2	2022		15	8	$ -
286		25	Tank Elementary	7.07	Air handler units / ERU - dampers		North Classrooms	AHU Tag: AC-1 Make: Daikin Model:CAH030GDGC Serial Number: FBOU150601928 CFM (total airflow): 14,500 System Type: VAV Fan and coil types: Direct Drive Plenum Fan, HW/CHW Coils	4	2015	CI	Y30	3	2022		40	33	$ 375,300
287		25	Tank Elementary	7.07	Air handler units / ERU - dampers		East Classrooms	AHU Tag: AC-2 Make: Daikin Model: CAH031GDGM Serial Number: FBOU150601854 CFM (total airflow): 14,500 System Type: VAV Fan and coil types: Direct Drive Plenum Fan, HW/CHW Coils	4	2015	CI	Y30	3	2022		40	33	$ 375,300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
288		25	Tank Elementary	7.07	Air handler units / ERU - dampers		Office Area	AHU Tag: AC-3 Make: Daikin Model: CAH003GOAC Serial Number: FBOU150601880 CFM (total airflow): 1,150 System Type: VAV Fan and coil types: FC Belt Drive Fan, HW/DX Coils	4	2015	CI	Y30	3	2022		40	33	$ 37,200
289		25	Tank Elementary	7.07	Air handler units / ERU - dampers		GYM	AHU Tag: AC-4 Make: Daikin Model: Serial Number: CFM (total airflow): 2,600 System Type: CV Fan and coil types: FC Belt Drive, HW/CHW Coils	4	2015	CI	Y30	3	2022		40	33	$ 67,300
290		25	Tank Elementary	7.07	Air handler units / ERU - dampers		GYM	AHU Tag: AC-5 Make: Daikin Model: Serial Number: CFM (total airflow): 2,600 System Type: CV Fan and coil types: FC Belt Drive, HW/CHW Coils	4	2015	CI	Y30	3	2022		40	33	$ 67,300
291		25	Tank Elementary	7.07	Air handler units / ERU - dampers		Kitchen Office 108	AHU Tag: FC-1 Make: Daikin Model: Serial Number: CFM (total airflow): 620 System Type: CV Fan and coil types: Direct Drive EC, HW. CHW	4	2015	CI	Y30	3	2022		40	33	$ 16,000

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
292		25	Tank Elementary	7.07	Air handler units / ERU - dampers		Kitchen 107	AHU Tag: FC-2 Make: Daikin Model: Serial Number: CFM (total airflow): 620 System Type: CV Fan and coil types: Direct Drive EC, HW. CHW	4	2015	CI	Y30	3	2022		40	33	$ 16,000
293		25	Tank Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Vestibules and Corridors	Unit Type: Cabinet Unit Heaters (17 Total) Heating Source: Hot Water	4	2015	CI		3	2022		25	18	$ 143,100
294		25	Tank Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type: VAV Boxes with HW Reheat Heating Source (Hot Water) Pressure Independent	4	2015	CI		3	2022		25	18	$ -
295		25	Tank Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Toilet Rooms	Unit Type: Convectors QTY: 2 Heating Source (Hot Water)	4	2015	CI		3	2022		25	18	$ 16,800
296		25	Tank Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Various	Unit Type - Fin Tube Radiation Heating Source (Hot Water)	4	2015	CI		3	2022		25	18	$ 27,900
297		25	Tank Elementary	7.10	Exhaust fans - PRV / utility sets		Office Toilet	Fan Tag: CE-1 Make: Greenheck Model: SP-A250 Serial Number: Not Avail Fan Type: Ceiling Mount	4	2015	CI		3	2022		25	18	$ 15,500
298		25	Tank Elementary	7.10	Exhaust fans - PRV / utility sets		Staff Toilet First Floor	Fan Tag: CE-2 Make: Greenheck Model: SP-A250 Serial Number: Not Avail Fan Type: Ceiling Mount	4	2015	CI		3	2022		25	18	$ 15,500
299		25	Tank Elementary	7.10	Exhaust fans - PRV / utility sets		Staff Toilet Second Floor	Fan Tag: CE-3 Make: Greenheck Model: SP-A250 Serial Number: Not Avail Fan Type: Ceiling Mount	4	2015	CI		3	2022		25	18	$ 15,500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
300		25	Tank Elementary	7.10	Exhaust fans - PRV / utility sets		Elevator Equipment	Fan Tag: CE-4 Make: Greenheck Model: SP-A125 Serial Number: Not Avail Fan Type: Ceiling Mount	4	2015	CI		3	2022		25	18	$ 15,500
301		25	Tank Elementary	7.10	Exhaust fans - PRV / utility sets		Boys Toilet 2	Fan Tag: CE-5 Make: Greenheck Model: SP-A250 Serial Number: Not Avail Fan Type: Ceiling Mount	4	2015	CI		3	2022		25	18	$ 15,500
302		25	Tank Elementary	7.10	Exhaust fans - PRV / utility sets		Girls Toilet 2	Fan Tag: CE-6 Make: Greenheck Model: SP-A250 Serial Number: Not Avail Fan Type: Ceiling Mount	4	2015	CI		3	2022		25	18	$ 15,500
303		25	Tank Elementary	7.10	Exhaust fans - PRV / utility sets		Maintenance	Fan Tag: EXH-4 Make: Greenheck Model: SQ-95-D Serial Number: 14179402 Fan Type: (In-line)	4	2015	CI		3	2022		25	18	$ 15,500
304		25	Tank Elementary	7.10	Exhaust fans - PRV / utility sets		Toilet Exh	Fan Tag: EXH-1 Make: Greenheck Model: Serial Number: Fan Type: (Cent - Roof Mounted)	4	2015	CI		3	2022		25	18	$ 15,500
305		25	Tank Elementary	7.10	Exhaust fans - PRV / utility sets		Toilet Exh	Fan Tag: EXH-2 Make:Greenheck Model: G Serial Number: Fan Type: (Centrifugal - Roof Mounted)	4	2015	CI		3	2022		25	18	$ 15,500
306		25	Tank Elementary	7.10	Exhaust fans - PRV / utility sets		Kitchen Hood	Fan Tag: EXH-3 Make: Greenheck Model: G Serial Number: Fan Type: Up-blast Roof Mounted	4	2015	CI		3	2022		25	18	$ 40,500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201 202 203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Install Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Projected Project Cost**
307		25	Tank Elementary	7.10	Exhaust fans - PRV / utility sets		Building Relief	Fan Tag: RF-1 Make: Greenheck Model: GB-360-50-X Serial Number: 14178524 Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -
308		25	Tank Elementary	7.10	Exhaust fans - PRV / utility sets		Building Relief	Fan Tag: RF-2 Make: Greenheck Model: GB-360-50-X Serial Number: Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -
309		25	Tank Elementary	7.10	Exhaust fans - PRV / utility sets		Gym Relief	Fan Tag: RF-3 Make: Greenheck Model: GB Serial Number: Fan Type: (Roof Mounted)	4	2015	CI		3	2022		25	18	$ -
310		25	Tank Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			Chiller Tag: ACC-1 Make:Daikin Model: AGZ120EPMNN-ER00 Serial Number: STNU150700009 Tonnage: 125 Tons System Type: (Air Cooled)	4	2015	CI	Y15	3	2022		25	18	$ 303,300
311		25	Tank Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Serves AC-3 Office Unit	Condenser Tag: CCU-1 Make: Trane Model: 4TTA3036B3000AA Serial Number:15244Y1M3F Tonnage: 3 Tons System Type: (Air Cooled)	4	2015	CI	Y12	3	2022		20	13	$ 12,100
312		25	Tank Elementary	**8.00**	**Plumbing**						CI							$ -
313		25	Tank Elementary	8.02	Piping (domestic) / labeling / conditioning		Building	Domes ic water piping appears to be mostly copper. There may be some galvanized piping within the older plumbing chases.	3	Varies	CI		2	2022	Repalce remaining galvanized pipe.	40		$ 109,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
314		25	Tank Elementary	8.08	Plumbing Fixtures		First Floor Boys Main Group	(4) Urinals, floor mounted, single flush for all (3) Water Closets, Floor Mount with Flush Valves (2) Lavs, Newer with Metered Faucets	3	Varies	CI		2	2022	Fixtures vary in condi ion. Urinals will requre replacemnt first, then water closets based on age and condi ion	30		$ -
315		25	Tank Elementary	8.08	Plumbing Fixtures		First Floor Girls Main Group	(6) Water Closets, Floor Mount with Flush Valves (2) Lavs, Newer with Metered Faucets	3	Varies	CI		2	2022	Fixtures vary in condition. Water closets will require replacment first	30		$ -
316		25	Tank Elementary	8.08	Plumbing Fixtures		First Floor Boys small	(1) Urinals (1) Water Closets, Floor Mount with Flush Valve (1) Lavs, Newer with Metered Faucets	3	Varies	CI		3	2022	Fixtures vary in condition. Water closets will require replacment first	30		$ -
317		25	Tank Elementary	8.08	Plumbing Fixtures		First Floor Girls small	(1) Water Closets, Floor Mount with Flush Valve (1) Lavs, Newer with Metered Faucets	3	Varies	CI		3	2022	Fixtures vary in condition. Water closets will require replacment first	30		$ -
318		25	Tank Elementary	8.08	Plumbing Fixtures		Office Toilet Room	(1) Water Closets, Floor Mount with Flush Valve (1) Lavs, Newer with Metered Faucets	4		CI		3	2022		30		$ -
319		25	Tank Elementary	8.08	Plumbing Fixtures		Second Floor Boys Main Group	(4) Urinals, floor mounted, single flush for all (3) Water Closets, Floor Mount with Flush Valves (2) Lavs, Newer with Metered Faucets	3	Varies	CI		3	2022	Fixtures vary in condition. Urinals will requre replacemnt first, then water closets based on age and condi ion	30		$ -
320		25	Tank Elementary	8.08	Plumbing Fixtures		Second Floor Girls Main Group	(6) Water Closets, Floor Mount with Flush Valves (2) Lavs, Newer with Metered Faucets	3	Varies	CI		3	2022	Fixtures vary in condition. Water closets will require replacment first	30		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
321		25	Tank Elementary	8.08	Plumbing Fixtures		Second Floor small Toilet	(1) Water Closets, Floor Mount with Flush Valve (1) Lavs, Newer with Metered Faucets	3	Varies	CI		2	2022		30		$ -
322		25	Tank Elementary	8.08	Plumbing Fixtures		Art Room Sinks	(4) Total Art Room Sinks	3	Varies	CI		2	2022	Not ADA Compliant	30		$ -
323		25	Tank Elementary	8.08	Plumbing Fixtures		Classroom Sinks	Sinks are in OK condi ion, Faucets are in fair to poor condition	3	Varies	CI		2	2022	Replace faucets	30		$ -
324		25	Tank Elementary	8.10	Drinking Fountains		First Floor EWC by toilet group	EWC is older, but OK condtion	3		CI		2	2022		30		$ -
325		25	Tank Elementary	8.10	Drinking Fountains		First Floor EWC by MC	Newer EWC with bottle fill	4	2020	CI		2	2022		30		$ -
326		25	Tank Elementary	8.10	Drinking Fountains		Second Floor EWC by toilet group	Newer EWC with bottle fill	4	2020	CI		2	2022		30		$ -
327		25	Tank Elementary	8.15	Domes ic Water Heaters		Boiler Room	AO Smi h Water Heater Model: BT-80-110 Serial: MF03-2547338-110 72.8 GPH at 100 Deg Rise 76,000 BTUH Nat Gas	2	2003	CI	Y2	2	2022	Replace with new	20		$ 51,700
328		25	Tank Elementary	**9.00**	**Electrical**						CI							$ -
329		25	Tank Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer / metering		Boiler Room	1200A, 208V, 3-Phase Main Switchboard in Good Condition.	4	1990	CI		0	2022	Main Switchboard is in Good Condition. No Action Required.			$ -
330		25	Tank Elementary	9.04	branch circuits - computer / media (utilization voltage - 120 volt, etc)		1939 Area of building	Branch Circuit wirings are clo h-type cabling that are falling apart.	1	1939	CI		1	2022	Replace old wiring with new code compliant wiring	25	-58	$ 440,700
331		25	Tank Elementary	9.05	Fire Alarm			Simplex 4010ES addressable Fire Alarm	3	2019	CI		0	2022	Replace with Voice Evacuation System if remodeling 10% or more of building			$ -
332		25	Tank Elementary	9.08	Emergency generators / battery backup systems /		Boiler Room	Building has an Emergency Generator	4	1990	CI		0	2022	No Action Required	40	8	$ -
333		25	Tank Elementary	**10.00**	**Lighting**						CI							$ -
334		25	Tank Elementary	10.01	Lighting - Lamps / ballasts / controls		1939 Area of building	Lighting is LED fixtures	4	2019	CI		0	2022	No Action Required	20		$ -
335		25	Tank Elementary	10.01	Lighting - Lamps / ballasts / controls		1990 Area of building	Lighting is Fluorescent Lighting	2	1990	CI		2	2022	Replace with LED fixtures in 1-5 years	20		$ 70,300
336		25	Tank Elementary	10.01	Lighting - Lamps / ballasts / controls			Building Exterior Monument Sign	2		CI		2	2022	Provide Digital Electronic LED Sign			$ 89,000

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Tank Elementary**				**38,107**	**SF**	Ron S,	Nancy, John J,Blayne P, Nick A						2022	TOTAL PRIORITIES			$ 5,397,200
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
337		25	Tank Elementary	10.04	Security Lighting (Exterior)			HID exterior light fixtures	2	1990	CI		3	2022	Replace with LED fixtures in 6-10 years	20		$ 11,600
338		25	Tank Elementary	10.05	Parking lot lighting		Parking Area	LED light fixtures	4		CI		0	2022	No Action Required	20		$ -
339		25	Tank Elementary	**11.00**	**Technology / Security**						CI							$ -
340		25	Tank Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
341		25	Tank Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 4,900
342		25	Tank Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
343		25	Tank Elementary	11.03	Local Sound systems		Gym	Good.	4		CI		0	2022	no work			$ -
344		25	Tank Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	no work			$ -
345		25	Tank Elementary	11.05	Building Paging systems		Building	Good.	4		CI		0	2022	no work			$ -
346		25	Tank Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022	no work			$ -
347		25	Tank Elementary	11.06	Handicapped door operators		Main Entry	handicapped pushbuttons do not	3		CI		2	2022	Fix door problems			$ 3,200
348		25	Tank Elementary	11.07	Burgler Alarm System		Building	Good	4		CI		0	2022	no work			$ -
349		25	Tank Elementary	11.07	Burgler Alarm System		Building	many exterior doors do not have door position contacts.	3		CI		2	2022	Add exterior door position contacts			$ 3,900
350		25	Tank Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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WEBSTER CHILDREN'S CENTER FOR INTEGRATED ARTS

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.

2 EXTERIOR ENVELOPE

- **Wall System**
  - Sealant joints at the original portion of the building are dry, cracked and compromised and must be resealed joints.

  - Masonry joints on original portion of the building showing decay, the face brick could be damaged by the freeze thaw cycle and need to be tuckpointed.

- EIFS fascia bird damaged in multiple locations
  - Repair damage, consider bird proof alternatives.

ATS+R

3 INTERIOR

- **Classroom**
  - casework throughout the majority of the building and should be replaced, necessitating full casework and associated finishes replacement, including chalkboards.

- **Doors**
  - There are several damaged wood or HM doors that need to be replaced.

- **Flooring**
  - There are many rooms with aged VCT flooring. Replace Flooring
- **Ceilings**
  - There are several rooms with damaged 2x2 ceiling tiles. Replace with 2x2 ACT grid and ceiling tiles.
- **Chalkboards**
  - Existing chalkboard in multiple classrooms. Replace with markerboard.

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Provide renovated kitchen. Provide walk-in cooler (included in other budget.). Replace kitchen hood exhaust system.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers and heating pumps are original (1960) and at the end of the expected useful life.
- **Air Handlers**
  - The gym, library, cafeteria, and classrooms by cafeteria are served by 1998 air handling units.
  - There are 2019 additions that all have 2019 mechanical systems in very good condition.
- **Chillers and Pumps**
  - The Chiller is an R-22 machine and should be replaced.
- **Water Heaters**
  - The Water Heater is a Bock and was replaced in 2019.
- **Plumbing**
  - The Plumbing fixtures throughout the building are mostly from 2018 and in good condition.

6 ELECTRICAL

- **Electric Service**
  - The building is served underground from a pad mounted transformer. This feeds relatively new Square D 800A, 480Y/277V, three-phase distribution switchboard located in the Electrical Room.
  - The electric service is in good shape.
  - No work is required at this time.
- **Electric Switchboards, Panels and Distribution Equipment**
  - 480V is distributed throughout the building and supplies power for mechanical loads. Secondary transformers located in mechanical spaces transform the 480 volts down to 120/208 volts which powers lights and receptacle loads throughout the building.
  - Power distribution system is in good shape.
  - No work is required.
- **Fire Alarm**
  - The fire alarm system is a Simplex addressable panel located in the Electrical Room.
  - Review the fire alarm system and add fire alarm devices as required to comply with code and ADA requirements.
  - Fire Alarm System will need to be changed to a fire alarm with voice evacuation when 10% or more of the building is renovated.

- **Emergency generators / battery backup systems**
  - There is a Kohler 50 KW natural gas generator in a weather-proof enclosure outside of the Mechanical Room.
  - The generator feeds the life safety and non-life safety systems.
  - No work is needed on the emergency system at this time.
- **Lighting - Lamps / ballasts / controls**
  - Lighting throughout the building was recently converted to LED.
  - No work is required at this time.
- **Emergency Lighting / Exit signs**
  - Emergency lights and exit signs have also been converted to LED and are powered by the generator.
  - No work is required at this time.
- **Security Lighting (Exterior)**
  - Exterior security lighting appears to have been converted to LED.
  - Verify that fixtures are connected to the generator to provide required egress lighting at all exterior doors.

7 TECHNOLOGY

- Technology systems are good
  - Handicapped door operator pushbuttons need repair and programming for proper operation.

WEBSTER ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
FIRST FLOOR

GENERAL NOTES

1. REPLACE ROOFING - 1990 ROOF EPDM, 1993 BUILT UP ROOF
2. TUCKPOINT FACE BRICK
3. SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED
4. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
5. REPLACE REMAINING ORIG INTERIOR CLASSROOM WOOD DOORS AND FRAMES - TYP
6. REPLACE EXTERIOR EIFS

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

KEY NOTES

- DR — REPLACE HM DOOR AND FRAME
- FE1 — FINISHES + CASEWORK+ MB/TB
- FE1B — FINISHES + CASEWORK+ MB/TB (NO CEILING)
- DR — REPLACE WD DOOR AND FRAME
- KE — KITCHEN MAJOR REMODELING / KITCHEN EQUIPMENT - SCULLERY SINK

WEBSTER ELEMENTARY

FACILITY ANALYSIS

MECHANICAL
FIRST FLOOR

ELECTRICAL

PRIORITY KEY

URGENT
MEDIUM
LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- AHU — Replace Air Handling Unit
- B — Replace Boiler and Pumps
- CH — Replace Chiller and Pumps
- UV — Replace Unit Ventilator
- WH — Replace Water Heater

PRIORITY KEY

URGENT
MEDIUM
LOW

LIGHTING

KEY NOTES

- WP — REPLACE WALL PACK
- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

ATSR

WEBSTER ELEMENTARY

BUILDING AGE

KEY

- 1956
- 1959
- 1989
- 1992
- 2018

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						18%	$ 57.16	3,053,700	1,2	Cond.					Priority High (1)			$ 1,679,200
198							$ 0 24	12,700	3	Cond.					Priority Med (2)			$ 1,376,200
199							$ 69 36	3,705,500	4,5	Cond.					Priority Low (3)			$ 3,716,500
200	**Webster Elementary**				**53,421**	**SF**	Ron S, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 6,771,900
201																		
202										**Install**						**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Project Cost**
204		**26**									**CI**			**2022**				
205		26	Webster Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		26	Webster Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		26	Webster Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2018)(4+ yrs old)	3		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		26	Webster Elementary	1.01	Asphalt paving		Front/West Drive	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI		2	2022	Clean and fill cracks			$ 2,300
209		26	Webster Elementary	1.01	Asphalt paving		Front/West Drive	Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ 9,300
210		26	Webster Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 10,400
211		26	Webster Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 16,100
212		26	Webster Elementary	1.02	Concrete walks / curbs		South End of Bldg Pvmnt	Conc Pvmnt cracked, uneven, slight trip hazards present	2		CI		2	2022	Remove & replace concrete			$ 50,100
213		26	Webster Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
214		26	Webster Elementary	2.01	Playgrounds			no comments this section			CI		2	2022				$ -
215		26	Webster Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
216		26	Webster Elementary	3.01	Grass / Turf			no comments this section			CI		2	2022				$ -
217		26	Webster Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
218		26	Webster Elementary	4.01	Roofs		Section 1,3,4,5,6	Existing B-EPDM Warranty expired 7/9/2005	2	1990	CI	Y1	1	2022	Built up roofing	20	-12	$ 1,063,700
219		26	Webster Elementary	4.01	Roofs		Section 2 (gymnasium)	Existing FA-EPDM Warranty expired 7/9/2005	2	1990	CI	Y1	1	2022	Built up roofing	20	-12	$ 76,600

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Webster Elementary**				**53,421**	**SF**	Ron S, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 6,771,900
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
220		26	Webster Elementary	4.01	Roofs		Section 7 (West Entry and Kindergarten)	Existing B-EPDM Warranty expired 8/1/2003	2	1993	CI	Y1	1	2022	Built up roofing	20	-9	$ 210,800
221		26	Webster Elementary	4.01	Roofs		Section 8 (entry canopy)	Existing Standing Metal Rib Warranty expired 8/1/2003	3	1993	CI	Y11	3	2022	Built up roofing	40	11	$ 11,000
222		26	Webster Elementary	4.02	Wall systems		EIFS Band	The 4' EIFs band is failing. Showing cracks and open seams. Birds are nesting in the holes that are made.	2		CI		2	2022	Remove and provide new EIFs finish			$ 72,800
223		26	Webster Elementary	4.02	Wall systems		EIFS above window SE	holes in the EIFS at several locations	2		CI		2	2022	Patch EIFs finish			$ 500
224		26	Webster Elementary	4.03	Tuck pointing / Sealant		43 exterior window/ column loca ions	Sealant at window and metal wrapped colums is cracked and separating	1		CI		1	2022	remove old sealant and provide new			$ 17,400
225		26	Webster Elementary	4.03	Tuck pointing / Sealant		North Elevation	Masory joints cracked, eroded and vulnerable	1		CI		1	2022	Provide tuckpointing			$ 117,000
226		26	Webster Elementary	4.03	Tuck pointing / Sealant		East Elevation	Masory joints cracked, eroded and vulnerable	1		CI		1	2022	Provide tuckpointing			$ 46,800
227		26	Webster Elementary	4.03	Tuck pointing / Sealant		West Elevation	Masory joints cracked, eroded and vulnerable	1		CI		1	2022	Provide tuckpointing			$ 46,800
228		26	Webster Elementary	4.04	Doors / Hardware		Door #3 Door #9	Heavy salt damage. HM Door and frame rus ing. No seal. Daylight gaps between floor and door.	1		CI		1	2022	Remove existing and provide new alum entrance framing system, inc sidelites and transom			$ 60,900
229		26	Webster Elementary	4.04	Doors / Hardware		Door# 5 from gym	Heavy salt damage. HM Door and frame rus ing. No seal. Daylight gaps between floor and door.	1		CI		1	2022	Remove existing and provide new Ins HM doors w/ panics (2) 4' w.			$ 11,400
230		26	Webster Elementary	4.05	Curtainwall / Storefront		Interior courtyard	Broken seal fogged window panel (42x92)	2		CI		2	2022	Remove and replace glass			$ 2,200
231		26	Webster Elementary	4.06	Window systems		Staff Dining Window	THe metal sill is badly torn exposing the wood blocking behind	1		CI		2	2022	Repair			$ 800
232		26	Webster Elementary	**5.00**	**Interior (Building)**						CI							$ -
233		26	Webster Elementary	5.01	Doors / Hardware		(2)116, 118, 119, (2)124	Wood laminated doors, heavily marked chipped.	2		CI		2	2022	Replace wood door			$ 13,500

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Webster Elementary**				**53,421**	**SF**	Ron S, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 6,771,900
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
234		26	Webster Elementary	5.01	Doors / Hardware		Interior vestibule #3 Interior Vestibule #9	Interior vestibule wood laminated doors and frame, heavily marked, chiped, stained.	1		CI		2	2022	Remove existing door and replace with HM door wi h panic hardware			$ 15,900
235		26	Webster Elementary	5.10	REMODELING / ADDITIONS		123 (serving Kitchen)	PLAM Counter -Showing chipping delamination. ACT 2x2 Aged, Sagging in places VCT Aged, Gaps present between ile	2		CI		2	2022	Major remodel with plumbing			$ 124,600
236		26	Webster Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
237		26	Webster Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
238		26	Webster Elementary	6.09	Chalk Board / Marker board		101, 102, 103, 104, 105, 106, 107, 108, 109, 110	Chalk board	1		CI		2	2022	Provide MB in lieu of Chalk Board			$ 29,200
239		26	Webster Elementary	6.09	Chalk Board / Marker board		201, 202, 203, 204, 205, 208, 209, 210, 211, 212, 213	Chalk board	1		CI		2	2022	Provide MB in lieu of Chalk Board			$ 20,600
240	combo	26	Webster Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1	113 (staff dining)	PLAM Counter -Showing chipping delamination. ACT 2x2 Aged, Sagging in places VCT Aged, Gaps present between ile	1		CI		2	2022	Finishes+Cswk +MB/TB			$ 19,100
241	combo	26	Webster Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1b	101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 118, 119	orig PLAM Casework - Showing chipping delamina ion, excessive staining and scraching, worn. Reuse existing solid surface sinks and counter tops. (VCT)	2		CI		2	2022	Finishes (less clg & boards) +Cswk			$ 272,700

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Webster Elementary**				**53,421**	**SF**	Ron S, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 6,771,900
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
242	combo	26	Webster Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1b	200, 201, 202, 203, 204, 205, 208, 209, 210, 211, 212, 213	orig PLAM Casework - Showing chipping delamina ion, excessive staining and scraching, worn. Reuse existing solid surface sinks and counter tops. (VCT)	2		CI		2	2022	Finishes (less clg & boards) +Cswk			$ 217,800
243		26	Webster Elementary	6.18	Kitchen Equipment		Kitchen	Referator/Freezer non NSF	2		CI		2	2022	Provide NSF Refrigerator/Freezer			$ 3,900
244		26	Webster Elementary	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends	2		CI		2	2022	Replace Shelving			$ 1,400
245		26	Webster Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			$ 8,600
246		26	Webster Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator undersized, painted - non NSF, lack of overhang, not Type I (Grease Hood) or Type II (Heat and Steam)	1		CI		2	2022	Replace Exhaust Ven ilator (Hood), ductwork, fan, insulation, MUA			$ 101,500
247		26	Webster Elementary	6.18	Kitchen Equipment		Kitchen	Provide Scullery Sink per Food Service Director	1		CI		1	2022	Provide Scullery Sink			$ 11,700
248		26	Webster Elementary	6.19	Cold Storage Rooms		Cooler	Refrigerated Storage capacity appears low	2		CI		2	2022	Provide Walk-In Cooler per Food Service Director			$ 49,900
249		26	Webster Elementary	6.19	Cold Storage Rooms		Cooler	No cold storage shelving	2		CI		2	2022	Provide shelving			$ 3,900
250		26	Webster Elementary	6.22	0						CI		2	2022				$ -
251		26	Webster Elementary	**7.00**	**HVAC**						CI							$ -
252		26	Webster Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 & B-2 Make: Fulton Model: EDR-1500 Serial Number: 4978-HFTC & 5172-HFTC MBH (Hea ing Capacity): 1500 MBH System Type (Hot Water) Fuel Type(s): Nat Gas	4	2018	CI	Y25	3	2022		30	26	$ 351,900
253		26	Webster Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			All VFDs are Yaskawa and in very good condi ion.	4	2018	CI		3	2022		15	11	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Webster Elementary**				**53,421**	**SF**	Ron S, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 6,771,900
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
254		26	Webster Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Boiler Pump (2x) Tag: Make: Bell & Gossett Model: E-1510 SSFES 8.75 Serial Number: C261457-01D81 & C261457-02D81 GPM/Head (ft): 180GPM/70ft Pump Type: (Base Mount)	4	2018	CI	Y25	3	2022		30	26	$ -
255		26	Webster Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Mech Room outside of boiler room	Chiller Pumps: Pump Tag: CP-1 & CP-2 Make: B&G Model:E-1510 SSFES 9.375 Serial Number:C261458-02D81 GPM/Head (ft): 210GPM/85ft Pump Type: (Base Mount)	4	2018	CI	Y25	3	2022		30	26	$ 77,700
256		26	Webster Elementary	7.06	Energy Management Systems (24 volt low voltage)			Controls are 2018 Automated Logic	4	2018	CI		3	2022		15	11	$ 432,700
257		26	Webster Elementary	7.07	Air handler units / ERU - dampers		Storage 835 (Serves 835, 217, 218)	AHU Tag: AC-1 Make: Daikin Model: CAH014 Serial Number: CFM (total airflow): 7,000 System Type: VAV System Fan and coil types: Hot water and chilled water coils. Belt drive supply and return fan.	4	2018	CI	Y32	3	2022		40	36	$ 181,100
258		26	Webster Elementary	7.07	Air handler units / ERU - dampers		Mech room next to boiler room (Serves LMC, 111)	AHU Tag: AC-2 Make: Daikin Model: CAH009GDGM Serial Number: FBOU180501880 CFM (total airflow): 4,000 System Type: Constant Volume Fan and coil types: Belt Drive Supply fan, hot water heating and chilled water cooling.	4	2018	CI	Y32	3	2022		40	36	$ 103,600

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Webster Elementary**				**53,421**	**SF**	Ron S,	John J, Alex W, Ron E, Dave B						2022	TOTAL PRIORITIES			$ 6,771,900
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
259		26	Webster Elementary	7.07	Air handler units / ERU - dampers		Custodian Room 127 (Serves Gym)	AHU Tag: AC-3 Make: Daikin Model: CAH010GDGC Serial Number: FBOU180501881 CFM (total airflow): 4,800 System Type: Constant Volume Fan and coil types: Belt Drive Supply fan, hot water heating and chilled water cooling.	4	2018	CI	Y32	3	2022		40	36	$ 124,200
260		26	Webster Elementary	7.07	Air handler units / ERU - dampers		Ceiling in office area	AHU Tag: AC-4 Make: AAON Model: Unit in ceiling Serial Number: CFM (total airflow): 1,200 System Type: Fan and coil types: Belt Supply fan. Hot Water and DX coils.	4	2018	CI	Y32	3	2022		40	36	$ 36,900
261		26	Webster Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Classrooms (101-110, 117-119 200-213)	Unit Type: Unit Ventilator Model: MagicAire MAUVF411KJB211A0K2 EAALAAA1H Heating Source (Hot Water heating and chilled water cooling)	4	2018	CI	Y20	3	2022		25	21	$ 2,006,000
262		26	Webster Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Vestibules, Mechanical Rooms, Classrooms, Corridors.	Unit Type: Cabinet Unit Heaters, Unit Heaters, Finned Tube Radiation Heating Source (Hot Water) All units were installed when hot water plant was upgraded.	4	2018	CI		3	2022		25	21	$ -
263		26	Webster Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Exhaust fans are all greenheck and are in very good condition	4		CI		3	2022		25		$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Webster Elementary**				**53,421**	**SF**	Ron S,	John J, Alex W, Ron E, Dave B						2022	TOTAL PRIORITIES			$ 6,771,900
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
264		26	Webster Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Exterior by boiler room	Chiller Tag: CH-1 Make: Daikin Model: AGZ110EDSEMNOO Serial Number: STNU180500255 Tonnage: (110) System Type: (Air Cooled)	4	2018	CI	Y20	3	2022		25	21	$ 266,900
265		26	Webster Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves AHU-4)	Rooftop Condensing Unit Model: AAON Model: CFA-004-A-A-3-DC00H Serial: 201806-CNCC04670 Capacity: 4 Tons Refrigerant: R-410A	4		CI	Y20	3	2022		25		$ 16,100
266		26	Webster Elementary	**8.00**	**Plumbing**						CI							$ -
267		26	Webster Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Domes ic Recirc Pump Make: B&G Model: NBF-25 very good condition	4		CI		3	2022		30		$ 19,400
268		26	Webster Elementary	8.08	Plumbing Fixtures		Restroom by lounge 113	Lever faucet Lav and floor mounted flush valve water closet. Fixtures in very good condition.	4	2018	CI			2022		30	26	$ -
269		26	Webster Elementary	8.08	Plumbing Fixtures		Restrooms by 117	5 Floor mounted flush valve urinals, 8 total wall hung flush valve water closets. Push button dual wash sinks and push button lavs in very good condi ion.	4	2018	CI			2022		30	26	$ -
270		26	Webster Elementary	8.08	Plumbing Fixtures		Classrooms (101-110, 117-119 200-213)	Classrooms sinks are lever faucet with a bubbler in counter sink. Very good condition	4	2018	CI			2022		30	26	$ -
271		26	Webster Elementary	8.08	Plumbing Fixtures		Staff restroom by 120	Push button faucet in counter sink and floor mounted tank water closet. Very good condi ion	4	2018	CI			2022		30	26	$ -
272		26	Webster Elementary	8.08	Plumbing Fixtures		Kindergarden restrooms	Lever lavatory and wall hung flush valve water closet.	4	2018	CI			2022		30	26	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Webster Elementary**				**53,421**	**SF**	Ron S,	John J, Alex W, Ron E, Dave B						2022	TOTAL PRIORITIES			$ 6,771,900
201																		
202										**Install**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
273		26	Webster Elementary	8.08	Plumbing Fixtures		Staff Restroom in office	Hot and cold push button lavatory, and floor mounted tank flush water closet.	4	2018	CI			2022		30	26	$ -
274		26	Webster Elementary	8.08	Plumbing Fixtures		Restroom by 200	5 Floor mounted flush valve urinals, 9 total wall hung flush valve water closets. Push button lavs in very good condition.	4	2018	CI			2022		30	26	$ -
275		26	Webster Elementary	8.10	Drinking Fountains		Building	Water coolers are in acceptable condition	3	2013	CI			2022		30	21	$ -
276		26	Webster Elementary	8.11	Fire suppression- source / pumps / distribution / heads		Building	No existing fire suppression system	2	2018	CI		2	2022	Install new fire suppression system	25	21	$ 311,000
277		26	Webster Elementary	8.15	Domes ic Water Heaters		Boiler Room	Make: A.O. Smith Model: BTH-120A 300 Natural Gas Capacity: 120,000 BTU	4	2018	CI	Y15	3	2022		25	21	$ 89,000
278		26	Webster Elementary	**9.00**	**Electrical**						CI							$ -
279		26	Webster Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Elec Rm	800A/480Y/277V Main Service Switchboard	3		CI		0	2022	No action required			$ -
280		26	Webster Elementary	9.05	Fire Alarm		Elec Rm	Addressible Fire Alarm			CI		0	2022	Replace with Fire Alarm w/ Voice Evacuation if doing more han 10% renovations			$ -
281		26	Webster Elementary	9.08	Emergency generators / battery backup systems /		Exterior	Kohler 50 KW Gas Generator	3		CI		0	2022	No work required at his time	25		$ -
282		26	Webster Elementary	**10.00**	**Lighting**						CI							$ -
283		26	Webster Elementary	10.01	Lighting - Lamps / ballasts / controls		En ire Bldg	LED Lighting	3		0		0	2022	No Work required at this time			$ -
284		26	Webster Elementary	10.04	Security Lighting (Exterior)		Exterior	Security Lights - if not on generator for emergency access, then connect	3		0		0	2022	Check to make sure security lights are connected to generator for required emergency egress ligh ing			$ -
285		26	Webster Elementary	**11.00**	**Technology / Security**						CI							$ -
286		26	Webster Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
287		26	Webster Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 5,200
288		26	Webster Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
289		26	Webster Elementary	11.03	Local Sound systems		Gym	Good. (4) Shure SLX4 systems, (3) 572-596	4		CI		0	2022	no work			$ -
290		26	Webster Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Webster Elementary**				**53,421**	**SF**	Ron S, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 6,771,900
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
291		26	Webster Elementary	11.05	Building Paging systems		Building	Good	4		CI		0	2022	No work			$ -
292		26	Webster Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			$ -
293		26	Webster Elementary	11.06	Handicapped door operators		Main Entry	Exterior handicapped door opushbutton does	2		CI		2	2022	Repair and program handicapped door operation			$ 4,900
294		26	Webster Elementary	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	2		CI		2	2022	replace existing Honeywell panel with District standard DMP			$ 16,100
295		26	Webster Elementary	11.07	Burgler Alarm System		Building	many exterior doors do not have door position	2		CI		2	2022	Add exterior door position contacts			$ 6,300
296		26	Webster Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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WEQUIOCK CHILDREN'S CENTER FOR ENVIRONMENTAL SCIENCE

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
- **Site/Playground Areas**
  - Sand, prime & paint metal railings

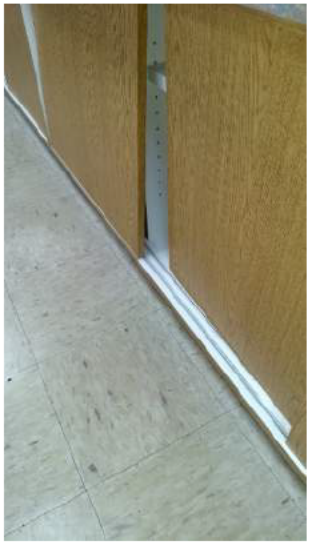
2 EXTERIOR ENVELOPE

- Window replacement is needed to address moisture penetration, causing stained wood sashes. Most interior blinds are faulty.

- Caulking at windows and door frames needs replacement - typical.
- Building control joints sealant should be replaced.
- Precast concrete windowsills and EIFS above window should be cleaned to remove dirt - typical.

3 INTERIOR

- Recommend replacement of finishes and equipment of (10) classrooms to address poor conditions of existing casework, flooring, and ceilings.



- All metal lockers need refinishing or possible replacement to address rusting at their interior bottoms.

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Provide kitchen exhaust system. Consider the provision of a walk-in cooler.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers and heating pumps are original (1997) and near the end of the expected useful life.
- **Air Handlers**
  - Air Handlers are 33% of their useful life and may need replacing in 15 years.
- **Chillers and Pumps**
  - The Chiller is an R-22 machine and should be replaced.
- **Water Heaters**
  - The Water Heater is from 1997 and should be replaced with a Condensing water heater.
- **Plumbing**
  - The Plumbing fixtures throughout the building are in acceptable condition.

6 ELECTRICAL

- **Electric Service**
  - The building is served underground from a pad mounted transformer. This feeds relatively new Square D 1200A, 480Y/277V, three-phase distribution switchboard located in the Electrical Room.
  - The electric service is in good shape.
  - No work is required at this time.
- **Electric Switchboards, Panels and Distribution Equipment**
  - 480V is distributed throughout the building and supplies power for mechanical loads. Secondary transformers located in mechanical spaces transform the 480 volts down to 120/208 volts which powers lights and receptacle loads throughout the building.
  - Power distribution system is in good shape.
  - No work is required.
- **Fire Alarm**
  - The fire alarm system is a Edwards addressable fire alarm system.
  - Review the fire alarm system and add fire alarm devices as required to comply with code and ADA requirements.
  - Fire Alarm System will need to be changed to a fire alarm with voice evacuation when 10% or more of the building is renovated
- **Emergency generators / battery backup systems**
  - There is a Detroit Diesel natural gas generator located in the Mechanical Room.
  - The generator feeds the life safety and non-life safety systems.

  - No work is needed on the emergency system at this time.
- **Lighting - Lamps / ballasts / controls**
  - Lighting is fluorescent through most of the building.
  - We recommend that all fluorescent lighting be upgraded to LED within the next 5-10 years.
- **Emergency Lighting / Exit signs**
  - Emergency lighting and exit signs appear to be fluorescent fixtures but are powered from the generator.
  - Fixtures should be upgraded to LED at the same time as other building lighting is upgraded.
- **Security Lighting (Exterior)**
  - Exterior security lighting appears to be HID type.
  - It is recommended to upgrade the fixtures to LED type.
  - Verify that fixtures are connected to the generator to provide required egress lighting at all exterior doors.

7 TECHNOLOGY

- Technology systems are good.
  - No additional work required.

WEQUIOCK ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

GENERAL NOTES

1. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
2. CLEAN PCC SILL AND EIFS ABOVE WINDOWS TYPICAL

KEY NOTES

- FE1-1 — REPLACE CSWK, CEILING, FLOORING
- WDW — REPLACE WINDOWS
- RC — RECAULK WINDOWS, EIFS ABOVE WINDOWS, AND DOOR FRAMES
- LKRS — REFINISH MET LOCKERS
- KE — KITCHEN EQUIPMENT - HOOD

WEQUIOCK ELEMENTARY

FACILITY ANALYSIS

MECHANICAL

ELECTRICAL

PRIORITY KEY

URGENT MEDIUM LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- (B) REPLACE BOILER AND PRIMARY PUMP
- (P) REPLACE PUMP
- (CH) REPLACE CHILLER
- (AC) REPLACE AIR HANDLING UNIT
- (HV) REPLACE AIR HANDLER
- (WH) REPLACE WATER HEATER

PRIORITY KEY

URGENT MEDIUM LOW

LIGHTING

KEY NOTES

- (L) Replace Lighting
- (WP) Replace Wall Pack
- (FACP) REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

WEQUIOCK ELEMENTARY

BUILDING AGE

KEY

- 1957
- 1966
- 1989
- 1997

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						25%	$ 78.20	2,138,500	1,2	Cond.					Priority High (1)			$ 413,700
198							$ 53.25	1,456,200	3	Cond.					Priority Med (2)			$ 2,884,500
199							$ 0.06	1,700	4,5	Cond.					Priority Low (3)			$ 519,300
200	**Wequiock Elementary**				**27,347**	**SF**	Ron S, Brent R, Brent R, John J, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 3,817,500
201																		
202										**Install**						**Life**	**Life**	**Projected**
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Fnl Pr.**	**Year**	**Action Recommended**	**Life Exp. (yrs)**	**Life Rem ain**	**Project Cost**
204		**27**									**CI**			**2022**				
205		27	Wequiock Elementary	1.04	0			sample row to insert			CI		2	2022				$ -
206		27	Wequiock Elementary	**1.00**	**SITE - Hard surfaces**													$ -
207		27	Wequiock Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2013)(9+ yrs old)	4		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
208		27	Wequiock Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 2,500
209		27	Wequiock Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
210		27	Wequiock Elementary	2.01	Playgrounds			no comments this section			CI		2	2022				$ -
211		27	Wequiock Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
212		27	Wequiock Elementary	3.01	Grass / Turf			no comments this section			CI		2	2022				$ -
213		27	Wequiock Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
214		27	Wequiock Elementary	4.01	Roofs			Roofing Information Provided by Owner			CI			2022				$ -
215		27	Wequiock Elementary	4.01	Roofs	BUR-Gravel	Section 1	BUR-Gravel Surface	3	2010	CI	Y18	3	2022	BUR-Gravel Surface	30	18	$ 407,300
216		27	Wequiock Elementary	4.01	Roofs	BUR-Gravel	Section 2	BUR-Gravel Surface	3	1997	CI	Y5	2	2022	BUR-Gravel Surface	30	5	$ 38,800
217		27	Wequiock Elementary	4.01	Roofs	BUR-Gravel	Section 3	BUR-Gravel Surface	3	2010	CI	Y18	3	2022	BUR-Gravel Surface	30	18	$ 84,600
218		27	Wequiock Elementary	4.01	Roofs	BUR-Gravel	Section 4	BUR-Gravel Surface	3	1997	CI	Y5	2	2022	BUR-Gravel Surface	30	5	$ 335,800
219		27	Wequiock Elementary	4.01	Roofs	BUR-Gravel	Section 5	BUR-Gravel Surface	3	1997	CI	Y5	2	2022	BUR-Gravel Surface	30	5	$ 7,400
220		27	Wequiock Elementary	4.02	Wall systems	PCC	Al Storefront Wdw	PCC sill dirty / stained	2	1957 / 1966 / 1997	CI		3	2022	Clean surface			$ 600
221		27	Wequiock Elementary	4.02	Wall systems	EIFS	Above Wdws / Drs	Dirty / stained	2	1957 / 1966 / 1997	CI		3	2022	Clean surface			$ 6,200
222		27	Wequiock Elementary	4.03	Tuck pointing / Sealant	Sealant	Kalwall at Gym	Sealant at perimeter hard / cracked	2	1957	CI		2	2022	Remove exg caulk. Recaulk			$ 600

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
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201										**Install**								**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Life**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
223		27	Wequiock Elementary	4.03	Tuck pointing / Sealant	Sealant	EIFS above wdws / drs	Sealant at sides hard / cracked (5.5 LF ea side typ, 11 LF ea side at Dr 9)	2	1957 / 1966 / 1997	CI		2	2022	Remove exg caulk. Recaulk			$ 4,300
224		27	Wequiock Elementary	4.03	Tuck pointing / Sealant	Sealant	Al Storefront Wdw (7-0 x 5-0)	Sealant at perimeter hard / cracked	2	1997	CI		2	2022	Remove exg caulk. Recaulk			$ 1,000
225		27	Wequiock Elementary	4.03	Tuck pointing / Sealant	Sealant	Al Storefront Wdw (14-0 x 5-0)	Sealant at perimeter hard / cracked	2	1997	CI		2	2022	Remove exg caulk. Recaulk			$ 1,000
226		27	Wequiock Elementary	4.03	Tuck pointing / Sealant	Sealant	Al Storefront Wdw (15-0 x 5-0)	Sealant at perimeter hard / cracked	2	1957	CI		2	2022	Remove exg caulk. Recaulk			$ 2,300
227		27	Wequiock Elementary	4.03	Tuck pointing / Sealant	Sealant	Al Storefront Wdw (6-0 x 5-0)	Sealant at perimeter hard / cracked	2	1997	CI		2	2022	Remove exg caulk. Recaulk			$ 400
228		27	Wequiock Elementary	4.03	Tuck pointing / Sealant	Sealant	Al Storefront Wdw (16-8 x 5-0)	Sealant at perimeter hard / cracked	2	1997	CI		2	2022	Remove exg caulk. Recaulk			$ 1,200
229		27	Wequiock Elementary	4.03	Tuck pointing / Sealant	Sealant	Al Storefront Wdw (16-4 x 5-0)	Sealant at perimeter hard / cracked	2	1997	CI		2	2022	Remove exg caulk. Recaulk			$ 1,200
230		27	Wequiock Elementary	4.03	Tuck pointing / Sealant	Sealant	Al Storefront Wdw (6-8 x 5-0)	Sealant at perimeter hard / cracked	2	1997	CI		2	2022	Remove exg caulk. Recaulk			$ 1,000
231		27	Wequiock Elementary	4.03	Tuck pointing / Sealant	Sealant	Al Storefront Wdw (11-4 x 5-0)	Sealant at perimeter hard / cracked	2	1957 / 1966	CI		2	2022	Remove exg caulk. Recaulk			$ 6,800
232		27	Wequiock Elementary	4.03	Tuck pointing / Sealant	Sealant	Control Joints below Al Storefront	Sealant hard / cracked	2	1957 / 1966 / 1997	CI		2	2022	Remove exg caulk. Recaulk			$ 900
233		27	Wequiock Elementary	4.04	Doors / Hardware	HM Dr / HM Fr	Dr 5 / Dr 9	Rust at bottom dr (3-0 x 7-0-Typ dr pnl)	2	1966 / 1997	CI		2	2022	Repaint if possible or monitor for future replacement. Replace wea her stripping where applicable			$ 500
234		27	Wequiock Elementary	4.04	Doors / Hardware	HM Dr / HM Fr	Dr1A / Dr 2 / Dr 3 / Dr 6 / Dr	Rust at bottom of frame 3-0 x 7-0 Dr	2	1957 / 1966 /	CI		2	2022	Repaint			$ 1,400
235		27	Wequiock Elementary	4.06	Window systems	AL 1" Op	Al Storefront Wdw (7-0 x 5-0) 2-3 wdws replaced in last 3 yrs per Bldg Cust (not included in total Qty)	Interior blinds not working. Exterior sealant deteriorating. Wd sash showing signs of water staining	2	1997	CI		2	2022	Replace with aluminuum par ial operable wdw with ins glass and integral blind behind 3rd pane			$ 800

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201										**Install**								**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Life**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
236		27	Wequiock Elementary	4.06	Window systems	AL 1" Op	Al Storefront Wdw (14-0 x 5-0)	Interior blinds not working. Exterior sealant deteriorating. Wd sash showing signs of water staining	2	1997	CI		2	2022	Replace with aluminuum par ial operable wdw with ins glass and integral blind behind 3rd pane			$ 25,200
237		27	Wequiock Elementary	4.06	Window systems	AL 1" Op	Al Storefront Wdw (15-0 x 5-0)	Interior blinds not working. Exterior sealant deteriorating. Wd sash showing signs of water staining	2	1957	CI		2	2022	Replace with aluminuum par ial operable wdw with ins glass and integral blind behind 3rd pane			$ 54,100
238		27	Wequiock Elementary	4.06	Window systems	AL 1" Op	Al Storefront Wdw (6-0 x 5-0)	Interior blinds not working. Exterior sealant deteriorating. Wd sash showing signs of water staining	2	1997	CI		2	2022	Replace with aluminuum par ial operable wdw with ins glass and integral blind behind 3rd pane			$ 10,700
239		27	Wequiock Elementary	4.06	Window systems	AL 1" Op	Al Storefront Wdw (16-8 x 5-0)	Interior blinds not working. Exterior sealant deteriorating. Wd sash showing signs of water staining	2	1997	CI		2	2022	Replace with aluminuum par ial operable wdw with ins glass and integral blind behind 3rd pane			$ 30,200
240		27	Wequiock Elementary	4.06	Window systems	AL 1" Op	Al Storefront Wdw (16-4 x 5-0)	Interior blinds not working. Exterior sealant deteriorating. Wd sash showing signs of water staining	2	1997	CI		2	2022	Replace with aluminuum par ial operable wdw with ins glass and integral blind behind 3rd pane			$ 29,200
241		27	Wequiock Elementary	4.06	Window systems	AL 1" Op	Al Storefront Wdw (6-8 x 5-0)	Interior blinds not working. Exterior sealant deteriorating. Wd sash showing signs of water staining	2	1997	CI		2	2022	Replace with aluminuum par ial operable wdw with ins glass and integral blind behind 3rd pane			$ 12,100
242		27	Wequiock Elementary	4.06	Window systems	AL 1" Op	Al Storefront Wdw (11-4 x 5-0)	Interior blinds not working. Exterior sealant deteriorating. Wd sash showing signs of water staining	2	1957 / 1966	CI		2	2022	Replace with aluminuum par ial operable wdw with ins glass and integral blind behind 3rd pane			$ 161,900
243		27	Wequiock Elementary	**5.00**	**Interior (Building)**						CI							$ -
244		27	Wequiock Elementary	5.04	Ceiling / Acous ic Panels	ACT 24x24	Vest at Dr 6	Edges curling / dirty	2		CI		2	2022	Replace			$ 300
245		27	Wequiock Elementary	5.05	Wall Finishes (PT, VWC, etc)	PT	Gym	Peeling pt at exposed mech duct (60+/- x 2'	2	1957	CI		2	2022	Paint			$ 100
246		27	Wequiock Elementary	5.05	Wall Finishes (PT, VWC, etc)	PT	Rm 108	Lower portion of wall finish uneven (1+/- SF)	2	1997	CI		2	2022	Refinish to provide smooth surface, repa int entire wall to match adj			$ 300
247		27	Wequiock Elementary	5.08	Accessibility (ADA)		Toilet at Admin	Undersink piping not wrapped	2	1997	CI		2	2022	Wrap undersink piping-Vfy compliance w/ WI accessibility code			$ 300
248		27	Wequiock Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -

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201										**Install**			**Fnl**			**Life**	**Life**	**Projected**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**						**Exp.**	**Rem**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**ain**	**Cost**
249		27	Wequiock Elementary	6.03	Lockers - Corridor	Stl12"w x72	Corridor	Interior bottoms rusting, Exterior condition=3	2	1957 / 1966	CI		2	2022	Repaint bottoms to match or provide insert			$ 11,700
250		27	Wequiock Elementary	6.13	Cabinetry / Counter Tops / Stools	WD	Kitchen / Gym	Wd counter tops do not meet cleanliness standards	2	1957	CI		2	2022	Replace w/ solid surface counter top TBD			$ 1,700
251		27	Wequiock Elementary	6.13	Cabinetry / Counter Tops / Stools	WD	Kitchen	Wd base / upper cabinetry does not meet cleanliness standards	2	1957	CI		2	2022	Replace w/ PLAM base and upper cabinets			$ 7,600
252	Combo	27	Wequiock Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1-1	Rm(s) 126 / 141 / 142 / 145 / 146 / 147 / 148 / 149 / 150 / 153	Exg VCT, cswk, ACT ceiling poor cond, orig chalk boards	2	1957 / 1997	CI		2	2022	Finishes+Cswk (26') +MB/TB			$ 452,500
253		27	Wequiock Elementary	6.15	Restroom Partitions	Stl	Corridor-Boys & Girls	Met partitions rusting (x3 at Boys) (x7 at Girls)	2	1957 / 1997	CI		2	2022	Replace w/ plastic par ions			$ 19,900
254		27	Wequiock Elementary	6.18	Kitchen Equipment		Kitchen	Range is residen ial	1		CI		2	2022	Replace Range w/ Vulcan			$ 6,700
255		27	Wequiock Elementary	6.18	Kitchen Equipment		Kitchen	1 Section Freezer may not be NSF	2		CI		3	2022	Replace Freezer w/ Traulsen			$ 10,300
256		27	Wequiock Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			$ 1,900
257		27	Wequiock Elementary	6.18	Kitchen Equipment		Kitchen	Refrigerator/Freezer may not be NSF	2		CI		3	2022	Replace Refrigerator/Freezer w/ Traulsen			$ 10,300
258		27	Wequiock Elementary	6.18	Kitchen Equipment		Kitchen	No Hood above cooking equipment	1		CI		1	2022	Provide Exhaust Ventilator (Hood), ductwork, fan, insulation, MUA			$ 101,500
259		27	Wequiock Elementary	6.19	Cold Storage Rooms		Cooler	Refrigerated Storage capacity appears low	2		CI		2	2022	Provide Walk-In Cooler			$ 50,300
260		27	Wequiock Elementary	6.19	Cold Storage Rooms		Cooler	No cold storage shelving	2		CI		2	2022	Provide shelving			$ 3,900
261		27	Wequiock Elementary	**7.00**	**HVAC**						CI							$ -
262		27	Wequiock Elementary	7.01	Boilers		Boiler Rm	Kewanee, 4.0-192-G, Nat Gas,30 PSI, Hot water boiler, 2,186 MBH in, 1,749 MBH out, Kewanee burner, KFP0.75-762-G	2	1997	CI	Y4	2	2022	Replace boilers wi h condensing boilers	30	5	$ 227,000
263		27	Wequiock Elementary	7.01	Boilers		Boiler Rm	Kewanee, M115 K0, Nat Gas,30 PSI, Hot water boiler, 1,438 MBH in, 1,150 MBH out, Kewanee burner, KF0-33-762-G0	2	1997	CI	Y4	2	2022	Replace boilers wi h condensing boilers	30	5	$ 227,000

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201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
264		27	Wequiock Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Rm	VFDs	2	1997	CI		2	2022	Replace Pump VFDs with pumps	30	5	$ -
265		27	Wequiock Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	P-3, Inline primary pump, B&G 80-2.5x7, 125 GPM @ 20 ft, 1 5 HP	2	1997	CI	Y4	2	2022	Replace pump	30	5	$ 38,800
266		27	Wequiock Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	P-4, Inline primary pump, B&G 80-2.5x7, 125 GPM @ 20 ft, 1 5 HP	2	1997	CI	Y4	2	2022	Replace pump	30	5	$ 38,800
267		27	Wequiock Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	P-1, secondary pump, B&G 1510-2BC, 146 GPM @ 64 ft, 5 HP, VFD	2	1997	CI	Y4	2	2022	Replace pump, incliuding VFD	30	5	$ 38,800
268		27	Wequiock Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	P-2, secondary pump, B&G 1510-2BC, 146 GPM @ 64 ft, 5 HP, VFD	2	1997	CI	Y4	2	2022	Replace pump, incliuding VFD	30	5	$ 38,800
269		27	Wequiock Elementary	7.06	Energy Management Systems (24 volt low voltage)			Automated Logic			CI		2	2022	Update EMS controls	15		$ 221,100
270		27	Wequiock Elementary	7.07	Air handler units / ERU - dampers		Classrooms	AC2, McQuay LSL122DH, 11,000 Max. CFM, HW, CW, VFD	3	1997	CI	Y4	2	2022	Replace air handler. Select heating coil for low temperature (140 to 110)	40	15	$ 284,700
271		27	Wequiock Elementary	7.07	Air handler units / ERU - dampers		Gym	HV-1, Trane MCCA021, 11,500 Max CFM, 10 HP, HW, CW,	3	1997	CI	Y4	2	2022	Replace air handler. Select heating coil for low temperature (140 to 110)	40	15	$ 297,600
272		27	Wequiock Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ven ilators / unit heaters / etc.			Five Cabinet Unit Heaters	2	1997	CI			2022		25	0	$ -
273		27	Wequiock Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ven ilators / unit heaters / etc.			Fintube radiation / Convectors	2	1997	CI			2022		25	0	$ -
274		27	Wequiock Elementary	7.10	Exhaust fans - PRV / u ility sets			Eight PRVs, Original	2	1997	CI			2022	Replace exhaust fans	25	0	$ -
275		27	Wequiock Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			Air Cooled Chiller, McQuay, ALRO75E, R-22,	2	1997	CI	Y4	1	2022	Replace chiller with new chiller	25	0	$ 145,600

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201										**Install**								
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Life**	**Projected**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
276		27	Wequiock Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Boiler Room	P-5, Chilled water pump, B&G 1510-2.5BB, 100 GPM @ 70 ft, 7.5 HP, Constant Speed	2	1997	CI	Y4	1	2022	Replace pump	25	0	$ 38,800
277		27	Wequiock Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Boiler Room	P-6, Chilled water pump, B&G 1510-2.5BB, 100 GPM @ 70 ft, 7.5 HP, Constant Speed	2	1997	CI	Y4	1	2022	Replace pump	25	0	$ 38,800
278		27	Wequiock Elementary	**8.00**	**Plumbing**						CI							$ -
279		27	Wequiock Elementary	8.08	Plumbing Fixtures			Water Closets are wall mounted with manual	3		CI			2022		30		$ -
280		27	Wequiock Elementary	8.08	Plumbing Fixtures			Urinals are floor mounted with manual flush valves	3		CI			2022		30		$ -
281		27	Wequiock Elementary	8.08	Plumbing Fixtures			wash fountains are 2 persom granite sensor	3		CI			2022		30		$ -
282		27	Wequiock Elementary	8.08	Plumbing Fixtures			Classroom sinks are stainless steel with single	3		CI			2022		30		$ -
283		27	Wequiock Elementary	8.10	Drinking Fountains			Water coolers are stainless steel (3) have	3		CI			2022		30		$ -
284		27	Wequiock Elementary	8.11	Fire suppression- source / pumps / distribution / heads			No fire suppression is present	3		CI			2022	Provide a fire suppression system including a well, storage tank, and fire pump, as req by addit/alt	30		$ -
285		27	Wequiock Elementary	8.15	Domestic Water Heaters			AO Smi h atmospheric, BT 100 238, 75 MBH in,	2	1997	CI	Y4	1	2022	Replace water heater with condensing type	25	0	$ 89,000
286		27	Wequiock Elementary	**9.00**	**Electrical**						CI							$ -
287		27	Wequiock Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Elec Rm	1200A/480Y/277V Main Service Switchboard	3		0		0	2022	No ac ion required			$ -
288		27	Wequiock Elementary	9.05	Fire Alarm		Elec Rm	Edwards Addressible Fire Alarm System	2		0		0	2022	Replace with Fire Alarm w/ Voice Evacua ion if doing more than 10% renovations			$ -
289		27	Wequiock Elementary	9.08	Emergency generators / battery backup systems /		Mech Room	Detroit Diesel Gas 20 KW Generator	3		0		0	2022	No work required at his ime	25		$ -
290		27	Wequiock Elementary	**10.00**	**Lighting**						CI							$ -
291		27	Wequiock Elementary	10.01	Lighting - Lamps / ballasts / controls		Most of Bldg	Fluorescent Lighting	2		CI		2	2022	Replace with LED			$ 164,100
292		27	Wequiock Elementary	10.02	Emergency Lighting / Exit signs		Throughout Bldg	Exit signs and EM lights are powered from he	2		CI		2	2022	Replace with LED as other lighting is upgraded.			$ 6,600
293		27	Wequiock Elementary	10.04	Security Lighting (Exterior)		Exterior	security lights are HID	2		CI		2	2022	Replace HID fixtures wi h LED			$ 5,800
294		27	Wequiock Elementary	**11.00**	**Technology / Security**						CI							$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Wequiock Elementary**				**27,347**	**SF**	Ron S, Brent R, Brent R, John J, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			$ 3,817,500
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
295		27	Wequiock Elementary	11.01	Stuctured cabling		Building	good	4		CI		0	2022	no work			$ -
296		27	Wequiock Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 5,200
297		27	Wequiock Elementary	11.02	Classroom technology systems		Classrooms	good	4		CI		0	2022	no work			$ -
298		27	Wequiock Elementary	11.03	Local Sound systems		Gym	good	4		CI		0	2022	no work			$ -
299		27	Wequiock Elementary	11.04	Master Clock Systems		Building	good.	4		CI		0	2022	no work			$ -
300		27	Wequiock Elementary	11.05	Building Paging systems		Building	good	4		CI		0	2022	no work			$ -
301		27	Wequiock Elementary	11.06	Access Control		Building	good	4		CI		0	2022	no work			$ -
302		27	Wequiock Elementary	11.06	Handicapped door operators		Main Entry	Handicapped operators work properly.	4		CI		0	2022	no work			$ -
303		27	Wequiock Elementary	11.07	Burgler Alarm System		Building	good	4		CI		0	2022	no work			$ -
304		27	Wequiock Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	no work			$ -

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WILDER ELEMENTARY

1 SITE

- **Parking Lot(s) Asphalt Pavement**
  - Continue general maintenance (I.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
  - Remove & replace concrete areas creating a potential trip hazard.
  - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
  - Front drive pavement settled – Mud-jack up pavement to be level.
- **Site/Playground Areas**
  - Remove and replace deteriorated and splintering playground timber edging.

2 EXTERIOR ENVELOPE

- Caulking around mechanical louvers and windows needs to be replaced.
- Building control joints sealant needs to be replaced.
- Lintels above windows / entries need to be repainted – starting to rust – typical at 1990 Original BLDG.

- Masonry cleaning suggested at horizontal bands and canopies at 1990 Original BLDG.

3 INTERIOR

- **Classroom**
  - casework throughout the majority building and should be replaced, necessitating full casework and associated finishes replacement, including chalkboards.

- **Doors**
  - There are several rooms with damaged HM doors. Replace Alum doors and hardware

- **Flooring**
  - There are many rooms with aged VCT flooring. Replace Flooring
- **Ceilings**
  - There are several rooms with damaged 2x2 ceiling tiles. Replace with 2x2 ACT grid and ceiling tiles.
- **Chalkboard / Markerboard**
  - Existing chalkboard in multiple classrooms. Replace with markerboard

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
  - Replace non-NSF and rusted equipment.

5 MECHANICAL

- **Boilers and Pumps**
  - The boilers are condensing type and heating pumps are new and both were replaced in 2019.
- **Air Handlers**
  - Two of the four Air Handlers are 20% of their useful life and may need replacing in 15 years.
  - Approximately 20-unit ventilators are original and should be replaced.
  - Office air handler and R-22 condensing unit should be replaced.
- **Chillers and Pumps**
  - The Chiller was replaced in 2019 with an R-410A indoor evaporator and outdoor condenser.
- **Water Heaters**
  - The Water Heater is a Condensing water heater replaced in 2019.
- **Plumbing**
  - The Plumbing fixtures throughout the building are in acceptable condition.
  -

6 ELECTRICAL

- **Electric Service**
  - The building is served underground from a pad mounted transformer. This feeds relatively new Square D 2000A, 208Y/120V, three-phase distribution switchboard located in the Electrical Room.
  - The electric service is in good shape.
  - No work is required at this time.
- **Electric Switchboards, Panels and Distribution Equipment**
  - Breaker panels scattered around the building are in good shape and have some spare capacity.
  - No work is required at this time.
- **Fire Alarm**
  - The fire alarm system is a Simplex addressable fire alarm with voice evacuation.
  - The fire alarm system meets current code requirements. No work is required at this time.
- **Emergency generators / battery backup systems**
  - There is a Onan natural gas generator located in the Electrical Room.

  - The generator feeds the life safety and non-life safety systems.
  - No work is needed on the emergency system at this time.
- **Lighting - Lamps / ballasts / controls**
  - Older portions of the building have fluorescent lighting while recent additions to the building are lit with LED.
  - We recommend that all fluorescent lighting be upgraded to LED.
- **Emergency Lighting / Exit signs**
  - Select building lights are connected to the generator and are used as emergency lights. Exit signs are also powered from the generator.
  - Fixtures should be upgraded to LED at the same time as other building lighting is upgraded.
- **Security Lighting (Exterior)**
  - Exterior security lighting appears to be HID type in older parts of the building and LED in newer parts..
  - It is recommended to upgrade the fixtures to LED type.
  - Verify that fixtures are connected to the generator to provide required egress lighting at all exterior doors.

7 TECHNOLOGY

- Technology systems are good.
  - Door 1 Main entrance - handicapped door operation into office is not correct.
  - Door 1 entrance - handicapped door operation into building is not correct.

WILDER ELEMENTARY

FACILITY ANALYSIS

ARCHITECTURAL
FIRST FLOOR

GENERAL NOTES

1. REROOF 1990 BUILT UP ROOF
2. SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED
3. BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
4. PAINT STEEL LINTELS ABOVE WINDOWS TYPICAL AT 1990 ORIGINAL BLDG

PRIORITY KEY

URGENT MEDIUM LOW

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

KEY NOTES

- PLAM — REPLACE PLAM SHELF AND HOOK
- ACT — REPLACE ACT
- ACW — REPLACE ACORDIAN ACOUSTIC WALL
- MASO — CLEAN MASONRY
- DR — REPLACE DOOR AND FRAME
- FE1 — FINISHES + CASEWORK+ MB/TB
- FE1B — FINISHES + CASEWORK+ MB/TB (NO CEILING)

WILDER ELEMENTARY

FACILITY ANALYSIS

MECHANICAL FIRST FL

ELECTRICAL FIRST FLOOR

PRIORITY KEY

URGENT | MEDIUM | LOW

EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

- B — REPLACE BOILER
- P — REPLACE PUMP
- AHU — REPLACE AIR HANDLING UNIT
- AC — REPLACE AIR HANDLING UNIT
- CH — REPLACE CHILLER
- WH — REPLACE WATER HEATER
- UV — REPLACE UNIT VENTILATOR

PRIORITY KEY

URGENT | MEDIUM | LOW

LIGHTING

KEY NOTES

- L — REPLACE LIGHTING
- WP — REPLACE WALL PACK

WILDER ELEMENTARY

BUILDING AGE

KEY

- 1990
- 2019

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						32%	$ 98 94	5,161,600	1,2	Cond.					Priority High (1)			$ 3,584,600
198							$ 8.12	423,500	3	Cond.					Priority Med (2)			$ 1,519,100
199							$ 24 21	1,262,800	4,5	Cond.					Priority Low (3)			$ 1,744,200
200	**Wilder Elementary**				**52,168**	**SF**	**Ron S, Brent R, Eric A , John J, Gary G, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 6,847,900
201																		
202										Install			Fnl			Life	Life	Projected
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
204		**28**									**CI**			**2022**				
205		28	Wilder Elementary	**1.00**	**SITE - Hard surfaces**													$ -
206		28	Wilder Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2012)(10+ yrs old)	3		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			$ 1,700
207		28	Wilder Elementary	1.01	Asphalt paving		Throughout Site	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI		2	2022	Clean and fill cracks			$ 1,200
208		28	Wilder Elementary	1.01	Asphalt paving		Throughout Site	Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			$ 44,100
209		28	Wilder Elementary	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI		2	2022	Clean and fill expansion joints			$ 8,500
210		28	Wilder Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			$ 19,400
211		28	Wilder Elementary	1.02	Concrete walks / curbs		Front Drive Sidewalk	Pavement settled behind curb - trip hazard	1		CI		1	2022	Mudjack up pavement			$ 5,300
212		28	Wilder Elementary	**2.00**	**SITE - Activity Spaces**						CI							$ -
213		28	Wilder Elementary	2.01	Playgrounds		Timber Edging	Timber edging deteriorating and splintering	2		CI		2	2022	replace imber playground edging			$ 1,700
214		28	Wilder Elementary	**3.00**	**SITE - Drainage / Landscaping**						CI							$ -
215		28	Wilder Elementary	3.01	Grass / Turf			no comments this section			CI		2	2022				$ -
216		28	Wilder Elementary	**4.00**	**Exterior (Building Envelope)**						CI							$ -
217		28	Wilder Elementary	4.01	Roofs			Roofing Information provided by Owner			CI		2	2022				$ -
218		28	Wilder Elementary	4.01	Roofs	EPDM-Ballast	Section 1	EPDM-Ballasted	2	1990	CI	Y1	1	2022	Built-up Roofing	20	-12	$ 537,400
219		28	Wilder Elementary	4.01	Roofs	EPDM-Ballast	Section 2	EPDM-Ballasted	2	1990	CI	Y1	1	2022	Built-up Roofing	20	-12	$ 92,400
220		28	Wilder Elementary	4.01	Roofs	EPDM-Ballast	Section 3	EPDM-Ballasted	2	1990	CI	Y1	1	2022	Built-up Roofing	20	-12	$ 143,200

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Wilder Elementary**				**52,168**	**SF**	**Ron S, Brent R, Eric A , John J, Gary G, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 6,847,900
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
221		28	Wilder Elementary	4.01	Roofs	EPDM-Ballast	Section 4	EPDM-Ballasted	2	1990	CI	Y1	1	2022	Built-up Roofing	20	-12	$ 3,600
222		28	Wilder Elementary	4.01	Roofs	EPDM-Ballast	Section 5	EPDM-Ballasted	2	1990	CI	Y1	1	2022	Built-up Roofing	20	-12	$ 408,300
223		28	Wilder Elementary	4.01	Roofs	EPDM-Ballast	Section 6	EPDM-Ballasted	2	1990	CI	Y1	1	2022	Built-up Roofing	20	-12	$ 142,500
224		28	Wilder Elementary	4.02	Wall systems	PCC Pnl	Main Canopy / Dr 5 / Horz	Masonry pnls dirty	2	1990	CI		3	2022	Clean surface			$ 9,200
225		28	Wilder Elementary	4.02	Wall systems	FBMod	Rm 134	Efflorescense	2	1990	CI		3	2022	Clean surface			$ 100
226		28	Wilder Elementary	4.03	Tuck pointing / Sealant	Sealant	Control Joints	Sealant hard / cracked	2	1990	CI		2	2022	Remove exg caulk, recaulk			$ 100
227		28	Wilder Elementary	4.03	Tuck pointing / Sealant	Sealant	Al Storefront Windows /	Sealant hard / cracked / pulling away or missing	2	1990	CI		2	2022	Remove exg caulk, recaulk			$ 17,700
228		28	Wilder Elementary	4.08	Painting and Plaster	METPnl	Main Canopy	Met soffit edge showing signs of rust	2	1990	CI		2	2022	Repaint			$ 1,000
229		28	Wilder Elementary	4.08	Painting and Plaster	Stl Lintel	Dr 4 / Dr at NW / Dr at 140	Showing signs of rust	2	1990	CI		2	2022	Repaint			$ 500
230		28	Wilder Elementary	4.08	Painting and Plaster	Stl Lintel	Al Storefront Windows	Showing signs of rust	2	1990	CI		2	2022	Repaint			$ 9,000
231		28	Wilder Elementary	4.08	Painting and Plaster	HM Dr / HM Fr	Dr 3	Surface rust at bottom of frame (9-0 x 9-4)	2	1990	CI		2	2022	Repaint			$ 300
232		28	Wilder Elementary	**5.00**	**Interior (Building)**						CI							$ -
233		28	Wilder Elementary	5.04	Ceiling / Acous ic Panels	ACT	114, 115, 116, 129, 152	ACT 2x2 Aged, Sagging in places	2		CI		2	2022	Remove existing act and Provide new ciling and grid			$ 24,800
234		28	Wilder Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -
235		28	Wilder Elementary	**6.00**	**Interior (Fixed Equipment)**						CI							$ -
236		28	Wilder Elementary	6.12	Operable Dividing Walls		170	Acordian door 18' x 7'-4" - poor condi ion. Acoustic	2		CI		2	2022	Remove existing and provide new door			$ 17,200
237		28	Wilder Elementary	6.13	Cabinetry / Counter Tops / Stools		Classroom hallways (23) loca ions	Corridor Plam shelf and coat hooks. PLAM delamina ing in locations and chipped in loca ions	2		CI		3	2022	Remove existing and provide shelf and hook casework in 6-10 years			$ 45,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Wilder Elementary**				**52,168**	**SF**	**Ron S, Brent R, Eric A , John J, Gary G, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 6,847,900
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
238	combo	28	Wilder Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1	104, 105, 106, 107, 108, 110, 134, 135, 137, 138, 140, 143, 147, 148, 149, 176, 177, 178, 180, 182, 183, 184	PLAM Casework - 2 Showing chipping delamina ion, hardware at sliding doors failing ACT 2x2 Aged, Sagging in places VCT Aged, Gaps present between ile	2		CI		2	2022	Finishes+Cswk +MB/TB			$ 669,100
239	combo	28	Wilder Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1b	203, 204, 207, 210	PLAM Casework - 2 Showing chipping delamina ion, hardware at sliding doors failing	2		CI		2	2022	Finishes (less clg) +Cswk			$ 99,100
240		28	Wilder Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer may not be NSF	2		CI		3	2022	Replace Chest Freezer			$ 2,300
241		28	Wilder Elementary	6.18	Kitchen Equipment		Kitchen	Milk Cooler rusted bottom shelf	1		CI		1	2022	Replace Shelf			$ 100
242		28	Wilder Elementary	6.18	Kitchen Equipment		Kitchen	1 sec ion Refrigerator/Freezer not NSF	2		CI		3	2022	Replace Refrigerator			$ 10,300
243		28	Wilder Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			$ 8,600
244		28	Wilder Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator undersized, 2" overhang at sides	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			$ -
245		28	Wilder Elementary	6.19	Cold Storage Rooms		Cooler	Refrigerated Storage capacity appears low	1		CI		1	2022	Owner to provide walk-in Cooler per Food Service Director Do not include in Assessment			$ -
246		28	Wilder Elementary	6.19	Cold Storage Rooms		Cooler	No cold storage shelving	1		CI		1	2022	Provide shelving			$ 3,900
247		28	Wilder Elementary	**7.00**	**HVAC**						CI							$ -
248		28	Wilder Elementary	7.01	Boilers			B-1, Fulton EDR-2000, 2,000 MBH in, 1,850 MBH out, Nat Gas, HW, Mot iso Valve	4	2019	CI	Y30	3	2022	Replace boiler when failed	30	27	$ 227,000
249		28	Wilder Elementary	7.01	Boilers			B-2, Fulton EDR-2000, 2,000 MBH in, 1,850 MBH out, Nat Gas, HW, Mot Iso valve	4	2019	CI	Y30	3	2022		30	27	$ 227,000
250		28	Wilder Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical			VFDs	4	2019	CI		3	2022		15	12	$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Wilder Elementary**				**52,168**	**SF**	**Ron S, Brent R, Eric A , John J, Gary G, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 6,847,900
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
251		28	Wilder Elementary	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat			2 pipe Heat/Cool changeover			CI		3	2022		40		$ -
252		28	Wilder Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			P-1A, B&G 1510-2BD, 200 GPM @ 60 Ft, 5 HP, VFD	4	2019	CI	Y30	3	2022	Replace pump & VFD when failed	30	27	$ 38,800
253		28	Wilder Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil			P-1B, B&G 1510-2BD, 200 GPM @ 60 Ft, 5 HP, VFD	4	2019	CI	Y30	3	2022	Replace pump & VFD when failed	30	27	$ 38,800
254		28	Wilder Elementary	7.06	Energy Management Systems (24 volt low voltage)			Automated Logic	3	2019	CI		3	2022	Udate EMS system at end of life cycle	15	12	$ 421,800
255		28	Wilder Elementary	7.07	Air handler units / ERU - dampers		Gym	AHU-1, Trane draw through CCD8120NHK, 6,000 Max CFM, 5 HP, Combo coil.	2	1990	CI	Y5	2	2022	Replace air handler	40	8	$ 155,300
256		28	Wilder Elementary	7.07	Air handler units / ERU - dampers		Commons	AHU-2, Trane draw through CCD8080NHK, 4,000 Max CFM, 3 HP, Combo coil.	2	1990	CI	Y5	2	2022	Replace air handler	40	8	$ 103,600
257		28	Wilder Elementary	7.07	Air handler units / ERU - dampers		Addition	AHU-1(AC-4, York model XTI-036X054, 7.5 HP, HW, CW, VFD	4	2019	CI	Y25	3	2022	Replace air handler when failed	40	37	$ 207,000
258		28	Wilder Elementary	7.07	Air handler units / ERU - dampers		Office	Not Located	2	1990	CI		1	2022	Replace air handler including DX condensing unit	30	-2	$ 93,100
259		28	Wilder Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			(20) Unit Ven ilators in perimeter classrooms, 2 pipe heat/cool	2	1990	CI		1	2022	Replace unit ventilators with displacement ventilators and DOAS dedicated Outdoor Air Handler System.	25	-7	$ 2,103,000
260		28	Wilder Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc			(4) Cabinet unit heaters. Rusty from AC	2	1990	CI		1	2022	Replace Cabinet unit heaterds in original building. Add control valves to shut off flow in cooling season.	25	-7	$ 32,400
261		28	Wilder Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /			(2) Cabinet unit heaters	4	2019	CI			2022		25	22	$ -
262		28	Wilder Elementary	7.10	Exhaust fans - PRV / utility sets			Seven (9) Greenheck PRVs	4	2019	CI			2022		25	22	$ -
263		28	Wilder Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			Daikin WGZ090DA1C-ER10 indoor chiller w/ remote condenser Model ACH080A, R410A	4	2019	CI	Y20	3	2022	Replace chiller & remote condenser when failed	25	22	$ 388,300
264		28	Wilder Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			Chiller Pump: Pump Tag: Make: B&G Model:Series 80 Inline Serial Number: GPM/Head (ft): Pump Type: (Base Mount/Inline)	4	2019	CI	Y20	3	2022	Replace pump when failed	25	22	$ 38,800

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Wilder Elementary**				**52,168**	**SF**	**Ron S, Brent R, Eric A , John J, Gary G, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 6,847,900
201																		
202										Install			Fnl			Life	Life	Projected
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Project Cost**
265		28	Wilder Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Office	Trane model TTJ724A100A0, R-22	2	1990	CI	Y2	1	2022	Replace condensing unit when failed. See office air handler for pricing	25	-7	$ -
266		28	Wilder Elementary	**8.00**	**Plumbing**						CI							$ -
267		28	Wilder Elementary	8.08	Plumbing Fixtures			Water closets, Wall Hung China w/ manual flush valves	3		CI			2022		30		$ -
268		28	Wilder Elementary	8.08	Plumbing Fixtures			Urinals, Floor type w/ manual flush valves	3		CI			2022		30		$ -
269		28	Wilder Elementary	8.08	Plumbing Fixtures			Tri-font wash fountains, granite w/ 3 manual push buttons	3		CI			2022		30		$ -
270		28	Wilder Elementary	8.08	Plumbing Fixtures			Stainless steel classroom sinks, hot & cold	3		CI			2022		30		$ -
271		28	Wilder Elementary	8.10	Drinking Fountains			Stainless steel water coolers (1) w/bot le filler	3		CI			2022		30		$ -
272		28	Wilder Elementary	8.11	Fire suppression- source / pumps / distribution / heads			No fire suppression present.			CI			2022	Install fire supression system including new water service from street. If req due to additions/renovations	30		$ -
273		28	Wilder Elementary	8.15	Domes ic Water Heaters			AO Smith Cyclone, BTH-150 , 150 MBH In, 171 GPH rec, 100 Gal.	4	2019	CI	Y15	3	2022	Replace water heater when failed	25		$ 89,000
274		28	Wilder Elementary	**9.00**	**Electrical**						CI							$ -
275		28	Wilder Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Elec Rm	2000A/208Y/120V Main Service Switchboard	3		CI		0	2022	No action required			$ -
276		28	Wilder Elementary	9.05	Fire Alarm		Elec Rm	Simplex Addressible Fire Alarm with Voice	3		CI		0	2022	Fire Alarm system meets current code requirements.			$ -
277		28	Wilder Elementary	9.08	Emergency generators / battery backup systems /		Elec Room	Onan Generator	3		CI		0	2022	No work required at his time	25		$ -
278		28	Wilder Elementary	**10.00**	**Lighting**						CI							$ -
279		28	Wilder Elementary	10.01	Lighting - Lamps / ballasts / controls		Older portion of Bldg	Fluorescent Ligh ing	2		CI		2	2022	Replace with LED			$ 310,000
280		28	Wilder Elementary	10.02	Emergency Lighting / Exit signs		older por ion of bldg	Exit signs and EM lights are powered from the	2		CI		2	2022	Replace with LED as other lighting is upgraded.			$ 11,600
281		28	Wilder Elementary	10.04	Security Lighting (Exterior)		Exterior	security lights are HID	2		CI		2	2022	Replace HID fixtures with LED			$ 4,900
282		28	Wilder Elementary	**11.00**	**Technology / Security**						CI							$ -
283		28	Wilder Elementary	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			$ -
284		28	Wilder Elementary	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			$ 4,900

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	**Wilder Elementary**				**52,168**	**SF**	**Ron S, Brent R, Eric A , John J, Gary G, Ron E, Dave B**							2022	TOTAL PRIORITIES			$ 6,847,900
201																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Install Orig. /**			**Fnl**			**Life**	**Life**	**Projected Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Rem ain**	**Cost**
285		28	Wilder Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			$ -
286		28	Wilder Elementary	11.03	Local Sound systems		Gym	no sound system	4		CI		0	2022	no work			$ -
287		28	Wilder Elementary	11.03	Local Sound systems		Commons	Good. No wireless microphones.	4		CI		0	2022	no work			$ -
288		28	Wilder Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			$ -
289		28	Wilder Elementary	11.05	Building Paging systems		Building	Good. Most speakers do not have ceiling tile supports and are causing the ceiling tiles to sag very noticably.	4		CI		2	2022	Provide ceiling tile supports			$ 8,100
290		28	Wilder Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022	no work			$ -
291		28	Wilder Elementary	11.06	Handicapped door operators		Main Entry	Outside pushbutton to school vestibule operates inside door. Outside pushbutton to office ves ibule works with card reader but activates opener without electric strike with no card. School inside HC pushbutton does not work. Office inside pushbutton operates opener but does not activate electric strike. Vestibule pushbuttons activate openers but not electric strikes.	2		CI		2	2022	Repair and program handicapped door operation			$ 4,900
292		28	Wilder Elementary	11.06	Handicapped door operators		Entrance at Room137	Outside pushbutton to school vestibule operates properly. Inside pushbutton does not work.	2		CI		2	2022	Repair and program handicapped door operation			$ 4,900
293		28	Wilder Elementary	11.07	Burgler Alarm System		Building	Good	4		CI		0	2022	no work			$ -
294		28	Wilder Elementary	11.07	Burgler Alarm System		Building	many exterior doors do not have door position contacts.	2		CI		2	2022	Add exterior door position contacts			$ 6,300
295		28	Wilder Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			$ -

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