

Engagement. Equity. Excellence



LONG RANGE FACILITY ASSESSMENT AND EDUCATIONAL ADEQUACY STUDY 2022

VOLUME 2C

FACILITY ASSESSMENT - INDIVIDUAL BUILDING INFORMATION:
MIDDLE SCHOOLS, HIGH SCHOOLS, AND OTHER BUILDINGS

A T S + R

PLANNERS + ARCHITECTS + ENGINEERS

V1.0
11/02/22

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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)

EDISON MIDDLE 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.
 - Mud-jack up pavement to eliminate potential trip hazard.
 - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
 - Provide an appropriate access & accessible route for student to get to the playground without having to cross through the parking lot.
 - Remove & replace spalling/damaged concrete curb & gutter.
- **Site/Playground Areas**
 - Resecure loose retaining wall caps – fall hazard if climbed on.

2 EXTERIOR ENVELOPE

- Aluminum windows and storefronts leaky and worn.
 - Replace with new aluminum windows and storefronts



3 INTERIOR

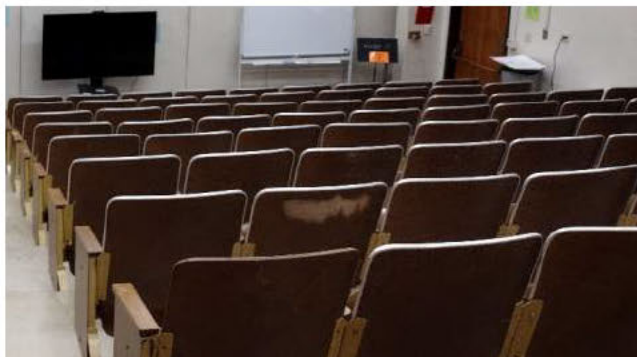
- Poor condition vinyl asbestos tile multiple rooms.
 - Replace with new VCT.



- Poor condition acoustic tile ceilings multiple rooms.
- Replace with new acoustic tile ceiling and grid.



- Auditorium seats poor condition.
- Replace with new auditorium seats.



4 FOOD SERVICE

- On Site Food Preparation and Cooking per Owner
- Provide 'K' Class fire extinguisher if required.

5 MECHANICAL

– **Boilers and Pumps**

- The boilers are condensing type and heating pumps are new and both were replaced in 2017.

– **Air Handlers**

- The Air Handlers were replaced in 2017
- Two relief hoods need reinstalling.

– **Chillers and Pumps**

- The Chiller was replaced in 2017 with an R-134A air cooled chiller.

– **Water Heaters**

- The Water Heaters are Condensing water heaters replaced in 2017.
- Pool circulation piping needs replacing, and surge tank level controls need modification.

– **Plumbing**

- The Plumbing fixtures throughout the building are mostly in acceptable condition.
- Replace the floor mounted urinals.
- The pool surge tank level control should be modified.

6 ELECTRICAL

– Electric Service

- The building is served by a pad mounted 480V three-phase transformer. This feeds relatively new Square D 2000A, 480V, three-phase distribution switchboard located in the Electrical Room above 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 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

– Emergency generators / battery backup systems

- There is a Cummins natural gas generator pad mounted outside of the Boiler Room.

- No work is needed on the emergency system at this time.

– Lighting - Lamps / ballasts / controls

- Lighting levels appear to be mostly adequate in all spaces. Light fixtures in the 1968 portion of the building are fluorescent. Lights in the 2019 addition are LED.
- The lights in the 1968 portion of the building should be changed over to LED lighting.

– Emergency Lighting / Exit signs

- Emergency lighting and exit signs are powered off the generator.
- Portions of the building where fluorescent lights are used as the emergency light should be changed to LED.

– 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.

– Parking Lot Lighting

- Parking lot is lit by pole mounted HID type fixtures.
- Replace with LED pole mounted fixtures.

7 TECHNOLOGY

- Technology systems are generally good.
- Auditorium sound system is “very poor” according to staff.

**EDISON
MIDDLE SCHOOL**

ARCHITECTURAL
GROUND FLOOR

FACILITY ANALYSIS










PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

- 1 - REPLACE SEALANT AT SOME STONE SILLS CAPS AND PROVIDE NEW SEALANT AT BASE OF WALL AND CONC WALK.
- 2 - LOW PRESSURE WASH MILDEW/SOILED PRECAST COPPING, HEADERS, SILLS AND WATER TABLE.
- 3 - BRICK RESTORATION AT BASE OF (14) BRICK COLUMNS MAIN ENTRY.

KEY NOTES

	REPLACE POOR CONDITION ACT WITH ACT		REPLACE POOR CONDITION VCT WITH VCT
	REPLACE ALUMINUM WINDOWS AND STOREFRONT		REPLACE POOR CONDITION CPT WITH CPT TILE
	CONCRETE RESTORATION PRECAST STONE		REPLACE VAT FLOOR AND ACT CEILING WITH NEW VCT FL AND ACT CLG
	REPLACE 594 AUDITORIUM SEATS		

EDISON MIDDLE SCHOOL

ARCHITECTURAL FIRST FLOOR

FACILITY ANALYSIS



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

- 1 - REPLACE SEALANT AT SOME STONE SILLS CAPS AND PROVIDE NEW SEALANT AT BASE OF WALL AND CONC WALK.
- 2 - LOW PRESSURE WASH MILDEW/SOILED PRECAST COPPING, HEADERS, SILLS AND WATER TABLE.
- 3 - BRICK RESTORATION AT BASE OF (14) BRICK COLUMNS MAIN ENTRY.

KEY NOTES

	REPLACE POOR CONDITION ACT WITH ACT		REPLACE POOR CONDITION VCT WITH VCT
	REPLACE ALUMINUM WINDOWS AND STOREFRONT		REPLACE POOR CONDITION CPT WITH CPT TILE
	CONCRETE RESTORATION PRECAST STONE		REPLACE VAT FLOOR AND ACT CEILING WITH NEW VCT FL AND ACT CLG
	REPLACE 594 AUDITORIUM SEATS		MODERATE REMODEL + \$75,000/ RM, CWK, PLBG, AND FINISHES

EDISON MIDDLE SCHOOL

ARCHITECTURAL
SECOND FLOOR

FACILITY ANALYSIS



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

- 1 - REPLACE SEALANT AT SOME STONE SILLS CAPS AND PROVIDE NEW SEALANT AT BASE OF WALL AND CONC WALK.
- 2 - LOW PRESSURE WASH MILDEW/SOILED PRECAST COPPING, HEADERS, SILLS AND WATER TABLE.
- 3 - BRICK RESTORATION AT BASE OF (14) BRICK COLUMNS MAIN ENTRY.

KEY NOTES

	REPLACE POOR CONDITION ACT WITH ACT		REPLACE POOR CONDITION VCT WITH VCT
	REPLACE ALUMINUM WINDOWS AND STOREFRONT		REPLACE POOR CONDITION CPT WITH CPT TILE
	CONCRETE RESTORATION PRECAST STONE		REPLACE VAT FLOOR AND ACT CEILING WITH NEW VCT FL AND ACT CLG

EDISON
MIDDLE SCHOOL
FACILITY ANALYSIS

MECHANICAL
GROUND FLOOR

ELECTRICAL
GROUND FLOOR



PRIORITY KEY

URGENT
MEDIUM
LOW

EQUIPMENT
SYSTEM
DISTRIBUTION

KEY NOTES

- (B) REPLACE BOILER
- (CWP) REPLACE PUMP
- (AHU) REPLACE AIR HANDLING UNIT
- (PH) REPLACE POOL HEATER
- (PST) REFURBISH POOL SURGE TANK
- (HWP) REPLACE PUMP
- (CH) REPLACE CHILLER
- (WH) REPLACE WATER HATER
- (PP) REPLACE POOL CIRCULATING PIPING

PRIORITY KEY

URGENT
MEDIUM
LOW

LIGHTING

KEY NOTES

- (L) REPLACE LIGHTING

EDISON
MIDDLE SCHOOL
FACILITY ANALYSIS

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR



PRIORITY KEY

URGENT

MEDIUM

LOW













EQUIPMENT

SYSTEM
DISTRIBUTION

 REPLACE AIR
HANDLING UNIT

PRIORITY KEY

URGENT

MEDIUM

LOW







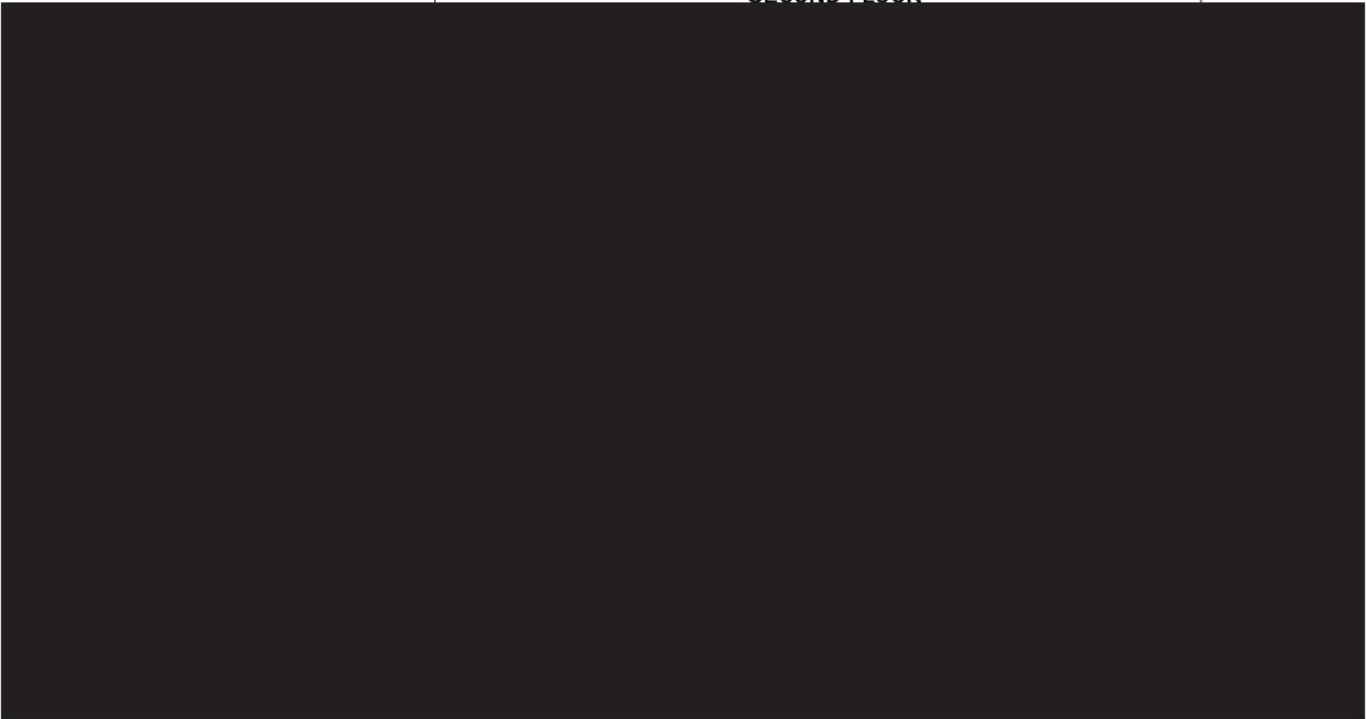
LIGHTING

KEY NOTES

 REPLACE LIGHTING

EDISON
MIDDLE SCHOOL
FACILITY ANALYSIS

ELECTRICAL
SECOND FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION

KEY NOTES

 REPLACE AIR HANDLING UNIT

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

 REPLACE LIGHTING

EDISON
MIDDLE SCHOOL

BUILDING AGE

KEY

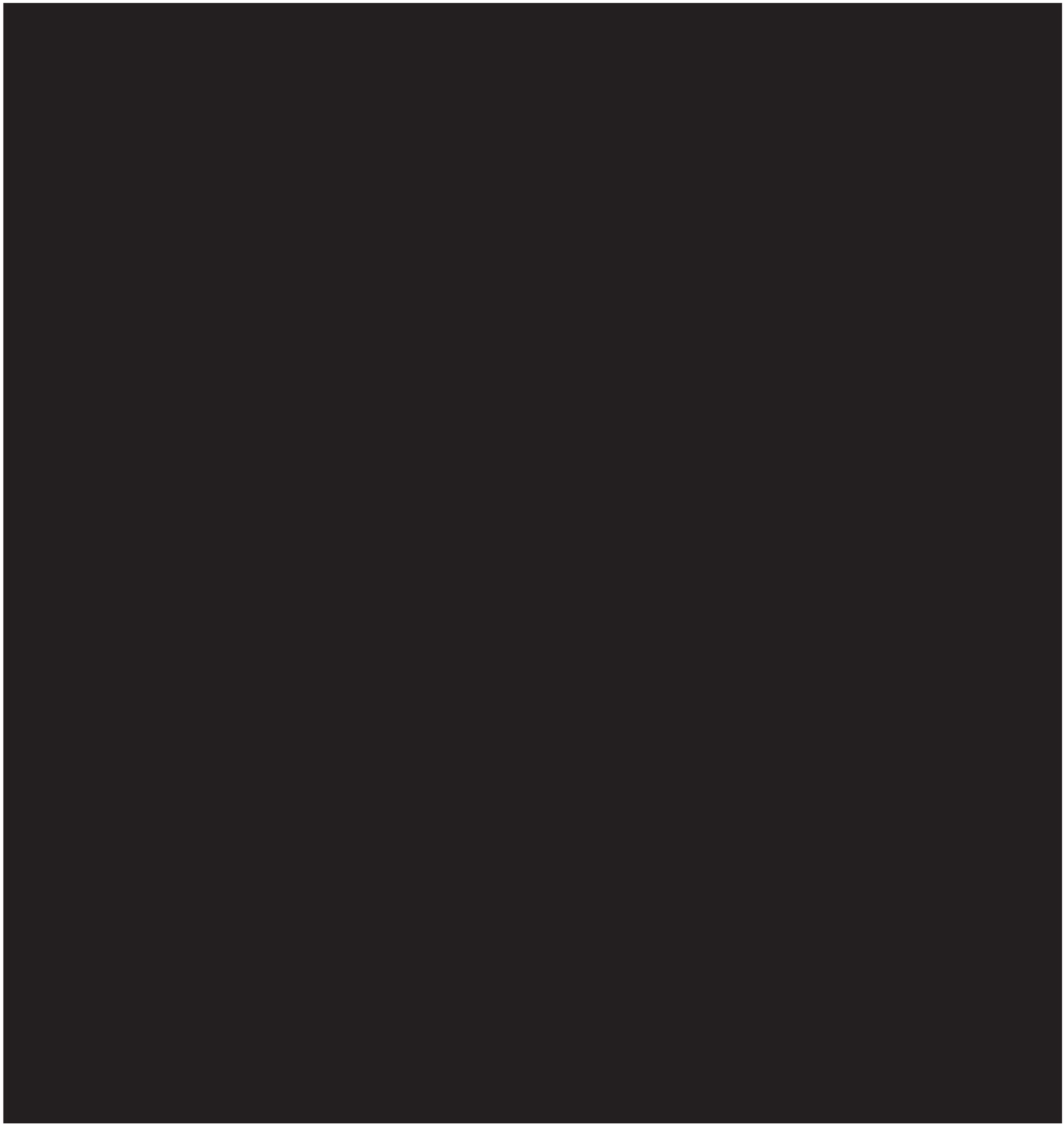
FIRST FLOOR



1986



2019



Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						10%	\$ 31.43	6,381,900	1.2	Cond.					Priority High (1)			\$ 263,300
198							\$ 8.76	1,778,300	3	Cond.					Priority Med (2)			\$ 8,196,900
199							\$ 32.65	6,629,500	4.5	Cond.					Priority Low (3)			\$ 6,329,500
200	Edison Middle School				203,041	SF	Ron S/POB, Ted C, Ted C, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			\$ 14,789,700
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		31								CI				2022				
205		31	Edison Middle School	1.04		0		sample row to insert			CI		2	2022				\$ -
206		31	Edison Middle School	1.00	SITE - Hard surfaces													\$ -
207		31	Edison Middle School	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		31	Edison Middle School	1.01	Asphalt paving		Main Entrance Drive & South Parking Lot	we were told that the SD was to be having work done in summer of 2022	5		CI		2	2022				\$ -
209		31	Edison Middle School	1.02	Concrete walks / curbs		Access to south Sport Fields/Courts & Playgrounds	Students must cross through parking lot - No safe route for students	1		CI		1	2022	Provide appropriate access - Including switch-back ADA route			\$ 80,000
210		31	Edison Middle School	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			\$ 15,200
211		31	Edison Middle School	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			\$ 55,900
212		31	Edison Middle School	1.02	Concrete walks / curbs		Alpine Drive Pick-up & Drop-off	City Sidewalk Area: Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			\$ 93,400
213		31	Edison Middle School	1.02	Concrete walks / curbs		Door No. 1	Conc Pvmnt uneven with trip hazard	2		CI		2	2022	Mud-jack up pavement			\$ 5,300
214		31	Edison Middle School	1.02	Concrete walks / curbs		Main Drive	Spalling or damaged concrete curb & gutter	2		CI		2	2022	Remove & replace curb & gutter (B612)			\$ 7,000
215		31	Edison Middle School	1.02	Concrete walks / curbs		Door No. 10	Spalling & Damaged Conc Pvmnt - uneven, trip hazard	1		CI		2	2022	Remove & replace concrete (Including conc stoop slab)			\$ 5,700
216		31	Edison Middle School	2.00	SITE - Activity Spaces													\$ -
217	POB	31	Edison Middle School	2.05	Hard surface play areas		Running Track	Poor Condition, thermal cracking throughout track	2		CI		2	2022	Full reconstruct - \$182,000 for Asphalt replacement, \$132,000 for track surfacing and \$75,000 for structural spray			\$ 577,100
218		31	Edison Middle School	3.00	SITE - Drainage / Landscaping													\$ -
219		31	Edison Middle School	3.01	Grass / Turf			no comments this section			CI		2	2022				\$ -
220		31	Edison Middle School	4.00	Exterior (Building Envelope)													\$ -
221		31	Edison Middle School	4.01	Roofs			Roofing information provided by Owner			CI		2	2022				\$ -

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Edison Middle School				203,041	SF	Ron S/POB, Ted C, Ted C, Gary G, Ron E, Dave B								2022 TOTAL PRIORITIES				\$ 14,789,700	
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		
222		31	Edison Middle School	4.01	Roofs	Sect	1	BUR	3	1997	CI	Y5	2	1997	Built-Up Roofing	30	5	\$ -		
223		31	Edison Middle School	4.01	Roofs		2	BUR	3	1997	CI	Y5	2	1997	Built-Up Roofing	30	5	\$ -		
224		31	Edison Middle School	4.01	Roofs		3	BUR	3	1992	CI	Y1	2	1992	Built-Up Roofing	30	0	\$ -		
225		31	Edison Middle School	4.01	Roofs		4	BUR	3	2011	CI	Y19	3	2011	Built-Up Roofing	30	19	\$ -		
226		31	Edison Middle School	4.01	Roofs		5	BUR	3	2011	CI	Y19	3	2100	Built-Up Roofing	30	19	\$ -		
227		31	Edison Middle School	4.01	Roofs		6	BUR	3	2011	CI	Y19	3	2011	Built-Up Roofing	30	19	\$ -		
228		31	Edison Middle School	4.01	Roofs		7A	BUR	3	2011	CI	Y19	3	2011	Built-Up Roofing	30	19	\$ -		
229		31	Edison Middle School	4.01	Roofs		7B	BUR	3	2011	CI	Y19	3	2011	Built-Up Roofing	30	19	\$ -		
230		31	Edison Middle School	4.01	Roofs		8	BUR	3	1997	CI	Y5	2	1997	Built-Up Roofing	30	5	\$ -		
231		31	Edison Middle School	4.01	Roofs		9	BUR	3	1997	CI	Y5	2	1997	Built-Up Roofing	30	5	\$ -		
232		31	Edison Middle School	4.01	Roofs		10	Mod Bit Gran Agg Al Coat	3	1996	CI	Y9	2	1996	Built-Up Roofing	35	9	\$ -		
233		31	Edison Middle School	4.01	Roofs		11	BUR	3	2000	CI	Y8	2	2000	Built-Up Roofing	30	8	\$ -		
234		31	Edison Middle School	4.01	Roofs		12	BUR	3	2000	CI	Y8	2	2000	Built-Up Roofing	30	8	\$ -		
235		31	Edison Middle School	4.01	Roofs		13	BUR	3	1997	CI	Y5	2	1997	Built-Up Roofing	30	5	\$ -		
236		31	Edison Middle School	4.01	Roofs		14	BUR	3	1997	CI	Y5	2	1997	Built-Up Roofing	30	5	\$ -		
237		31	Edison Middle School	4.01	Roofs		15	BUR	2	1986	CI	Y1	1	1986	Built-Up Roofing	30	-6	\$ -		
238		31	Edison Middle School	4.01	Roofs		16	BUR	3	2000	CI	Y8	2	2000	Built-Up Roofing	30	8	\$ -		
239		31	Edison Middle School	4.01	Roofs		17	BUR	3	2000	CI	Y8	2	2000	Built-Up Roofing	30	8	\$ -		
240		31	Edison Middle School	4.01	Roofs		18	BUR	3	2000	CI	Y8	2	2000	Built-Up Roofing	30	8	\$ -		
241		31	Edison Middle School	4.02	Wall systems		entry columns (14)	brick restoration	2		CI		2	1970	replace bottom 3 courses			\$ -		
242		31	Edison Middle School	4.02	Wall systems		upper caps main building	mildew/soiled sills lintels and caps	2		CI		3	2022	low pressure wash			\$ 30,300		
243		31	Edison Middle School	4.03	Tuck pointing / Sealant		exterior slab at pool wall,	no sealant between building and slabs	2		CI		2	2022	provide new sealant & backer rod			\$ 3,000		
244		31	Edison Middle School	4.05	Curtainwall / Storefront		courtyard fixed	aluminum storefront	2		CI		2	2022	replace with new storefront			\$ 627,300		
245		31	Edison Middle School	4.05	Curtainwall / Storefront		classroom windows	aluminum windows and blinds failing	2		CI		2	2022	replace with new window system with intragral blinds			\$ 916,500		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Edison Middle School				203,041	SF	Ron S/POB, Ted C, Ted C, Gary G, Ron E, Dave B							2022 TOTAL PRIORITIES					\$ 14,789,700	
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		
246		31	Edison Middle School	4.08	Painting and Plaster		doors 13 & 14	lintels at pcc pnl rusting	2		CI		2	2022	prep and paint			\$ 100		
247		31	Edison Middle School	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		stoop at ext door 10	conc failing	2		CI		2	2022	provide new slab at stoop			\$ 4,600		
248		31	Edison Middle School	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		stoop at ext doors 11 & 12	2" conc curb at stoop slab	2		CI		2	2022	provide new transition ramp to stoop			\$ 9,400		
249		31	Edison Middle School	5.00 Interior (Building)								CI						\$ -		
250		31	Edison Middle School	5.03	Flooring / Base	F1	130, 131, 132, 133, 134, 136, 137, 138, 139, 140, 143, 145, 146, 147, 149	VAT poor condition and ACT ceiling poor condition	2		CI		2	2022	F1 combo replace with new VCT floor and ACT ceiling			\$ 148,100		
251		31	Edison Middle School	5.03	Flooring / Base	F1	330, 331, 332, 333, 334, 336, 337, 338, 339, 340, 341, 343, 345, 346, 347, 349, 365	VAT poor condition and ACT ceiling poor condition	2		CI		2	2022	F1 combo replace with new VCT floor and ACT ceiling			\$ 155,300		
252		31	Edison Middle School	5.03	Flooring / Base	F1	530, 531, 532, 533, 554, 536, 537, 538, 539, 540, 541, 543, 545, 546, 547, 549	VAT poor condition and ACT ceiling poor condition	2		CI		2	2022	F1 combo replace with new VCT floor and ACT ceiling			\$ 145,500		
253		31	Edison Middle School	5.03	Flooring / Base		215	Broadloom CPT with no transition strip	2		CI		2	2022	add new new transition strip			\$ 300		
254		31	Edison Middle School	5.03	Flooring / Base		361, 362, 363, 364, 367	Broadloom CPT poor condition	2		CI		2	2022	replace with new carpet tile			\$ 13,900		
255		31	Edison Middle School	5.03	Flooring / Base		372 Aud	Broadloom CPT poor condition	2		CI		2	2022	replace with new broadloom			\$ 18,100		
256		31	Edison Middle School	5.03	Flooring / Base		cooler, freezer	conc floor at cooler freezer	2		CI		2	2022	add QT floor to exg conc floor			\$ 7,900		
257		31	Edison Middle School	5.04	Ceiling / Acoustic Panels		219, 220, 221	ACT ceiling poor condition	2		CI		2	2022	replace with new ACT ceiling			\$ 21,500		
258		31	Edison Middle School	5.04	Ceiling / Acoustic Panels		Guidance area, 355, 354 Lib, 350,	ACT ceiling poor condition	2		CI		2	2022	replace with new ACT ceiling			\$ 48,200		
259		31	Edison Middle School	5.04	Ceiling / Acoustic Panels		385, 386, 387, 388, 390, prac	ACT ceiling poor condition	2		CI		2	2022	replace with new ACT ceiling			\$ 33,700		
260		31	Edison Middle School	5.04	Ceiling / Acoustic Panels		boys lkr rm	ACT ceiling poor condition	2		CI		2	2022	replace with new ACT ceiling			\$ 10,200		
261		31	Edison Middle School	5.10	REMODEL NG / ADDITIONS						CI		2	2022				\$ -		

Green Bay Area Public Schools
Facility Assessment Data

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	Edison Middle School				203,041	SF	Ron S/POB, Ted C, Ted C, Gary G, Ron E, Dave B							2022 TOTAL PRIORITIES					\$ 14,789,700
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	
		31	Edison Middle School	6.00	Interior (Fixed Equipment)						CI								\$ -
262		31	Edison Middle School	6.02	Interior Fixed Seating		370, 371, 372 auditorium	failing auditorium seats	2		CI		2	2022	Replace auditorium seating			\$ 229,000	
263		31	Edison Middle School	6.13	Cabinetry / Counter Tops / Stools		220	failing countertops	2		CI		2	2022	Replace PLAM countertop			\$ 19,900	
264		31	Edison Middle School	6.13	Cabinetry / Counter Tops / Stools		409, 413, 419, 427 science	original failing cabinets epocyp tops OK	2		CI		2	2022	Moderare remodel + \$75,000 Per classroom			\$ 1,103,700	
265		31	Edison Middle School	6.18	Kitchen Equipment		Kitchen	No K Class FE found	1		CI		1	2022	Provide K Class FE			\$ 500	
266		31	Edison Middle School	6.19	Cold Storage Rooms		Cooler	Low light level	2		CI		2	2022	Provide light fixture(s)			\$ 600	
267		31	Edison Middle School	6.19	Cold Storage Rooms		Freezer	Rusted door hinge, low light level	2		CI		2	2022	Replace door hinge, provide light fixture			\$ 900	
268		31	Edison Middle School	7.00	HVAC						CI							\$ -	
269		31	Edison Middle School	7.01	Boilers			B-1, Fulton EDR-3000, 3,000 MBH in, 2,889 MBH out,	4	2017	CI	Y25	3	2022	Replacse boilers when failed	30	25	\$ 340,600	
270		31	Edison Middle School	7.01	Boilers			B-2, Fulton EDR-3000, 3,000 MBH in, 2,889 MBH out,	4	2017	CI	Y25	3	2022	Replacse boilers when failed	30	25	\$ 340,600	
271		31	Edison Middle School	7.01	Boilers			B-3, Fulton EDR-3000, 3,000 MBH in, 2,889 MBH out,	4	2017	CI	Y25	3	2022	Replacse boilers when failed	30	25	\$ 340,600	
272		31	Edison Middle School	7.02	Motors / controllers / pumps / systems / VFDs and electrical			Pump VFDs	3	2017	CI		3	2022		15	10	\$ -	
273		3	Beaumont Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			IP-1, B&G 80-5B, 325 BGP @ 20 Ft, 3 HP	4	2017	CI	Y25	3	2022	Replace pump when failed	30	25	\$ 38,800	
274		31	Edison Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			IP-2, B&G 80-5B, 325 BGP @ 20 Ft, 3 HP	4	2017	CI	Y25	3	2022	Replace pump when failed	30	25	\$ 38,800	
275		31	Edison Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			IP-3, B&G 80-5B, 325 BGP @ 20 Ft, 3 HP	4	2017	CI	Y25	3	2022	Replace pump when failed	30	25	\$ 38,800	
276		31	Edison Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			HWP-1, B&G 1510-5EB, 975 GPM @ 90 Ft, 30 HP, VFD	4	2017	CI	Y25	3	2022	Replace pump & VFD when failed	30	25	\$ 56,600	
277		31	Edison Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			HWP-2, B&G 1510-5EB, 975 GPM @ 90 Ft, 30 HP, VFD	4	2017	CI	Y25	3	2022	Replace pump & VFD when failed	30	25	\$ 56,600	
278		31	Edison Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			CWP-1, B&G 1510- , 945 GPM @ 92 Ft, 30 HP	4	2017	CI	Y25	3	2022		30	25	\$ 56,600	
279		31	Edison Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil														

Green Bay Area Public Schools
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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Edison Middle School				203,041	SF	Ron S/POB, Ted C, Ted C, Gary G, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 14,789,700
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
280		31	Edison Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			CWP-2, B&G 1510- , 945 GPM @ 92 Ft, 30 HP	4	2017	CI	Y25	3	2022		30	25	\$ 56,600
281		31	Edison Middle School	7.06	Energy Management Systems (24 volt low voltage)			Aotomated Logic	3	2017	CI		2	2022	Up grade energy management system	15	10	\$ 1,642,300
282		31	Edison Middle School	7.07	Air handler units / ERU - dampers		2nd floor mech room	AHU Tag:AHU1 Make:Daikin Model:CAH081GDGM Serial Number:FBou180100454 CFM 40,500 Max System Type: Fan and coil types: HW,CW, RF-1 inline return fan.	4	2017	CI	Y30	3	2022	Replace air Handling Unit when failed	40	35	\$ 1,048,300
283		31	Edison Middle School	7.07	Air handler units / ERU - dampers		2nd floor mech room	AHU Tag:AHU2 Make:Daikin Model:CAH035GDGM Serial Number:FBou180100455 CFM 17,500 Max System Type: Fan and coil types: HW,CW, RF-2 inline return fan.	4	2017	CI	Y30	3	2022	Replace air Handling Unit when failed	40	35	\$ 452,900
284		31	Edison Middle School	7.07	Air handler units / ERU - dampers		2nd floor mech room	AHU Tag:AHU3 Make:Daikin Model:CAH021GDGM Serial Number:FBou180100441 CFM 10,500 Max System Type: Fan and coil types: HW,CW RF-3 inline return fan.	4	2017	CI	Y30	3	2022	Replace air Handling Unit when failed	40	35	\$ 254,800
285		31	Edison Middle School	7.07	Air handler units / ERU - dampers			AHU Tag: AC-4 Make: Daikin Model: CAH014GDGC Serial Number:FBou180601991 Max CFM 7,000 System Type: Fan and coil types: HW, CW, VFD	4	2017	CI	Y30	3	2022	Replace air Handling Unit when failed	40	35	\$ 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	Edison Middle School				203,041	SF	Ron S/POB, Ted C, Ted C, Gary G, Ron E, Dave B							2022 TOTAL PRIORITIES					\$ 14,789,700
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		31	Edison Middle School	7.07	Air handler units / ERU - dampers			AHU Tag: AC-5 Make: Daikin Model: CAH010GDGC Serial Number:FBOU180100446 Max CFM 5,000 System Type: Fan and coil types: HW, CW, DX, VFD ACCU-1	4	2017	CI	Y30	3	2022	Replace air Handling Unit when failed	40	35	\$ 155,300	
287		31	Edison Middle School	7.07	Air handler units / ERU - dampers			AHU Tag: AC6, -Ventus Model: 8-160-17-3V30-00090 Serial Number:FBOU180100446 Max CFM 2,500 @ 2.0", 2 HP System Type: Fan and coil types: HW @ 108 MBH, CW @ 109 9 MBH, VFD	4	2017	CI	Y30	3	2022	Replace air Handling Unit when failed	40	35	\$ 64,800	
288		31	Edison Middle School	7.07	Air handler units / ERU - dampers			AHU Tag: AC-7 (AHU-21) Make: Daikin Model: CAH026GDGC Serial Number:FBOU180100445 Max CFM 13,000 System Type: Fan and coil types: HW, CW, VFD	4	2017	CI	Y30	3	2022	Replace air Handling Unit when failed	40	35	\$ 336,400	
289		31	Edison Middle School	7.07	Air handler units / ERU - dampers			AC-8, Pool unit, Innovent NDHU-OU-PL-13900-HW-460 (4) 4 HP sup FAns VFD, (4) 4 HP fans	4	2018	CI	Y30	2	2022	Replace air Handling Unit when failed	40	36	\$ 419,300	
290		31	Edison Middle School	7.07	Air handler units / ERU - dampers		Wood Shop' Ceiling	AHU Tag: AC-11 -Ventus Model: Serial Number:FBOU180100446 Max CFM 6,500 @ 2.0" System Type: Fan and coil types: HW, CW,	4	2017	CI	Y30	3	2022	Replace air Handling Unit when failed	40	35	\$ 168,200	
291		31	Edison Middle School	7.07	Air handler units / ERU - dampers			AHU Tag: AC-13 Make: Daikin Model: CAH013GDDM Serial Number:FBOU180100445 Max CFM 6,500 System Type: Fan and coil types: HW, CW, VFD	4	2017	CI	Y30	3	2022	Replace air Handling Unit when failed	40	35	\$ 168,200	

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	Edison Middle School				203,041	SF	Ron S/POB, Ted C, Ted C, Gary G, Ron E, Dave B							2022 TOTAL PRIORITIES					\$ 14,789,700
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	
		31	Edison Middle School	7.07	Air handler units / ERU - dampers			AHU Tag: AC-14 Make: Daikin Model: CAH025GDDM Serial Number:FBOU180100445 Max CFM 12,500 System Type: Fan and coil types: HW, CW, VFD	4	2017	CI	Y30	3	2022	Replace air Handling Unit when failed	40	35	\$ 323,500	
292		31	Edison Middle School	7.07	Air handler units / ERU - dampers			AHU Tag:Gym AHU Make: At Ceiling Model: Serial Max CFM 15,000 System Type: Fan and coil types: HW Musty smell in gym space	4	2017	CI	Y30	3	2022	Replace air Handling Unit when failed	40	35	\$ 388,300	
293		31	Edison Middle School	7.07	Air handler units / ERU - dampers			AHU Tag: AC17, -Ventus Model: VTS 30-160-17-3V30-00090 Serial Number:FBOU180100446 Max CFM 3,500 @ 2.0", 2 HP System Type: Fan and coil types: HW @ 129 MBH, CW @ 109 9 MBH, VFD	4	2017	CI	Y30	3	2022	Replace air Handling Unit when failed	40	35	\$ 90,600	
294		31	Edison Middle School	7.07	Air handler units / ERU - dampers			AHU Tag:AC-18 Make: Daikin Model: CAH010GDGC Serial Number:FBOU180100445 Max CFM (5,000) System Type: Fan and coil types: HW, CW, VFD	4	2017	CI	Y30	3	2022	Replace air Handling Unit when failed	40	35	\$ 129,400	
295		31	Edison Middle School	7.07	Air handler units / ERU - dampers		Café	AHU Tag: AC-23 (AHU-21) Make: Daikin Model: CAH025GDGC Serial Number:FBOU180100445 Max CFM 12,500 System Type: Fan and coil types: HW, CW, VFD	4	2017	CI	Y30	3	2022	Replace air Handling Unit when failed	40	35	\$ 323,500	
296		31	Edison Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Second floor restrooms	Hot water cabinet unit heaters in very good condition.	4	2017	CI			2022		25	20	\$ -	
297		31	Edison Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Second floor restrooms	Hot water cabinet unit heaters in very good condition.	4	2017	CI			2022		25	20	\$ -	

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R			
200	Edison Middle School				203,041	SF	Ron S/POB, Ted C, Ted C, Gary G, Ron E, Dave B								2022	TOTAL PRIORITIES			\$ 14,789,700		
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			
		31	Edison Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Restrooms by 300 & 400 Classrooms	Hot water cabinet unit heaters in poor condition..	2	2017	CI			2022	Replace Cabinet Unit Heater.	25	20	\$ -			
298		31	Edison Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			Unit Type Heating Source (Hot Water or Steam) Fan Type (In-line/Roof Mounted/Utility Set)		2017	CI			2022		25	20	\$ -			
299		31	Edison Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			Unit Type Heating Source (Hot Water or Steam) Fan Type (In-line/Roof Mounted/Utility Set)		2017	CI			2022		25	20	\$ -			
300		31	Edison Middle School	7.10	Exhaust fans - PRV / utility sets		Roof	Rooftop fans are all in good condition.	4	2017	CI			2022		25	20	\$ -			
301		31	Edison Middle School	7.10	Exhaust fans - PRV / utility sets		Roof	Relief/intake hoods have covers blown/ripped off the top so ductwork is exposed to any rain or weather.	1	2017	CI		1	2022	Fix (2) relief hoods	25	20	\$ 3,200			
302		31	Edison Middle School	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			Chiller Tag: CH-1 Make: Daikin Model: Serial Number: Tonnage: (Cooling Capacity) (300) System Type: (Air Cooled, R-134A, 35% Propylene Glycol	4	2017	CI	Y20	3	2022	Replace Chiller whwn failed	25	20	\$ 582,300			
303		31	Edison Middle School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AC-5	ACCU-1, AAON, CFA-009-B-A-3-DC00K, R-410A 9 tons	3	2017	CI	Y20	3	2022	Replace condensing unit. See air handler for pricing	25	20	\$ -			
304		31	Edison Middle School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof	Trane 2TTA0048A3000AA, R-22 4 tons	2	2002	CI	Y2	1	2022	Replace condensing unit.	25	5	\$ 15,500			
305		31	Edison Middle School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof	Carrier 38CK036550- R-22 3 tons	2	2002	CI	Y2	1	2022	Replace condensing unit.	25	5	\$ 11,600			
306		31	Edison Middle School	8.00 Plumbing								CI						\$ -			
307		31	Edison Middle School	8.08	Plumbing Fixtures		2nd floor restrooms	floor mount urinal with flush mechanism behind access panels. Push button lavs. Wall mount flush valve urinals.	2		CI			2022	Replace urinals.	30		\$ -			
308		31	Edison Middle School	8.08	Plumbing Fixtures		Restrooms by 300 level classrooms	floor mount urinal with flush mechanism behind access panels. Push button lavs. Wall mount flush valve urinals.	2		CI			2022	Replace urinals.	30		\$ -			
309		31	Edison Middle School																		

Green Bay Area Public Schools
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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	Edison Middle School				203,041	SF	Ron S/POB, Ted C, Ted C, Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			\$ 14,789,700	
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	
310		31	Edison Middle School	8.08	Plumbing Fixtures		409, 410, 413, 415, 417, 418, 419	Science classroom sinks are in good condition	3		CI			2022		30		\$ -	
311		31	Edison Middle School	8.08	Plumbing Fixtures		421	FACS room residential sink in good condition	2		CI			2022	Replace FACS sinks	30		\$ -	
312		31	Edison Middle School	8.08	Plumbing Fixtures		Restrooms by 408	floor mount urinal with flush mechanism behind access panels. Push button lavs. Wall mount flush valve urinals.	2		CI			2022	Replace urinals.	30		\$ -	
313		31	Edison Middle School	8.10	Drinking Fountains		2nd floor	Porcelain drinking fountains	2		CI			2022	Replace with water cooler.	30		\$ -	
314		31	Edison Middle School	8.11	Fire suppression- source / pumps / distribution / heads		Building	No existing fire suppression system	2		CI			2022	Install new fire protection system as needed if addit/alts are done	30		\$ -	
315		31	Edison Middle School	8.14	Pools - pumps / heat exchangers / filter systems / drainage / chemical feed			Pool surge tank is open style, running almost full during unoccupied times. Level control seems to be a problem.	1		CI		1	2022	Modify pool surge tank operating level to run at 1/3 full when pool is unoccupied	30		\$ 3,200	
316		31	Edison Middle School	8.14	Pools - pumps / heat exchangers / filter systems / drainage / chemical feed			Pool Circulation piping is PVC. .	1		CI		2	2022	Replace pool circulation piping with schedule 80 CPVC	30		\$ 566,200	
317		31	Edison Middle School	8.14	Pools - pumps / heat exchangers / filter systems / drainage / chemical feed			Pool Heater, Patterson Kelly, CM-500, 500 MBH in, 460 MBH out,	3	2014	CI		3	2022	Replace pool heater when failed	30	22	\$ 89,000	
318		31	Edison Middle School	8.15	Domestic Water Heaters		Boiler Rm	AO Smith Cyclone, BTH 250 M00N, 240 MNH in, 273 GPH Recovery, 100 Gallon.	4	2017	CI	Y13	3	2022	Replace water heater when failed	25	20	\$ 89,000	
319		31	Edison Middle School	8.15	Domestic Water Heaters		Boiler Rm	AO Smith Cyclone, BTH 250 966, 240 MNH in, 273 GPH Recovery, 100 Gallon.	4	2017	CI	Y13	3	2022	Replace water heater when failed	25	20	\$ 89,000	
320		31	Edison Middle School	9.00 Electrical								CI							\$ -
321		31	Edison Middle School	9.03	Electric panels - distribution / labeling			No comments this section			CI		2	2022				\$ -	
322		31	Edison Middle School	10.00 Lighting								CI							\$ -
323		31	Edison Middle School	10.01	Lighting - Lamps / ballasts / controls		ALL Classrooms, Offices, Corridors, Toilets and other misc. rooms in 1968 Bldg	Fluorescent Lighting and Controls	2		CI		2	2022	Replace with LED light fixtures and dimming controls			\$ 1,019,900	
324		31	Edison Middle School	10.01	Lighting - Lamps / ballasts / controls		Auditorium	Fluorescent/Incandescent Lighting	2		CI		2	2022	Replace with LED light fixtures and dimming controls			\$ 85,800	

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	Edison Middle School				203,041	SF	Ron S/POB, Ted C, Ted C, Gary G, Ron E, Dave B								2022	TOTAL PRIORITIES		\$ 14,789,700	
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST	
325		31	Edison Middle School	10.01	Lighting - Lamps / ballasts / controls		Gym. Pool and Locker Rooms	Fluorescent Lighting and Controls	2		CI			2	2022	Replace with LED light fixtures and dimming controls		\$ 178,900	
326		31	Edison Middle School	11.00	Technology / Security						CI							\$ -	
327		31	Edison Middle School	11.01	Stuctured cabling		Building	good	4		CI		0	2022	no work			\$ -	
328		31	Edison Middle School	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI			2	2022	Remove abandoned cable		\$ 6,200	
329		31	Edison Middle School	11.02	Classroom technology systems		Classrooms	good	4		CI		0	2022	no work			\$ -	
330		31	Edison Middle School	11.03	Local Sound systems		Gym	good	4		CI		0	2022	no work			\$ -	
331		31	Edison Middle School	11.03	Local Sound systems		Gym	(2) Shure SLXD4D systems, frequencies (MHz): 558-602MHz	4		CI		0	2022	no work			\$ -	
332		31	Edison Middle School	11.03	Local Sound systems		Café	good	4		CI		0	2022	no work			\$ -	
333		31	Edison Middle School	11.03	Local Sound systems		Café	(2) Shure SLXD4D systems, frequencies (MHz): 558-602MHz	4		CI		0	2022	no work			\$ -	
334		31	Edison Middle School	11.03	Local Sound systems		Auditorium	described as "very poor"	2		CI			2	2022	replace sound system		\$ 89,800	
335		31	Edison Middle School	11.03	Local Sound systems		Auditorium	(4) Shure SLX4 systems, frequencies (MHz): 518-542MHz	4		CI		0	2022	no work			\$ -	
336		31	Edison Middle School	11.04	Master Clock Systems		Building	good.	4		CI		0	2022	no work			\$ -	
337		31	Edison Middle School	11.05	Building Paging systems		Building	good	4		CI		0	2022	no work			\$ -	
338		31	Edison Middle School	11.06	Access Control		Building	good	4		CI		0	2022	no work			\$ -	
339		31	Edison Middle School	11.06	Handicapped door operators		Main Entry	Handicapped operators work properly.	3		CI		0	2022	no work			\$ -	
340		31	Edison Middle School	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	3		CI			2	2022	replace existing Honeywell panel with District standard DMP		\$ 45,300	
341		31	Edison Middle School	11.07	Burgler Alarm System		Building	most exterior doors do not have door position contacts	2		CI			2	2022	provide door position contacts on doors that do not have them		\$ 13,500	
342		31	Edison Middle School	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	no work			\$ -	

FRANKLIN MIDDLE SCHOOL

1 SITE

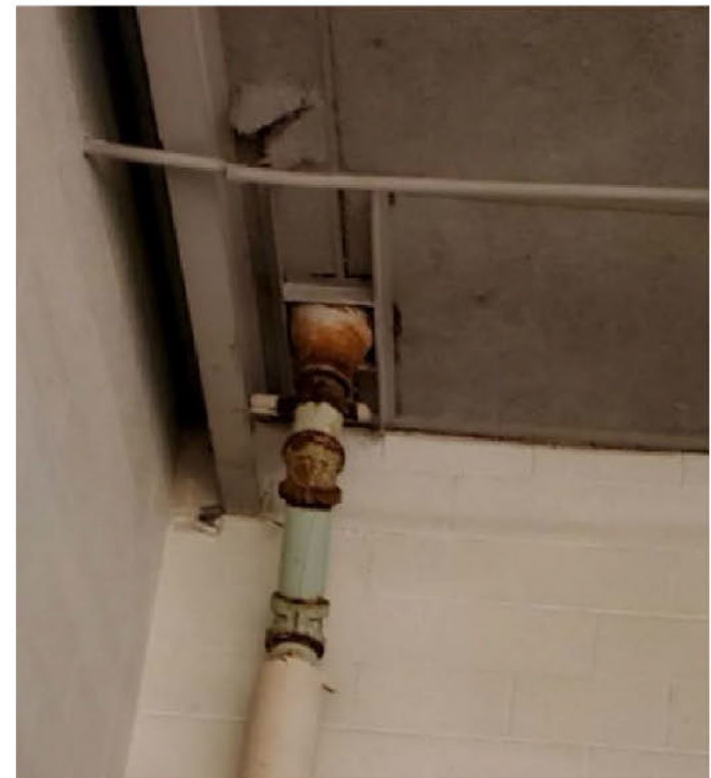
- **Parking Lot(s) Asphalt Pavement**
 - Continue general maintenance (i.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
 - Remove & replace concrete areas creating a potential trip hazard.
 - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
 - Add additional concrete pavement to accommodate snow removal equipment and restore turf.
- **Site/Playground Areas**
 - Resecure loose retaining wall caps – fall hazard if climbed on.
- **Site/Grading Areas**
 - Remove sod, regrade to drain away from Door #16, re-sod, fertilize and maintain disturbed turf areas.
 - Correct low grade and drainage along building by removing sod, regrade area to properly drain and



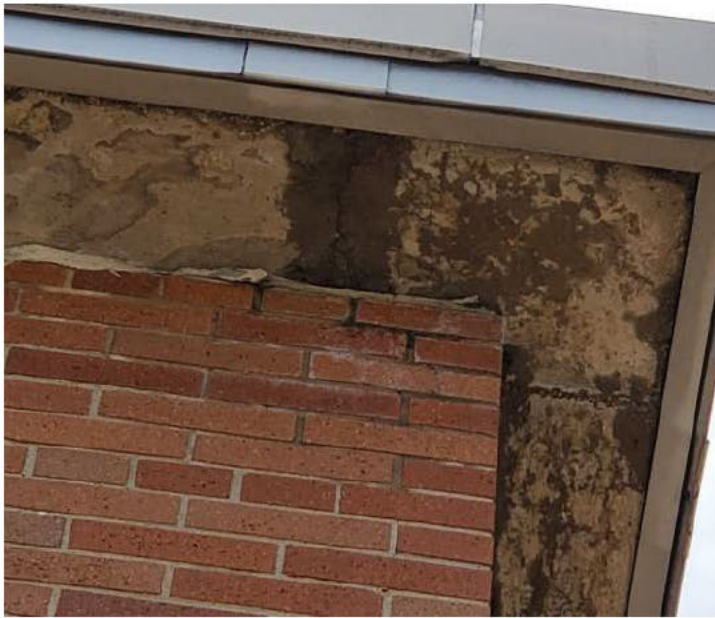
then restore
turf as
above.

2 EXTERIOR ENVELOPE

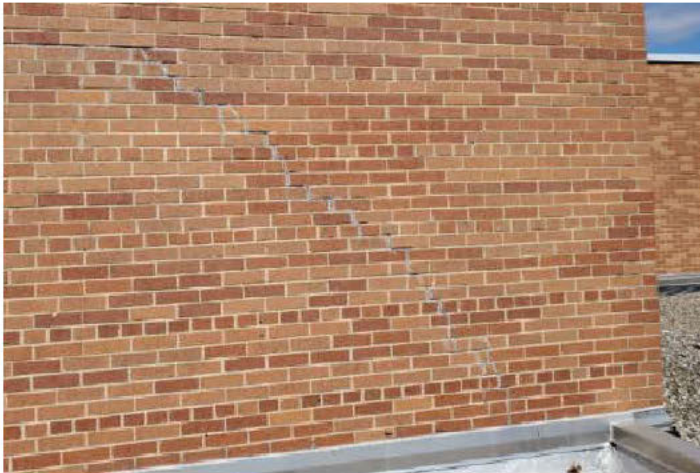
- **Roofing:** Several roof areas are leaking and/or are well past their anticipated life span and should be replaced.
- There is a damaged portion of Tectum roof deck and leaking roof drain at the northeast corner of the gym roof. These should be replaced.



- In the original 1958 classrooms portion of the building, the existing top-of-masonry wall to concrete roof deck intersection, with roof deck projection, relies on only a sealant joint between for watertightness. The underside of the deck, and its joints, are exposed. The sealant joint is failing, likely allowing water to enter into the building by action of wind-driven rain. This detail should be corrected by installing prefinished metal flashing under the projection, extending down onto the face brick with a drip, thus protecting both the underside of the concrete and the intersection.



- **Tuckpointing** is required on several areas of the building, especially around the gym. There also some cracks that should be repaired.



- **Control joints** and original copper expansion joints need to be recaulked throughout the building.



- **Greenhouse:** The greenhouse is original and is in poor condition. The greenhouse structure should be replaced and the walls tuckpointed.



- **Windows:** most are in acceptable condition, but there are some that were not replaced in less visible areas – these should be replaced for envelope integrity. The boiler room windows leak, and the upper window into the boys locker room is cracked.



- **Exterior doors:** Several exterior doors and frames are rusted on the bottom and should be replaced with aluminum storefront entrance frames (some can wait 6-10 years) .



3 INTERIOR

- **Interior doors:** Original 1958 interior wood doors are generally in poor condition and should be replaced (higher use areas are worse). Most doors have knobs instead of lever hardware (required for HC accessibility), and some in assembly spaces are missing panic hardware required by code.
- **Chalkboards** – most rooms still have chalkboards; these should be replaced with markerboards.
- **Casework:** original 1958 wood casework is in generally poor condition. Casework replacement to meet 21st

century educational needs typically triggers flooring, painting, and sometimes board relocation, so these are shown as combination items.



- **Flooring:** Many classrooms still have VAT flooring that should be abated, and some VCT floors in the 1993 addition rooms are very worn. All flooring that has not recently been replaced should be replaced.

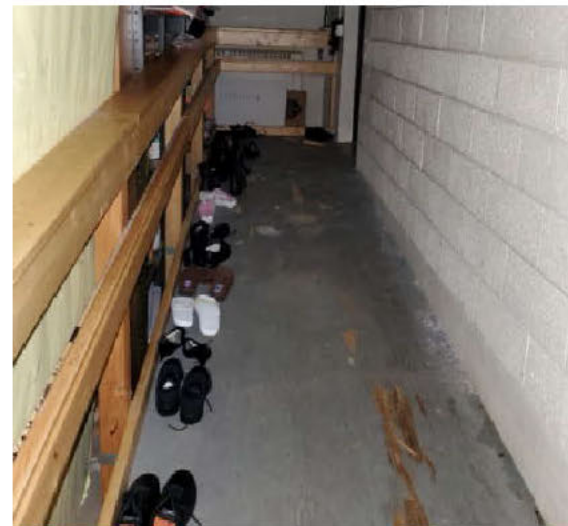


- The VCT flooring in the cafeteria is failing – cracking around the perimeter of each tile.



- **Non-code compliant combustible construction:** In the back stage area of the auditorium, a CMU wall with wood floor structure storage mezzanine has been added, as well as a wood stair leading to it and a wood ramp on the other side. Floor structure is not allowed to be combustible in this existing building construction type (non-combustible) and added to a lower standard than the existing building, and the building is not sprinkled to offset this. The storage function makes it more hazardous. The guardrails and no handrail are not code compliant. The ramp surface is also splintering, creating a safety hazard. All this construction should be removed

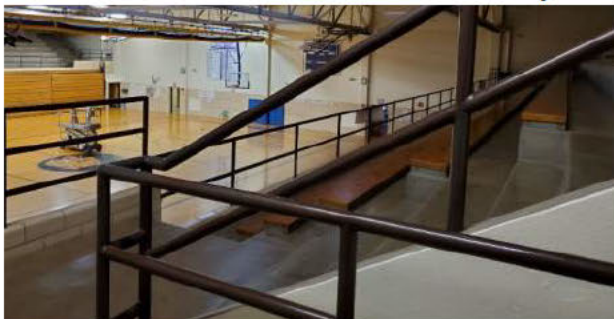
and replaced with non-combustible construction.



- **Lockers:** The lockers in the girls phy-ed locker room are in poor condition and should be replaced.



-
- **Railings:** The guardrails in all the stairs on the open side are too short with too large openings, and there are no separate handrails. The guards at the gym mezzanine bleachers front edge have too large spaces in between rails. All these should be modified for safety.



- **Bleachers:** Though the gym bleachers appear to be functional, they are original, there are no aisles, and there is no ADA seating in the gym, and no good way to get ADA access to the gym mezzanine for ADA seating, due to the stepped area restrictions up there. Therefore we are recommending that the bleachers be replaced with code complaint bleachers with aisles and ADA seating areas on the gym floor.

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 cast iron type and heating pumps are new and both were replaced in 2016.
- **Air Handlers**
 - Four of the seven Air Handlers were replaced in 2016. Three heating ventilating air handlers are original and need replacing.
 - Some abandoned unit ventilators remain and should be removed.
 - Some unit ventilators remain active and should be replaced.
- **Chillers and Pumps**
 - The Chillers were replaced in 2011 with R-410A air cooled chillers.

- **Water Heaters**

- The Water Heaters are Condensing water heaters replaced in 2010.

- **Plumbing**

- The Plumbing fixtures in fair to good condition with a few sinks in need of replacement.
- There is a tunnel flooding problem near room 110. A sump and pump needs to be added to address this issue.

6 ELECTRICAL

- **Electric Service**

- The building is served by a pad mounted 480V, 3-phase, 4-wire transformer installed during the 2015 addition to the building. This feeds a 3000A, 480V, 3-phase, 4-wire switchboard located in Electrical Room 113 installed during the 2015 addition.

- **Electric Switchboard, Panels, and Distribution Equipment**

- The switchboard was installed in 2015 and is in good condition. There is a mixture of old and new 277/480V, 3-phase, 4-wire circuit breaker type distribution and branch circuit panels in the building.
- The 1958 era distribution and branch circuit panels and transformer are old and need to be replaced. The 1992 and 2015 era equipment are in good functioning condition and need no action.

- **Fire Alarm System**

- There is a relatively new addressable Simplex 4010 fire alarm system located in the Electrical Room.
- A review of the fire alarm system is required to ensure compliance with current local codes. The fire alarm system will need to be replaced with a Voice Evacuation System if remodeling 10% or more of the building.

- **Emergency Generators / Battery Backup Systems**

- There is no emergency generator at this building.
- A review of the emergency power needs of the building is required to determine the type of emergency power system needed.

- **Lighting – Lamps / Ballasts / Controls**

- Lighting levels appear to be adequate in all spaces. Lighting is generally fluorescent fixtures with switch controls. Lighting in LMC Room 234, Classroom 207, and Classroom 209 have been changed to LED type fixtures. Room lighting is generally switch controlled, and all corridors have occupancy sensor controls.
- Replace all fluorescent lights with LED type fixtures. Add occupancy sensor controls for energy efficiency.

- **Security Lighting (Exterior)**

- There are no exterior emergency security lighting at this building
- Provide exterior emergency security lights at all entrances.

- **Parking Lot Lighting**

- Parking lot is lit with pole mounted LED lights

- No action required.

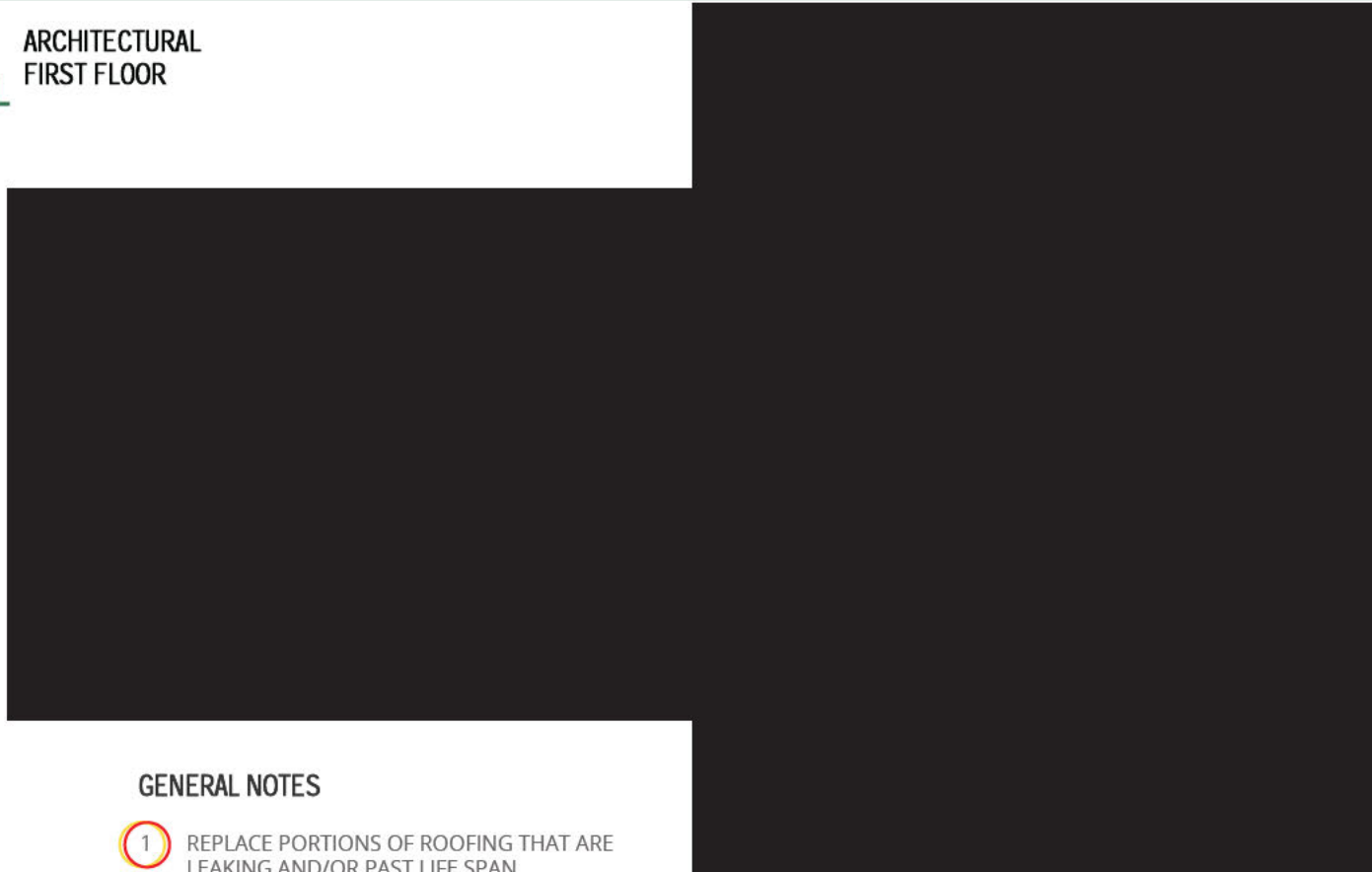
7 TECHNOLOGY

- Technology systems are good.
- Main entrance handicapped door operation is not correct

FRANKLIN MIDDLE SCHOOL

ARCHITECTURAL
FIRST FLOOR

FACILITY ANALYSIS



GENERAL NOTES

- 1 REPLACE PORTIONS OF ROOFING THAT ARE LEAKING AND/OR PAST LIFE SPAN
- 2 TUCKPOINT PORTIONS OF FACE BRICK AT 1958 BUILDING
- 3 REPLACE SEALANT IN EXT CONTROL JOINTS
- 4 REPLACE ORIGINAL 1958 INTERIOR DOORS
- 5 REPLACE CHALKBOARDS THROUGHOUT
- 6 REPLACE NON-TEMPERED/WIRE GLASS IN INTERIOR

PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

KEY NOTES

	REPLACE DOOR AND FRAME		REPLACE TOILET PARTITIONS		FINISHES AND EQUIP (MORE CSWK, INC CLG)
	KITCHEN EQUIPMENT - DISHTABLE LEGS, CAN OPENER		CODE - REPLACE/MODIFY GUARD/HANDRAILS		FINISHES AND EQUIP LESS CEILING (MORE CSWK)
	REPLACE STAGE CURTAINS		REPLACE CODE VIOLATION WOOD CONST (FLOOR, STAIRS, RAMP, RAILINGS)		REPLACE CSWK
	REPLACE LOCKERS		REPLACE FLOORING		REPLACE EXTERIOR WINDOW(S)
	REPLACE BLEACHERS				

FRANKLIN MIDDLE SCHOOL

ARCHITECTURAL
SECOND FLOOR

FACILITY ANALYSIS



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

- 1 REPLACE PORTIONS OF ROOFING THAT ARE LEAKING AND/OR PAST LIFE SPAN
- 2 TUCKPOINT PORTIONS OF FACE BRICK AT 1958 BUILDING
- 3 REPLACE SEALANT IN EXT CONTROL JOINTS
- 4 REPLACE ORIGINAL 1958 INTERIOR DOORS
- 5 REPLACE CHALKBOARDS THROUGHOUT
- 6 REPLACE NON-TEMPERED/WIRE GLASS IN INTERIOR

KEY NOTES

	REPLACE DOOR AND FRAME		FINISHES AND EQUIP LESS CEILING (MORE CSWK)		TUCKPOINT INTERIOR CRACKS IN EXT MAS WALL
	REPLACE TOILET PARTITIONS		FINISHES AND EQUIP LESS CEILING		REPLACE EXTERIOR WINDOW(S)
	CODE - REPLACE/MODIFY GUARD/HANDRAILS		FINISHES AND LAB EQUIP, LESS CLG AND BOARDS, IN 6-10 YRS		
	REPLACE FLOORING		REMODEL		
	REPLACE PAIRED PANEL OPERABLE PARTITION		REPLACE CSWK		

FRANKLIN MIDDLE SCHOOL

ARCHITECTURAL
THIRD FLOOR

FACILITY ANALYSIS



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

- 1 REPLACE PORTIONS OF ROOFING THAT ARE LEAKING AND/OR PAST LIFE SPAN
- 2 TUCKPOINT PORTIONS OF FACE BRICK AT 1958 BUILDING
- 3 REPLACE SEALANT IN EXT CONTROL JOINTS
- 4 REPLACE ORIGINAL 1958 INTERIOR DOORS
- 5 REPLACE CHALKBOARDS THROUGHOUT
- 6 REPLACE NON-TEMPERED/WIRE GLASS IN INTERIOR

KEY NOTES

- | | | | |
|--|---|--|--|
| | FINISHES AND EQUIP LESS CEILING (MORE CSWK) | | REPLACE TOILET PARTITIONS |
| | FINISHES AND EQUIP LESS CEILING | | FINISHES AND LAB EQUIP, LESS CLG AND BOARDS, IN 6-10 YRS |
| | REPLACE FLOORING | | REPLACE PAIRED PANEL OPERABLE PARTITION |
| | CODE - REPLACE/MODIFY GUARD/HANDRAILS | | |

FRANKLIN
MIDDLE
FACILITY A

MECHANICAL
FIRST FLOOR



ELECTRICAL
FIRST FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION



KEY NOTES

-  Replace mini-Split SC Unit
-  Provide Sump & Dual Pumps
-  Replave Heating Ventilating Air Handler

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

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

FRANKLIN
MIDDLE SCHOOL
FACILITY ANALYSIS

MECHANICAL
SECOND FLOOR

ELECTRICAL
SECOND FLOOR



PRIORITY KEY

URGENT

MEDIUM

LOW
















EQUIPMENT

SYSTEM DISTRIBUTION

KEY NOTES

-  Replace Finned Tube Radiation.
-  Remove Abandoned Unit Ventilator
-  Replace Water Heater

PRIORITY KEY

URGENT

MEDIUM

LOW







LIGHTING

KEY NOTES

-  REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.
-  REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING.
-  ADD OCCUPANCY SENSORS FOR ENERGY EFFICIENCY.

FRANKLIN
MIDDLE SCHOOL
FACILITY ANALYSIS

MECHANICAL
THIRD FLOOR

ELECTRICAL
THIRD FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION



KEY NOTES

 Air Conditioning Air Handler

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

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

FRANKLIN
MIDDLE SCHOOL
BUILDING AGE

KEY

FIRST FLOOR



1958



1992



Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						24%	\$ 74.40	9,917,400	1,2	Cond.					Priority High (1)			\$ 3,276,600
198							\$ 26.44	3,524,700	3	Cond.					Priority Med (2)			\$ 8,656,600
199							\$ 46.91	6,252,700	4,5	Cond.					Priority Low (3)			\$ 7,761,600
200	Franklin Middle School					133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B							2022 TOTAL PRIORITIES			\$ 19,694,800
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
204		32								CI				2022				
205		32	Franklin Middle School	1.04		0		sample row to insert			CI			2	2022			\$ -
206		32	Franklin Middle School	1.00 SITE - Hard surfaces														\$ -
207		32	Franklin Middle School	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2011/2019)(11+/3+ yrs old)	3		CI			2	2022 Yearly Asphalt Crack Clean & Fill Allowance			\$ 1,700
208		32	Franklin Middle School	1.01	Asphalt paving		North Parking Lot & East Drive Entrance Area	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI			2	2022 Clean and fill cracks			\$ 8,600
209		32	Franklin Middle School	1.01	Asphalt paving		North Parking Lot & East Drive Entrance Area	Seal Coating Needed	2		CI			2	2022 Seal Coat Asphalt Pvmnt & Restripe			\$ 39,000
210		32	Franklin Middle School	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			\$ 10,700
211		32	Franklin Middle School	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI			1	2022 Remove & replace concrete			\$ 66,000
212		32	Franklin Middle School	1.02	Concrete walks / curbs		Main Entry Approach	Low spot in conc. pavement - slip hazard	1		CI			1	2022 Remove & replace concrete			\$ 20,500
213		32	Franklin Middle School	1.02	Concrete walks / curbs		Door #18	Snow removal worn out turf - Sidewalk is not wide enough for maint equip	2		CI			2	2022 Add additional concrete pavement			\$ 9,300
214		32	Franklin Middle School	2.00 SITE - Activity Spaces														\$ -
215		32	Franklin Middle School	2.01	Playgrounds			no comments this section			CI			2	2022			\$ -
216		32	Franklin Middle School	3.00 SITE - Drainage / Landscaping														\$ -
217		32	Franklin Middle School	3.01	Grass / Turf		West of Door #13	Low grade along building - Poor surface drainage	2		CI			2	2022 Remove sod, regrade area to drain, fertilize, sod, & maintain			\$ 6,800
218		32	Franklin Middle School	3.01	Grass / Turf		Door #16 to Door #17	Water running into Door #16 - Poor surface drainage - Low grade along building - Slip Hazard	1		CI			1	2022 Remove sod, regrade area to drain(create basin), fertilize, sod, & maintain			\$ 61,800
219		32	Franklin Middle School	3.01	Grass / Turf		Door #18 to Door #19	Complete sod restoration along sidewalk	2		CI			2	2022 Restore sod along concrete sidewalk			\$ 3,600
220		32	Franklin Middle School	3.03	Retaining Walls		Entry Plaza Retaining Wall	Loose ret-wall caps	2		CI			2	2022 Clean off blocks & re-glue cap stones in place			\$ 500

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B								2022 TOTAL PRIORITIES				\$ 19,694,800	
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		
221		32	Franklin Middle School	4.00	Exterior (Building Envelope)							CI							\$ -	
222		32	Franklin Middle School	4.01	Roofs		Mech rm next to kitchen	leak on the floor dripoping from roof deck above	1		CI		1 2022 investigate and repair roof leak					\$ 3,100		
223		32	Franklin Middle School	4.01	Roofs		Mech rm next to kitchen	leak on the floor dripoping from roof deck above (roof setion 16)	1		CI		1 2022 investigate and repair roof leak					\$ 3,100		
224		32	Franklin Middle School	4.01	Roofs		Gym bleacher mezz NW corner at roof drain	Tectum roof deck is damaged - appears to be broken full thickness through, affecting integrity of roof deck. Leak around roof drain as well? Observed water at top level of mezz bleacher in the area.	1		CI		1 2022 Repair with metal plate and reroof this area (?) or new Tectum panel - needs further investigation					\$ 7,900		
225		32	Franklin Middle School	4.01	Roofs		Gym roof	custodian reports water leakage, in heavy rains water runs down mezzanine stairs	1		CI		1 2022 investigate and repair roof leak					\$ 1,500		
226		32	Franklin Middle School	4.01	Roofs		1958 three-story roof	Concrete roof deck projection underside (+-10"d) is exposed to the weather, top of masonry wall meets concrete deck with only a caulk joint to keep water out. Caulk joint deteriorated, surface of underside of concrete deteriorated some locations, gaps bet some conc planks at a corner. - Custodian reports leaks above wdws in rms 232, 233, 236, may be due to this issue.	1		CI		1 2022 Instill prefin metal flashing /ctrflg at underside of deck projection, extending down onto face brick with drip, to protect that intersection. (\$10/lf plus \$2500 for lift)					\$ 12,600		
227		32	Franklin Middle School	4.01	Roofs			Roofing information provided by Owner			CI		0	2022				\$ -		
228		32	Franklin Middle School	4.01	Roofs	Section	1	B - EPDM	2	1992	CI	Y1	1 2022 Built-up Roofing			20	-10	\$ 271,900		
229		32	Franklin Middle School	4.01	Roofs		2	Gravel Surface - BUR	3	2004	CI	Y12	3 2022 Built-up Roofing			30	12	\$ 38,600		
230		32	Franklin Middle School	4.01	Roofs		3 (Gym)	Mod - BUR - Alum Coat (investigate leaks)	1	2004	CI	Y17	1 2022 Built-up Roofing - investigate leaks			35	17	\$ 420,900		
231		32	Franklin Middle School	4.01	Roofs		4	Gravel Surface - BUR	3	2004	CI	Y12	3 2022 Built-up Roofing			30	12	\$ 719,300		
232		32	Franklin Middle School	4.01	Roofs		5	Mod - BUR - Alum Coat	3	2004	CI	Y12	3 2022 Built-up Roofing			30	12	\$ 286,600		
233		32	Franklin Middle School	4.01	Roofs		6 (above main entry)	Smooth Surface - BUR (custodian reports recurring leaks)	1	1988	CI	Y1	1 2022 Built-up Roofing			30	-4	\$ 150,400		

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B							2022 TOTAL PRIORITIES				\$ 19,694,800	
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	
234		32	Franklin Middle School	4.01	Roofs		7	B - EPDM	2	1993	CI	Y1	1	2022	Built-up Roofing	20	-9	\$ 125,600	
		32	Franklin Middle School	4.01	Roofs		8 (above shop wing)	Smooth Surface - BUR (custodian reports recurring leaks) - see also note above on projecting roof edge	1	1988	CI	Y1	1	2022	Built-up Roofing	30	-4	\$ 195,700	
235		32	Franklin Middle School	4.01	Roofs		9 (roof on LMC below sloping mtl roof)	Smooth Surface - BUR - (custodian reports that ice sliding down from metal roof puts holes in roof - recurring leaks)	1	1988	CI	Y1	1	2022	Built-up Roofing	30	-4	\$ 59,700	
236		32	Franklin Middle School	4.01	Roofs		10	Smooth Surface - BUR	2	1988	CI	Y1	2	2022	Built-up Roofing	30	-4	\$ 20,600	
237		32	Franklin Middle School	4.01	Roofs		11	Smooth Surface - BUR (custodian reports recurring leaks) - see also note above on projecting roof edge	1	1988	CI	Y1	2	2022	Built-up Roofing	30	-4	\$ 149,100	
238		32	Franklin Middle School	4.01	Roofs		12	Smooth Surface - BUR	2	1988	CI	Y1	2	2022	Built-up Roofing	30	-4	\$ 433,300	
239		32	Franklin Middle School	4.01	Roofs		13	Smooth Surface - BUR	2	1988	CI	Y1	2	2022	Built-up Roofing	30	-4	\$ 309,100	
240		32	Franklin Middle School	4.01	Roofs		14	Smooth Surface - BUR	2	1988	CI	Y1	2	2022	Built-up Roofing	30	-4	\$ 288,600	
241		32	Franklin Middle School	4.01	Roofs		15	B - EPDM	2	1993	CI	Y1	1	2022	Built-up Roofing	20	-9	\$ 56,800	
242		32	Franklin Middle School	4.01	Roofs		16	B - EPDM - leak in mech room next to kitchen	1	1993	CI	Y1	1	2022	Built-up Roofing	20	-9	\$ 138,000	
243		32	Franklin Middle School	4.01	Roofs		17	Gravel Surface - BUR	3	2013	CI	Y21	3	2022	Built-up Roofing	30	21	\$ 37,700	
244		32	Franklin Middle School	4.01	Roofs		18	Stand-Rib Metal (LMC - custodian reports that this roof leaks)	1	1993	CI	Y11	2	2022	Standing Seam Metal	40	11	\$ 76,600	
245		32	Franklin Middle School	4.01	Roofs		19	B - EPDM	2	1993	CI	Y1	1	2022	Built-up Roofing	20	-9	\$ 123,800	
246		32	Franklin Middle School	4.01	Roofs		20	????	3	2015	CI	Y13	3	2022	Built-up Roofing	20	13	\$ 55,100	
247		32	Franklin Middle School	4.02	Wall systems		Greenhouse	Exg greenhouse orig structure/framing worn, several panels almost opaque, not double wall construction	2		CI		2	2022	Replace greenhouse w/ double wall polycarbonate green house,new lighting			\$ 31,200	
248		32	Franklin Middle School	4.02	Wall systems		throughout bldg	Dirty/discolored face brick, various locations	2		CI		3	2022	Clean face brick - low pressure wash (low priority as aesthetic only)			\$ 6,600	
249		32	Franklin Middle School	4.02	Wall systems														

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B							2022 TOTAL PRIORITIES					\$ 19,694,800	
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		
250		32	Franklin Middle School	4.02	Wall systems		1958 bldg Upper wall areas above low roofs	Isolated broken/cracked Face Brick repair	2		CI		2	2022	Restore face brick			\$ 2,800		
		32	Franklin Middle School	4.02	Wall systems		1958 bldg	Isolated broken/cracked Face Brick repair	2		CI		2	2022	Restore face brick			\$ 4,600		
251		32	Franklin Middle School	4.02	Wall systems		1958 bldg	Isolated broken/cracked Face Brick repair	2		CI		2	2022	Restore face brick			\$ 4,600		
		32	Franklin Middle School	4.02	Wall systems		1958 bldg	Isolated broken/cracked Face Brick repair	2		CI		2	2022	Restore face brick			\$ 4,600		
252		32	Franklin Middle School	4.03	Tuck pointing / Sealant	TP	1958 building Upper wall areas above low roofs esp around gym, and lower walls at gym, more around N side rest of bldg	Face brick mortar joints deteriorated, need tuckpointing	2		CI	1958	2	2022	Tuckpoint			\$ 162,000		
		32	Franklin Middle School	4.03	Tuck pointing / Sealant	TP	1958 building Upper wall areas above low roofs esp around gym, and lower walls at gym, more around N side rest of bldg	Face brick mortar joints deteriorated, need tuckpointing	2		CI	1958	2	2022	Tuckpoint			\$ 162,000		
253		32	Franklin Middle School	4.03	Tuck pointing / Sealant	TP	1958 building Upper wall areas above low roofs esp around gym, and lower walls at gym, more around N side rest of bldg	Face brick mortar joints deteriorated, need tuckpointing	2		CI	1958	2	2022	Tuckpoint			\$ 162,000		
		32	Franklin Middle School	4.03	Tuck pointing / Sealant	TP	1958 building Upper wall areas above low roofs esp around gym, and lower walls at gym, more around N side rest of bldg	Face brick mortar joints deteriorated, need tuckpointing	2		CI	1958	2	2022	Tuckpoint			\$ 162,000		
254		32	Franklin Middle School	4.03	Tuck pointing / Sealant	TP	1958 building Upper wall areas above low roofs esp around gym, and lower walls at gym, more around N side rest of bldg	Face brick mortar joints deteriorated, need tuckpointing	2		CI	1958	2	2022	Tuckpoint			\$ 162,000		
		32	Franklin Middle School	4.03	Tuck pointing / Sealant	TP	1958 building Upper wall areas above low roofs esp around gym, and lower walls at gym, more around N side rest of bldg	Face brick mortar joints deteriorated, need tuckpointing	2		CI	1958	2	2022	Tuckpoint			\$ 162,000		
255		32	Franklin Middle School	4.03	Tuck pointing / Sealant	TP	1958 building Upper wall areas above low roofs esp around gym, and lower walls at gym, more around N side rest of bldg	Face brick mortar joints deteriorated, need tuckpointing	2		CI	1958	2	2022	Tuckpoint			\$ 162,000		
		32	Franklin Middle School	4.03	Tuck pointing / Sealant	TP	1958 building Upper wall areas above low roofs esp around gym, and lower walls at gym, more around N side rest of bldg	Face brick mortar joints deteriorated, need tuckpointing	2		CI	1958	2	2022	Tuckpoint			\$ 162,000		
256		32	Franklin Middle School	4.03	Tuck pointing / Sealant	TP	1958 building Upper wall areas above low roofs esp around gym, and lower walls at gym, more around N side rest of bldg	Face brick mortar joints deteriorated, need tuckpointing	2		CI	1958	2	2022	Tuckpoint			\$ 162,000		
		32	Franklin Middle School	4.03	Tuck pointing / Sealant	TP	1958 building Upper wall areas above low roofs esp around gym, and lower walls at gym, more around N side rest of bldg	Face brick mortar joints deteriorated, need tuckpointing	2		CI	1958	2	2022	Tuckpoint			\$ 162,000		
257		32	Franklin Middle School	4.03	Tuck pointing / Sealant	TP	1958 building Upper wall areas above low roofs esp around gym, and lower walls at gym, more around N side rest of bldg	Face brick mortar joints deteriorated, need tuckpointing	2		CI	1958	2	2022	Tuckpoint			\$ 162,000		
		32	Franklin Middle School	4.03	Tuck pointing / Sealant	TP	1958 building Upper wall areas above low roofs esp around gym, and lower walls at gym, more around N side rest of bldg	Face brick mortar joints deteriorated, need tuckpointing	2		CI	1958	2	2022	Tuckpoint			\$ 162,000		

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200	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B							2022	TOTAL PRIORITIES			\$ 19,694,800
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
258		32	Franklin Middle School	4.03	Tuck pointing / Sealant	Seal	Gym and Auditorium parapets	Hard/cracked sealant at sealant jts between stone parapet cap sections (4' l)	2		CI		2	2022	Reseal			\$ 7,400
259		32	Franklin Middle School	4.03	Tuck pointing / Sealant	Seal	1958 building, and inside corner near mech rm 127	Sealant cracked/missing in CJ's or on either side of Copper EJTs,	1		CI		1	2022	Reseal			\$ 1,000
260		32	Franklin Middle School	4.03	Tuck pointing / Sealant	seal	1992 building 3 storys, above low roof, around gym addit	CJ's - vertical and horizontal, surface cracking and somewhat hard	2		CI		3	2022	Reseal CJ's in 6-8 years			\$ 18,800
261		32	Franklin Middle School	4.04	Doors / Hardware		Dr 1	HM doors and frames and sidel frames rusted on the bottom	2		CI		2	2022	Replace with aluminum entrance framing (+-2' transom, 18" sidelts)			\$ 42,600
262		32	Franklin Middle School	4.04	Doors / Hardware		Dr 5	HM doors and frames rusted on the bottom, one will not open - exiting concern	1		CI		1	2022	Replace with aluminum entrance framing (2' transom)			\$ 60,900
263		32	Franklin Middle School	4.04	Doors / Hardware		Dr 10	HM doors/frames starting to rust	2		CI		3	2022	Replace with aluminum entrance framing in 6-10 years (2' transom)			\$ 30,400
264		32	Franklin Middle School	4.04	Doors / Hardware		Dr 16	HM doors and frames and sidel frames rusted on the bottom (this is the door with water running into it due to improper grading)	2		CI		2	2022	Replace with aluminum entrance framing (+-2' transom and sidelts ea side)			\$ 21,400
265		32	Franklin Middle School	4.04	Doors / Hardware		Dr 18	HM doors/frames starting to rust	2		CI		3	2022	Replace with aluminum entrance framing in 6-10 years (2' transom)			\$ 18,300
266		32	Franklin Middle School	4.04	Doors / Hardware		Dr 20	HM doors/frames starting to rust	2		CI		3	2022	Replace with aluminum entrance framing in 6-10 years (solid sidelite panels next to single dr)			\$ 18,300
267		32	Franklin Middle School	4.04	Doors / Hardware		Overhead door 17	Original wood uninsulated OH door w/ windows, w/ translucent plastic film placed over glass	2		CI		2	2022	Replace with insulated motorized overhead door			\$ 13,200
268		32	Franklin Middle School	4.06	Window systems		Boiler Rm area well	Windows in area well are original single glazed, custodian reports area well leaks with heavy rain	1		CI		1	2022	Replace with non-operable storefront window system			\$ 13,200
269		32	Franklin Middle School	4.06	Window systems		Upper windows in boys locker rm stg (visible only from roof at exterior)	Windows are original, one is broken, othe is filled in with a solid panel	1		CI		1	2022	Replace with non-operable storefront window system			\$ 3,200
270		32	Franklin Middle School	4.10		0					CI		2	2022				\$ -

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200	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B							2022 TOTAL PRIORITIES				\$ 19,694,800	
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	
271		32	Franklin Middle School	5.00	Interior (Building)						CI								\$ -
272		32	Franklin Middle School	5.01	Doors / Hardware		L1 wing Rms 110-114	Wood doors starting to show wear, with knobs, CR's have 1/2 non-temp glass, louver	2		CI		3	2022	Replace wood doors in 6-10 years			\$ 43,000	
273		32	Franklin Middle School	5.01	Doors / Hardware		L1	Original wood doors in poor condition - beat up at bottom,CR's have non-temp glass in doors	2	1958	CI		2	2022	Replace wood doors			\$ 130,800	
274		32	Franklin Middle School	5.01	Doors / Hardware		L1 cafeteria, gym, stair doors, cross-corr doors, stair doors,	Original wood doors in poor condition, that have or need panic hardware	2	1958	CI		2	2022	Replace with HM door with panic			\$ 95,300	
275		32	Franklin Middle School	5.01	Doors / Hardware		L1 doors: locker rm ,kitchen, recv, back of stage	Original wd doors in poor condition	2	1958	CI		2	2022	Replace with HM door			\$ 70,600	
276		32	Franklin Middle School	5.01	Doors / Hardware		L2	Original wood doors in poor condition - beat up at bottom,CR's have non-temp glass in doors	2	1958	CI		2	2022	Replace wood doors			\$ 169,200	
277		32	Franklin Middle School	5.01	Doors / Hardware		L2 cross corr,LMC, stair, vestibule doors	Original wood doors in poor condition, that have or need panic hardware	2		CI		2	2022	Replace with HM door with panic			\$ 71,500	
278		32	Franklin Middle School	5.01	Doors / Hardware		L3	Original wood doors in poor condition - beat up at bottom,CR's have non-temp glass in doors	2	1958	CI		2	2022	Replace wood doors			\$ 45,200	
279		32	Franklin Middle School	5.01	Doors / Hardware		L3 stair doors	Original wood doors in poor condition, that have or need panic hardware	2		CI		2	2022	Replace with HM door with panic			\$ 23,900	
280		32	Franklin Middle School	5.02	Windows / Door Sidelights		Stair door sidelights	Wired glass w/ divided lites, full ht	2		CI		2	2022	Provide tempered safety glass			\$ 5,000	
281		32	Franklin Middle School	5.02	Windows / Door Sidelights		Windows: main office area, guidance area, behind recp desk, staff lounge, cafeteria/com mons, girls locker rm, boys locker rm, Rm 215, LMC office	Non-tempered glass (typ frames start 3' aff)	2		CI		2	2022	Provide tempered safety glass			\$ 13,400	

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200	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B								2022 TOTAL PRIORITIES				\$ 19,694,800
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	
282		32	Franklin Middle School	5.03	Flooring / Base		Cafeteria and corr leading from it to main entry	VCT flooring is cracking along perimeter of most tiles - could be tripping hazard if edges come up altogether	1		CI		1	2022	(high priority instead of typ low for flooring due to condition). Replace with rubber flooring, add for moisture mitigation (part is orig bldg)			\$ 218,300	
283		32	Franklin Middle School	5.03	Flooring / Base		Guidance suite -Rms 131-136 and front area	Exg broadloom cpt poor condition (VAT in storage rms)	2		CI		3	2022	Replace with modular carpet			\$ 19,500	
284		32	Franklin Middle School	5.03	Flooring / Base		Main office work rm #144(?), Rm 175, Aud dressing rms, girls locker office, clothing stg rm, staff lounge	VCT in poor condition	2		CI		3	2022	Replace VCT			\$ 13,200	
285		32	Franklin Middle School	5.03	Flooring / Base		Aux Gym 190A Stg Rms and Weight Rm	VCT in very poor condition, esp weight rm	1		CI		2	2022	Replace VCT (left as med priority even though failing because are storage rooms)			\$ 9,500	
286		32	Franklin Middle School	5.03	Flooring / Base		Head End Rm 114	VAT flooring	2		CI		3	2022	Replace with VCT			\$ 800	
287		32	Franklin Middle School	5.03	Flooring / Base		Choir-Orch-Band offices/ prep rms/ stg	VCT in poor condition	2		CI		2	2022	Replace with VCT (left as med priority since adj CR's are med priority combo item, likely to be done together)			\$ 7,600	
288		32	Franklin Middle School	5.03	Flooring / Base		Science Rms 223, 225, 237, CR's 239, 241	VCT flooring likely orig and in very poor condition (heavily discolored and worn into surface)	1		CI		1	2022	Replace with VCT			\$ 37,000	
289		32	Franklin Middle School	5.03	Flooring / Base		Shop L2 no room no	Wood floor in poor condition	2		CI		3	2022	(low priority due to function) Remove wood flooring and replace with cementitious infill and VCT flooring			\$ 23,000	
290		32	Franklin Middle School	5.03	Flooring / Base		Comp Lab 215, Rm 202, L3 storage off center stair, Rm 315, 317	VCT in poor condition	2		CI		3	2022	Replace with VCT			\$ 31,200	
291		32	Franklin Middle School	5.03	Flooring / Base		Rms 207, 208, 209, 212, 213	VCT in fair to poor conditon	2		CI		3	2022	Replace with VCT in 6-10 years			\$ 30,700	
292		32	Franklin Middle School	5.03	Flooring / Base		LMC office	Carpet in poor condition	2		CI		3	2022	Replace with modular carpet			\$ 3,000	

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200	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B							2022	TOTAL PRIORITIES			\$ 19,694,800
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
293		32	Franklin Middle School	5.03	Flooring / Base		Kitchen staff locker and dry foods	VCT poor cond in staff locker, chipped paint on floor in dry foods	2		CI			3	2022 Replace with VCT			\$ 1,700
294		32	Franklin Middle School	5.05	Wall Finishes (PT, VWC, etc)		L2 stair 318 (east end)	Movement cracks in exterior wall below and next to wdw at E end of corridor. Mortar jts cracked, since composite wall, could be moisture penetration issue	1		CI			1	2022 Tuckpoint GST mortar joints			\$ 500
295		32	Franklin Middle School	5.07	Hand, Guardrail / Code Deficiencies		Auditorium - rooms to either side of stage	Code violation - combustible wood floor/joists of 'new' mezzanine (not original to the building) built into area to left, stairs leading up to it, and ramp in room to right side, and non-compliant wood guard/handrails on stairs/ramp	1		CI			1	2022 Remove this construction and replace with code compliant non-combustable floor structure, stairs, and ramp (mezzanine bearing (CMU wall) is 10' H)			\$ 46,800
296		32	Franklin Middle School	5.07	Hand, Guardrail / Code Deficiencies		Stairs to gym mezzanine bleachers	Guards at stair runs are 32" h (should be 42") with 10 1/2" spacing bet rails	2	1958	CI			2	2022 Replace guardrails and provide separate handrail			\$ 82,700
297		32	Franklin Middle School	5.07	Hand, Guardrail / Code Deficiencies		Stairs to gym mezzanine bleachers	Handrails are 32" H w/ no extensions	2	1958	CI			2	2022 Replace steel painted handrails			\$ 6,700
298		32	Franklin Middle School	5.07	Hand, Guardrail / Code Deficiencies		Gym bleacher mezzanines	Guardrails in front of bleachers facing gym are 49 3/4" (OK), spacing bet is 14 1/2" (not OK- should be less than 4" up to 26" at seating)	2	1958	CI			2	2022 Install polycarbonate or perforated metal panel at bottom section (verify cost)			\$ 7,400
299		32	Franklin Middle School	5.07	Hand, Guardrail / Code Deficiencies		4 sets of stairs in orig wing	Guards at stair runs are 29" h (should be 42") with 7 1/2" spacing bet rails	2	1958	CI			2	2022 Replace guardrails and provide separate handrail			\$ 65,500
300		32	Franklin Middle School	5.07	Hand, Guardrail / Code Deficiencies		4 sets of stairs in orig wing	Handrails are 32" H w/ no extensions	2	1958	CI			2	2022 Replace steel painted handrails			\$ 18,300
301		32	Franklin Middle School	5.10	REMODEL NG / ADDITIONS		FCE rooms 200, 201	Orig 1958 home ec wd cswk in poor condition, VCT fair-poor, some chalkboards, ceiling OK, layout not current	2		CI			3	2022 Project remodel, update layout - moderate remodel plus \$50,000 premium per CR			\$ 886,900
302		32	Franklin Middle School	5.10	REMODEL NG / ADDITIONS						CI			2	2022			\$ -

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200	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B							2022	TOTAL PRIORITIES			\$ 19,694,800	
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 Remain	Projected PROJECT COST	
303		32	Franklin Middle School	6.00	Interior (Fixed Equipment)						CI								\$ -
		32	Franklin Middle School	6.01	Interior Bleachers		Gym	Wd Bleachers are orig, work ok but no ADA seating, no aisles, not able to provide ADA seating in mezzanine above due to exg step/landing config above	2		CI		3	2022	Consider replacing bleachers to allow for aisles for better safety, and ADA spaces at floor level			\$ 386,000	
304		32	Franklin Middle School	6.03	Lockers - Corridor		Kitchen staff lockers, boys locker rm staff lockers	lockers in poor condition, rusted on bottom	2		CI		2	2022	Replace lockers			\$ 3,900	
305		32	Franklin Middle School	6.04	Lockers - Athletic		Girls locker rm	Lockers rusted, dented, poor condition	2		CI		2	2022	Replace athletic lockers			\$ 173,900	
306		32	Franklin Middle School	6.05	Stage Curtains		Auditorium	All stage curtains, older (orig?) and in poor condition	2		CI		2	2022	Replace all stage curtains			\$ 19,500	
307		32	Franklin Middle School	6.09	Chalk Board / Marker board		L1 CR's Rm# 110, 111, 150, 129, 175, gym	Existing chalkboards (where not already covered in combo items)	2		CI		2	2022	Replace with markerboards			\$ 9,900	
308		32	Franklin Middle School	6.09	Chalk Board / Marker board		L2 CR's Rm #223, 225, 237, 207, 209, 239, 241,213,202	Existing chalkboards (where not already covered in combo items)	2		CI		2	2022	Replace with markerboards			\$ 15,000	
309		32	Franklin Middle School	6.09	Chalk Board / Marker board		L3 CR's Rm #301,303,305, 315,317	Existing chalkboards (where not already covered in combo items)	2		CI		2	2022	Replace with markerboards			\$ 5,700	
310		32	Franklin Middle School	6.11	Display Cases		Display cases in corr outside rm 202 and 203	non-tempered glass in display cases	2		CI		3	2022	Replace with tempered safety glass			\$ 1,000	
311		32	Franklin Middle School	6.12	Operable Dividing Walls		CR's Rms 227/229, 239/241, 305/307, 315-317	Per custodian, operable partitions do not function properly (look OK)	2	1992	CI		2	2022	Replace paired folding panel partitions, manual			\$ 156,700	
312		32	Franklin Middle School	6.13	Cabinetry / Counter Tops / Stools		Guidance suite front area	Existing built in reception desk in fair-poor condition	2		CI		3	2022	Replace when carpeting is done, consider systems furniture			\$ 10,600	
313	combo	32	Franklin Middle School	6.13	Cabinetry / Counter Tops / Stools	FE1	Band, Orch, Choir Rm# 178, 179, 180	Orig cswk in poor condition with non-functional unit ventilator and orig mtl shelving at ext wall, chalkboards, VCT poor condition, ACT older and starting to sag	2		CI		2	2022	Combo -Finishes and equip, inc boards, and ceilings, sink cost in \$ coversdemo/patch at ext wall.			\$ 133,000	
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200	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B							2022 TOTAL PRIORITIES				\$ 19,694,800	
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	
315		32	Franklin Middle School	6.13	Cabinetry / Counter Tops / Stools		Rm# 187A Band Inst Stg	Instrument stg cabs poor condition - using old metal lockers and some open shelves	2		CI		2	2022	Replace instrument storage cabinets			\$ 49,000	
	combo	32	Franklin Middle School	6.13	Cabinetry / Counter Tops / Stools	FE1a	Rm# 176, 177,128, 128A,, school store, nurse offices	Orig cswk in poor condition with non-functional unit ventilator and orig mtl shelving at ext wall, chalkboards, VCT poor condition, ACT OK	2		CI		2	2022	Combo -Finishes and equip, inc boards, extra cswk, sink cost in \$ coversdemo/patch at ext wall.			\$ 101,300	
316		32	Franklin Middle School	6.13	Cabinetry / Counter Tops / Stools	FE4b	Science Rms 223, 225, 237, 301, 303	(1992 addit) wd cswk fair condit (epoxy resin perim ctrs and demo table counters OK, cswk varies, student tables PLAM beat up) VCT flooring likely orig and in very poor cond at L2, replace VCT and chalkboards in other lines, -- have hood but no eyewash or emerg shower, ACT clgs OK.	2	1992	CI		3	2022	Finishes and Lab Equip less ceilings and boards			\$ 295,900	
317		32	Franklin Middle School	6.13	Cabinetry / Counter Tops / Stools	FE1a	Computer Labs 203, 205	VCT flooring very worn, chalkbd, exg mtl shelving and unused unit ventilator along ext wall, orig 1958 cswk fair-poor, computer tables vert wall ends w/ power feed have dirty/damaged VWC on them, ACT clg ok.	2		CI		2	2022	Finishes and Equip less ceilings (18' cswk allowance) - use for some new cswk, cleanup of unit vent, etc. and repair/repl of computer power supply walls.			\$ 62,200	
318	combo	32	Franklin Middle School	6.13	Cabinetry / Counter Tops / Stools	FE1a	Rm 206, 208,210, and sm rms bet	VCT and cswk poor cond, old unit vent at ext wall, was orig science rms, being used for speech, spanish, ag	2		CI		2	2022	Finishes and Equip less ceilings (18' cswk allowance) - use for some new cswk, removal of science cswk, cleanup of unit vent, etc.			\$ 110,800	
319	combo	32	Franklin Middle School	6.13	Cabinetry / Counter Tops / Stools	FE1a	Rm 214, 216, 230, 231,219,204, LMC wkrm	VCT and cswk poor cond, old unit vent at ext wall, more cswk than typ	2		CI		2	2022	Finishes and Equip less ceilings (18' cswk allowance) - use for some new cswk, cleanup of unit vent, etc.			\$ 178,100	
320		32	Franklin Middle School	6.13	Cabinetry / Counter Tops / Stools		Art Stor Rm 213 and 209A	Orig stg cswk poor condition (VCT newer - repl 6-10 years)	2		CI		2	2022	Replace tall cswk in art storage rooms			\$ 38,700	
321	combo	32	Franklin Middle School	6.13	Cabinetry / Counter Tops / Stools	FE2a	CR's #218, 222, 224, 226, 228, 236, 238, 240, 242, 232, 233	VAT/VCT flooring, orig 1958 cswk 8' poor condition, unit vent not functional and mtl shelving fair-poor condit, ACT clg ok	2		CI		2	2022	Finishes and Equip less ceilings (typ, 6' cswk allowance. Add 6' more for allow to clean up unit vent wall)			\$ 237,100	
322		32	Franklin Middle School	6.13	Cabinetry / Counter Tops / Stools														

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200	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B							2022 TOTAL PRIORITIES					\$ 19,694,800
201																			
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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	
323	combo	32	Franklin Middle School	6.13	Cabinetry / Counter Tops / Stools	FE2a	CR's #217, 220, 221	wood flooring poor cond, orig 1958 cswk 8' poor condition, unit vent not functional and mtl shelving fair-poor condit, ACT clg ok	2		CI		2	2022	Finishes and Equip less ceilings (typ, 6' cswk allowance. Add 6' more for allow to clean up unit vent wall), add \$3/sf for removal of wd floor, cementitious infill under VCT			\$ 97,300	
324	combo	32	Franklin Middle School	6.13	Cabinetry / Counter Tops / Stools	FE2a	CR's #300, 302, 304, 306, 312, 314, 316, 318	VAT flooring, orig 1958 cswk 8' poor condition, unit vent not functional and mtl shelving fair-poor condit, ACT clg ok	2		CI		2	2022	Finishes and Equip less ceilings (typ, 6' cswk allowance. Add 6' more for allow to clean up unit vent wall)			\$ 165,000	
325	combo	32	Franklin Middle School	6.13	Cabinetry / Counter Tops / Stools	FE1a	Rm# 308, 309, 310, 311	VAT/VCT poor cond, Orig cswk in poor condition with non-functional unit ventilator and orig mtl shelving at ext wall, chalkboards, ACT OK	2		CI		2	2022	Combo -Finishes and equip, inc boards, extra cswk, sink cost in \$ coversdemo/patch at ext wall.			\$ 95,700	
326		32	Franklin Middle School	6.13	Cabinetry / Counter Tops / Stools		Aud concessions	base cabs and shelving poor condition, exposed wd where some food service appears to take place	2		CI		2	2022	Replace cabinets (exposed conc - consider adding flooring for better cleanability)			\$ 8,900	
327		32	Franklin Middle School	6.15	Restroom Partitions		Gang toilet rms: L1 near main entry, L2 boys across from LMC, L2 boys next to 210, L3 boys next to 308. Boys and girsl locker singles	Toilet partitions - metal starting to rust on bottom, or beat up PLAM (typ Boys worse than Girls). NOTE not very many toilets on L1 at all the assembly spaces	2		CI		3	2022	Replace toilet partitions with plastic toilet partitions in 6-10 yrs			\$ 35,700	
328		32	Franklin Middle School	6.18	Kitchen Equipment		Kitchen	Shelving at Dry Food - Rusted bottom shelf	2		CI		2	2022	Replace Shelf			\$ 300	
329		32	Franklin Middle School	6.18	Kitchen Equipment		Kitchen	Wood Wall Shelf above floor sink water damaged	2		CI		2	2022	Replace Wall Shelf			\$ 300	
330		32	Franklin Middle School	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving and rusted wall brackets ends at Dishwashing	2		CI		2	2022	Replace Shelving			\$ 600	
331		32	Franklin Middle School	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			\$ 8,600	
332		32	Franklin Middle School	6.18	Kitchen Equipment		Kitchen	Can Opener is not NSF	1		CI		2	2022	Replace Can Opener			\$ 3,200	
333		32	Franklin Middle School	6.18	Kitchen Equipment		Kitchen	Dishtable legs have chipped paint	2		CI		2	2022	Replace Dishtable legs			\$ 3,600	
334		32	Franklin Middle School	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	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B								2022 TOTAL PRIORITIES				\$ 19,694,800
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	
335		32	Franklin Middle School	7.01	Boilers		Boiler Rm	DeDiethich, GT 530-29AE, 7,166 MBH in, 6,105 MBH out, HW, Nat. Gas, Weishoff Burners, VFD	4	2016	CI	Y25	3	2022	Replace Boilers with condensing boilers	30	24	\$ 806,000	
		32	Franklin Middle School	7.01	Boilers		Boiler Rm	DeDiethich, GT 530-29AE, 7,166 MBH in, 6,105 MBH out, HW, Nat. Gas, Weishoff Burners, VFD	4	2016	CI	Y25	3	2022	Replace Boilers with condensing boilers	30	24	\$ 806,000	
336		32	Franklin Middle School	7.01	Boilers		Boiler Rm	DeDiethich, GT 530-29AE, 7,166 MBH in, 6,105 MBH out, HW, Nat. Gas, Weishoff Burners, VFD	4	2016	CI	Y25	3	2022	Replace Boilers with condensing boilers	30	24	\$ 806,000	
		32	Franklin Middle School	7.01	Boilers		Boiler Rm	DeDiethich, GT 530-29AE, 7,166 MBH in, 6,105 MBH out, HW, Nat. Gas, Weishoff Burners, VFD	4	2016	CI	Y25	3	2022	Replace Boilers with condensing boilers	30	24	\$ 806,000	
337		32	Franklin Middle School	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		211 Mech Room	Chilled water piping NOT sealed properly where it enters building. You can see the outside from the inside.	1	2016	CI	Y25	1	2022	Seal pipe penetrations on exterior wall.	40		\$ 6,500	
		32	Franklin Middle School	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		211 Mech Room	Chilled water piping NOT sealed properly where it enters building. You can see the outside from the inside.	1	2016	CI	Y25	1	2022	Seal pipe penetrations on exterior wall.	40		\$ 6,500	
338		32	Franklin Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Rm	HP-1 , B&G 1510-5A, 425 GPM @ 14 Ft, 3 HP, VFD	4	2016	CI	Y25	3	2022	Replace pump & VFD when failed	30	24	\$ 38,800	
		32	Franklin Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Rm	HP-1 , B&G 1510-5A, 425 GPM @ 14 Ft, 3 HP, VFD	4	2016	CI	Y25	3	2022	Replace pump & VFD when failed	30	24	\$ 38,800	
339		32	Franklin Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Rm	HP-2, B&G 1510-5A, 425 GPM @ 14 Ft, 3 HP, VFD	4	2016	CI	Y25	3	2022	Replace pump & VFD when failed	30	24	\$ 38,800	
		32	Franklin Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Rm	HP-2, B&G 1510-5A, 425 GPM @ 14 Ft, 3 HP, VFD	4	2016	CI	Y25	3	2022	Replace pump & VFD when failed	30	24	\$ 38,800	
340		32	Franklin Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Rm	HP-3, B&G, 1510-EB, 850 GPM @ 90 Ft, 30 HP, VFD	4	2016	CI	Y25	3	2022	Replace pump & VFD when failed	30	24	\$ 56,600	
		32	Franklin Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Rm	HP-3, B&G, 1510-EB, 850 GPM @ 90 Ft, 30 HP, VFD	4	2016	CI	Y25	3	2022	Replace pump & VFD when failed	30	24	\$ 56,600	
341		32	Franklin Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Rm	HP-4, B&G, 1510-EB, 850 GPM @ 90 Ft, 30 HP, VFD	4	2016	CI	Y25	3	2022	Replace pump & VFD when failed	30	24	\$ 56,600	
		32	Franklin Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Rm	HP-4, B&G, 1510-EB, 850 GPM @ 90 Ft, 30 HP, VFD	4	2016	CI	Y25	3	2022	Replace pump & VFD when failed	30	24	\$ 56,600	
342		32	Franklin Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Rm	HP-4, B&G, 1510-EB, 850 GPM @ 90 Ft, 30 HP, VFD	4	2016	CI	Y25	3	2022	Replace pump & VFD when failed	30	24	\$ 56,600	
		32	Franklin Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Rm	HP-4, B&G, 1510-EB, 850 GPM @ 90 Ft, 30 HP, VFD	4	2016	CI	Y25	3	2022	Replace pump & VFD when failed	30	24	\$ 56,600	
343		32	Franklin Middle School	7.06	Energy Management Systems (24 volt low voltage)			Chilled Water System Pump: Pump Tag: Make: Bell & Gossett Model: e-1510 SSF 11.375 Serial Number: C211527-01H51 GPM/Head (ft): 690gpm/125ft Pump Type: (Base Mount/)	4	2016	CI	Y25	3	2022	Replace pump & VFD when failed	30	24	\$ 56,600	
		32	Franklin Middle School	7.06	Energy Management Systems (24 volt low voltage)			Chilled Water System Pump: Pump Tag: Make: Bell & Gossett Model: e-1510 SSF 11.375 Serial Number: C211527-01H51 GPM/Head (ft): 690gpm/125ft Pump Type: (Base Mount/)	4	2016	CI	Y25	3	2022	Replace pump & VFD when failed	30	24	\$ 56,600	
344		32	Franklin Middle School	7.07	Air handler units / ERU - dampers		211 Mech Room (Serves 200-218 with AHU-1B)	DDC controls	4	2016	CI		2	2022	Update energy management system	15	9	\$ 1,567,500	
		32	Franklin Middle School	7.07	Air handler units / ERU - dampers		211 Mech Room (Serves 200-218 with AHU-1B)	DDC controls	4	2016	CI		2	2022	Update energy management system	15	9	\$ 1,567,500	
344		32	Franklin Middle School	7.07	Air handler units / ERU - dampers		211 Mech Room (Serves 200-218 with AHU-1B)	AHU Tag: AHU-1A Make: Daikin Model: CAH046GDGM Serial Number: FBOU150701824 CFM (total airflow): System Type: VAV system Fan and coil types: Hot water heating and chilled water cooling. Belt return and direct drive supply.	4	2016	CI	Y30	3	2022	Replace air handler when failed	40	34	\$ 595,300	
		32	Franklin Middle School	7.07	Air handler units / ERU - dampers		211 Mech Room (Serves 200-218 with AHU-1B)	AHU Tag: AHU-1A Make: Daikin Model: CAH046GDGM Serial Number: FBOU150701824 CFM (total airflow): System Type: VAV system Fan and coil types: Hot water heating and chilled water cooling. Belt return and direct drive supply.	4	2016	CI	Y30	3	2022	Replace air handler when failed	40	34	\$ 595,300	

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200	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B							2022 TOTAL PRIORITIES				\$ 19,694,800		
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		
345		32	Franklin Middle School	7.07	Air handler units / ERU - dampers		212 Mech Room (Serves 200-218 with AHU-1A)	AHU Tag: AHU-1B Make: Daikin Model: CAH041GDGM Serial Number: FBOU150701831 CFM (total airflow): System Type: VAV system Fan and coil types: Hot water heating and chilled water cooling. Belt return and direct drive supply.	4	2016	CI	Y30	3	2022	Replace air handler when failed	40	34	\$ 556,500		
346		32	Franklin Middle School	7.07	Air handler units / ERU - dampers		127 Mech Room) (SERVES 114 TO 140)	AHU Tag: AHU-C1 Make: Daikin Model: CAH014GDGC Serial Number: FBOU160200658 CFM (total airflow):7,000 System Type: VAV system Fan and coil types: Hot water heating and DX cooling. Belt return and direct drive supply.	4	2016	CI	Y30	3	2022	Replace air handler when failed	40	34	\$ 217,400		
347		32	Franklin Middle School	7.07	Air handler units / ERU - dampers		212 Mech Room (Serves Commons	AHU Tag: AHU-D1 Make: Daikin Model: CAH017GDGC Serial Number: FBOU160200658 CFM (total airflow):8,500 System Type: VAV system Fan and coil types: Hot water heating and chilled water cooling. Belt return and direct drive supply.	4	2016	CI	Y30	3	2022	Replace air handler when failed	40	34	\$ 219,900		
348		32	Franklin Middle School	7.07	Air handler units / ERU - dampers		190 Gym Mezz (Serves 190A)	AHU Tag: HV-3 Make: Herman Nelson Model: Built-up AHU Serial Number: CFM (total airflow) System Type: Constant Volume Fan and coil types: Belt Supply Fan, Hot water heating only,	3	1958	CI	Y2	1	2022	Replace air handler	40	-24	\$ 388,300		

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200	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B							2022 TOTAL PRIORITIES				\$ 19,694,800
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
349		32	Franklin Middle School	7.07	Air handler units / ERU - dampers		190 Gym Mezz (Serves 190A)	AHU Tag: HV-4 Make: Herman Nelson Model: Built-up AHU Serial Number: CFM (total airflow) System Type: Constant Volume Fan and coil types: Belt Supply Fan, Hot water heating only,	3	1958	CI	Y2	1	2022	Replace air handler	40	-24	\$ 388,300
350		32	Franklin Middle School	7.07	Air handler units / ERU - dampers		Mezz above corridor (serves 190A Gym)	AHU Tag: HV-5 Make: McQuay Model: LSL114DH Serial Number: 3XG00769-04 CFM (total airflow):10,500 System Type: VAV system Fan and coil types: Hot water heating .	3	2004	CI	Y12	3	2022	Replace air handler when failed	40	22	\$ 271,800
351		32	Franklin Middle School	7.07	Air handler units / ERU - dampers		190 Auditorium Mezz (Serves 190A)	AHU Tag: HV-6 Make: Herman Nelson Model: BBZK 3006-08 Built-up AHU Serial Number: CFM (total airflow) System Type: Constant Volume Fan and coil types: Belt Supply Fan, VFD, Hot water heating only,	3	1958	CI	Y2	1	2022	Replace air handler	40	-24	\$ 388,300
352		32	Franklin Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		222, 2224, 2226, 2228, 230-233, 236, 238, 240, 242	Vertical Unit Ventilators Hot water and chilled water coils. Ceiling supply. Existing unit ventilators abandoned in classroom.	2	2016	CI	Y12	2	2022	Remove abandoned unit ventilators.	25	19	\$ 48,500
353		32	Franklin Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		223, 225, 227, 229, 237, 239, 241	Vertical Unit Ventilators Hot water and chilled water coils. Ceiling supply.	4	2016	CI	Y12	2	2022	Replace unit ventilators with chilled beam & DOAS system	25	19	\$ 1,051,500
354		32	Franklin Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		200, 201, 204, 205, 206, 208, 210, 213-218	Abandoned unit ventilators in room.	2		CI		2	2022	Remove Unit Ventilators.	25		\$ 36,400
355		32	Franklin Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		2nd floor restrooms	Finned Tube radiation in good condition	4		CI			2022		25		\$ -

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200	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B							2022 TOTAL PRIORITIES				\$ 19,694,800	
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	
356		32	Franklin Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		206, 208	FTR is in poor condition	2		CI				2022	Repalce FTR	25		\$ -
357		32	Franklin Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		222, 2224, 2226, 2228, 230-233, 236, 238, 240, 242	FTR in good condition	4	2016	CI				2022		25	19	\$ -
358		32	Franklin Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		2nd floor	Hot water cabinet unit heaters in good condition.	3		CI				2022		25		\$ -
359		32	Franklin Middle School	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			Daikin AGZ161EPMNN-ER00, R-410A,	3	2011	CI	Y12	3	2022	Replace chiller when failed	25	14	\$ 390,600	
360		32	Franklin Middle School	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			Daikin AGZ161EPMNN-ER00, R-410A,	3	2011	CI	Y12	3	2022	Replace chiller when failed	25	14	\$ 390,600	
361		32	Franklin Middle School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AC-1C	Aaon model CFA-020-C-0-3-DC00K, R-410A,		2016	CI	Y17	3	2022	Replace condensing unit when failed. See AC-aC for pricing	25	19	\$ -	
362		32	Franklin Middle School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		178, 179 & 180	Mini-split AC units	2	2005	CI	Y3	2	2022	Replace mini-split system with new mini splits	15	-2	\$ 194,100	
363		32	Franklin Middle School	8.00 Plumbing								CI							\$ -
364		32	Franklin Middle School	8.01	Motors / controllers / pumps / systems / VFDs and electrical		Restroom closet by 237	Recirc Pump Make: Bell & Gossett	3		CI				2022		30		\$ -
365		32	Franklin Middle School	8.06	Sump pumps / lift stations		Room 110	Rm 110 tunnel access - Tunnel under adjacent 90's wing floods the room in heavy rains - exg drain in higher tunnel can not keep up	1		CI			1		Provide sump and dual pumps piped to outdoors	20		\$ -
366		32	Franklin Middle School	8.07	Storm Piping / rain water leaders (below below drain		Roof drain and leader at NW	Roof drain / leader is rusting/leaking	2		CI			2	2022	Replace roof drain and portion of leader	30		\$ 8,100
367		32	Franklin Middle School	8.08	Plumbing Fixtures		Restrooms by 237	wall mounted waterless urinals, 3 person wash	2		CI				2022	Replace wash fountain	30		\$ -
368		32	Franklin Middle School	8.08	Plumbing Fixtures		Restrooms by 230	floor mounted flush valve urinals(3 urinals per flush valve) push button lavatories, wall mung flush valve water closets.	2		CI				2022	Replace Urinal flush valves	30		\$ -
369		32	Franklin Middle School	8.08	Plumbing Fixtures		Restroom by 204	push button lav, wall hung flush valve water closet.	3		CI				2022		30		\$ -
370		32	Franklin Middle School	8.08	Plumbing Fixtures		203 restroom	single lever faucet, floor mount tank water closet	4		CI				2022		30		\$ -
371		32	Franklin Middle School	8.08	Plumbing Fixtures		200-201	FACS room residential sinks in acceptable condition	3		CI				2022	Repalce sinks	30		\$ -

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200	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B							2022	TOTAL PRIORITIES			\$ 19,694,800
201																		
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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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
372		32	Franklin Middle School	8.08	Plumbing Fixtures		Restrooms by 210	Floor mounted group flush urinal, push button faucet	2		CI			2022	Replace urinals	30		\$ -
373		32	Franklin Middle School	8.08	Plumbing Fixtures		206, 208	Sinks in poor condition	2		CI			2022	Replace Sinks	30		\$ -
374		32	Franklin Middle School	8.08	Plumbing Fixtures		207, 209	Sinks are in very good condition	4		CI			2022		30		\$ -
375		32	Franklin Middle School	8.08	Plumbing Fixtures		Shop	Sink is in poor condition	2		CI			2022	Repalce Sink	30		\$ -
376		32	Franklin Middle School	8.10	Drinking Fountains		Shop	Drinking fountain is in poor condition	2		CI			2022	Replace water cooler	30		\$ -
377		32	Franklin Middle School	8.10	Drinking Fountains		Outside of room 242	water cooler is not operational	1		CI			2022	fix or replace water cooler	30		\$ -
378		32	Franklin Middle School	8.10	Drinking Fountains		Outside of room 212	one water cooler in good condition and another is not	3		CI			2022	fix or replace water cooler	30		\$ -
379		32	Franklin Middle School	8.10	Drinking Fountains		2nd floor	water coolers are in good condition	4		CI			2022		30		\$ -
380		32	Franklin Middle School	8.11	Fire suppression- source / pumps / distribution / heads		Building	No existing fire suppression system	2		CI			2022	Install new fire suppression system	25		\$ -
381		32	Franklin Middle School	8.15	Domestic Water Heaters		Restroom closet by 237	A.O. Smith water heater Model: PEC 80 914	2	1990	CI	Y3	2	2022	Replace Water Heater	25	-7	\$ 89,000
382		32	Franklin Middle School	8.15	Domestic Water Heaters		Boiler rm	Bock OT250N, 250MBH in, 282 GPH rec, 100 Gallon,	4	2010	CI	Y10	3	2022	Replace water heater when failed	25	13	\$ 89,000
383		32	Franklin Middle School	8.15	Domestic Water Heaters		Boiler rm	Bock OT250N, 250MBH in, 282 GPH rec, 100 Gallon,	4	2010	CI	Y10	3	2022	Replace water heater when failed	25	13	\$ 89,000
384		32	Franklin Middle School	9.00 Electrical							CI							\$ -
385		32	Franklin Middle School	9.01	Electrical Study Update / Main / medium voltage /		Electrical Rm 113	3000A, 480V, 3-phase, 4-wire Switchboard	4	2015	CI		0	2022	No action required.			\$ -
386		32	Franklin Middle School	9.01	Electrical Study Update / Main / medium voltage / tranformer / metering		Closet Rm 202	400A, 208V, 3-phase, 4-wire Distribution Switchboard(Out of Production)	2	1958	CI		2	2022	Replace with new Distribution Switchboard			\$ 17,900
387		32	Franklin Middle School	9.01	Electrical Study Update / Main / medium voltage / tranformer / metering		Closet Rm 202	112.5A, 480V Primary/208V Secondary , 3-phase, 4-wire Transformer(Out of Production)	2	1958	CI		2	2022	Replace with new Transformer			\$ 12,100
388		32	Franklin Middle School	9.05	Fire Alarm		Electrical Rm 113	Addressable Simplex 4010 Fire Alarm System	3	2015	CI			2022	Replace with Voice Evacuation System if remodelling 10% of building.			\$ -
389		32	Franklin Middle School	9.08	Emergency generators / battery backup systems /			No emergency generator in building	3		CI			2022	Evaluate emergency power needs	25		\$ -
390		32	Franklin Middle School	10.00 Lighting							CI							\$ -
391		32	Franklin Middle School	10.01	Lighting - Lamps / ballasts / controls		LMC Rm 234, Rm 207, Rm	LED lights with switch control	4	2020	CI		3	2022	Add occupancy sensors for energy efficiency	20		\$ 7,200
392		32	Franklin Middle School	10.01	Lighting - Lamps / ballasts / controls		All other spaces	Lights are fluorescent fixtures with switch control	2	2015, 1992,	CI		2	2022	Replace all lights with LED fixtures. Add occupancy sensors for energy efficiency	20		\$ 1,224,900

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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
		32	Franklin Middle School	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			\$ -
393																		
394		32	Franklin Middle School	10.03	Special purpose lighting - theaters		Gymnasium 190	Fluorescent Lights	3	1992	CI		2	2022	Replace with LED fixtures			\$ 74,900
395		32	Franklin Middle School	10.03	Special purpose lighting - theaters		Gymnasium 190A	Fluorescent Lights	3	1992	CI		2	2022	Replace with LED fixtures			\$ 29,900
396		32	Franklin Middle School	10.03	Special purpose lighting - theaters		Auditorium 181	Fluorescent Lights with dimming system	3	1992	CI		2	2022	Replace with LED fixtures and dimming controls system			\$ 63,000
397		32	Franklin Middle School	10.04	Security Lighting (Exterior)			Wall mounted LED fixtures	3	2015	CI		0	2022	No action required	20		\$ -
398		32	Franklin Middle School	10.05	Parking lot lighting			Pole mounted LED fixtures	3	2015	CI		0	2022	No action required	20		\$ -
399		32	Franklin Middle School	11.00 Technology / Security							CI							\$ -
400		32	Franklin Middle School	11.01	Stuctured cabling		Building	good	4		CI		0	2022	no work			\$ -
401		32	Franklin Middle School	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			\$ 6,200
402		32	Franklin Middle School	11.02	Classroom technology systems		Classrooms	good	4		CI		0	2022	no work			\$ -
403		32	Franklin Middle School	11.03	Local Sound systems		Gym	good, portable sound system	4		CI		0	2022	no work			\$ -
404		32	Franklin Middle School	11.03	Local Sound systems		Café	good	4		CI		0	2022	no work			\$ -
405		32	Franklin Middle School	11.03	Local Sound systems		Café	(1) Sennheiser X5 systems, frequency 548.250MHz	4		CI		0	2022	no work			\$ -
406		32	Franklin Middle School	11.03	Local Sound systems		Auditorium	described as "OK"	4		CI		0	2022	no work			\$ -
407		32	Franklin Middle School	11.03	Local Sound systems		Auditorium	(4) Shure SLX4 systems, frequencies (MHz): 518-	4		CI		0	2022	no work			\$ -
408		32	Franklin Middle School	11.04	Master Clock Systems		Building	good.	4		CI		0	2022	no work			\$ -
409		32	Franklin Middle School	11.05	Building Paging systems		Building	good	4		CI		0	2022	no work			\$ -
410		32	Franklin Middle School	11.06	Access Control		Building	good	4		CI		0	2022	no work			\$ -
411		32	Franklin Middle School	11.06	Handicapped door operators		Main Entry	Handicapped operator pushbuttons do Not unlock electric strikes.	2		CI		2	2022	Reprogram so that when HC button is pushed, electric strikes unlock prior to operator starting.			\$ 3,200
412		32	Franklin Middle School	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	2		CI		2	2022	replace existing Honeywell panel with District standard DMP			\$ 45,300

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Franklin Middle School				133,294	SF	Ron S, John J, Alex W/Gary G, Nick A, Dave B							2022	TOTAL PRIORITIES			\$ 19,694,800		
201																				
202	Bldg			Cat.		Item	Room No.(s) /		1-5		Install		Orig. /		FnI		Life	Life	Projected PROJECT COST	
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)		Cond.		Repl.	Fund	Yr	Pr.	Year	Action Recommended		Exp. (yrs)		Rem ain
413		32	Franklin Middle School	11.07	Burgler Alarm System		Building		Most exterior doors do not have door position contacts.		2		CI		2	2022	provide door position contacts			\$ 20,900
414		32	Franklin Middle School	11.08	Video Surveillance System		Building		Very good		5		CI		0	2022	no work			\$ -

LOMBARDI MIDDLE SCHOOL

1 SITE

- **Parking Lot(s) Asphalt Pavement**
 - Continue general maintenance (i.e., crack cleaning, filling, and sealcoating).
 - Running track – Clean & fill pavement cracks, sealcoat and restripe track.
 - Remove and replace upper deteriorating asphalt path
- **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**
 - Remove & replace center backstop chain link fence section. Fence curling in and is a trip hazard.

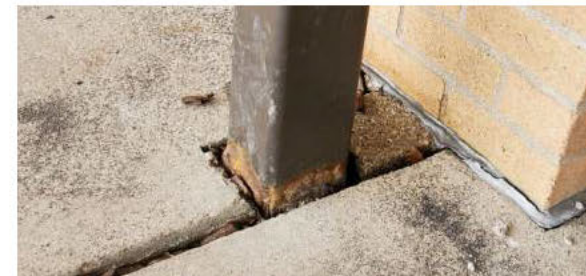
2 EXTERIOR ENVELOPE

- **Front Canopy**



previously removed decorative block walls) are rusted through on the bottom. This is a structural concern and should be a high priority. The bottoms of these columns need to be

cut off and replaced down to the base plate level (below the sidewalk). Other columns are showing rust at the bottom, due to downspouts being too short and pooling water at the base of the columns. Column bases should be repaired, downspouts extended, and the structure repainted.



– **Windows**

- Building engineer reports many windows (older aluminum with integral blinds, not triple glazed) in the original 1964 building are leaking, especially on the east side. There has been damage to interior plaster and plastic laminate sills. Recommend window replacement.



– **Exterior aluminum entrances**

- All of the exterior aluminum entrance door systems on the building (orig and addition) are single glazed. Replacement is recommended for energy conservation and security purposes, starting with doors that have no vestibule doors (which help mitigate by providing an intermediary environment from the rest of the building). If doors that are entrances do not have vestibule doors, vestibule doors should be added (vestibules are required for entrances in the current energy code).

– **Tuckpointing / face brick repair and Sealants**

- Small areas of the building should be tuckpointed/face brick repaired, where there is a crack/hole that affects building envelope integrity.
- Cracked/separated sealant should be replaced in 1964 building control joints, and, on the two story 1964 building west side, at the vertical joint bet EIFS panels and face brick, to prevent air and water infiltration into the building.



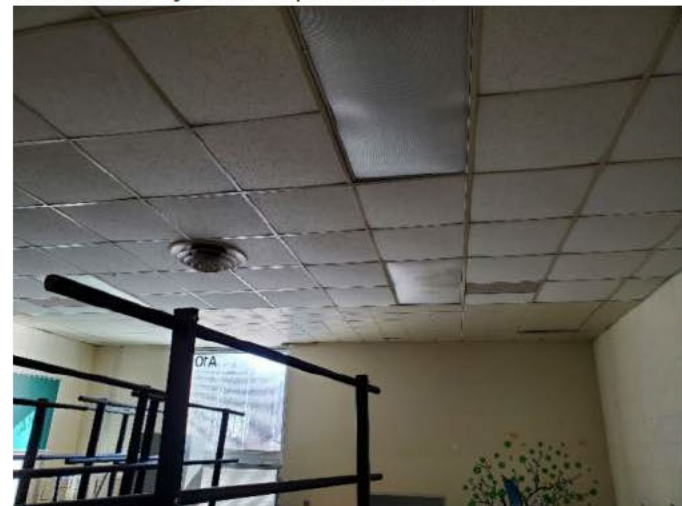
3 INTERIOR

– **Doors**

- Interior original 1964 wood doors should be replaced, starting with high use doors such as vocational areas, locker rooms, etc., and then typical classroom doors following in 6-10 years.
- Some larger areas (the media center, the combined room C181-C184, and the mezzanine weight room), do not have the proper panic hardware for exiting; these doors should be replaced and panics provided to meet life safety/code requirements.

– **Ceilings**

- ACT ceilings in the entire 1964 building are in poor condition and/or need to be replaced due to required mechanical systems replacement.



– **Finishes and Equipment**

- Some vocational areas such as Art Rm A100-A101, Sewing A102, and some smaller vocational offices/storage spaces – Original casework and flooring (and ceiling) in poor condition; replace finishes and project equipment- cswk/boards.



- Former Science Rms in 1964 wing being used as classrooms – clean out poor condition exg cswk, replace finishes and equipment to outfit as typical classrooms.
- Typical 1964 Classrooms: ACT poor condition (see above), have only orig loose cswk on legs, some starting to be less functional/wearing/doors missing, VCT flooring starting to wear, have chalkboards with whiteboard film over that not all are cleaning off well. Recommend in 6-10 years, to replace casework, flooring, chalkboards, associated painting.



– **Remodeling**

- 1964 bldg FACE room recommended for remodeling – orig cswk poor condition, wearing finishes, layout may change w/ update.



- 1964 building science rooms recommended for remodeling – orig cswk poor condition, wearing finishes, layout may change w/ update.
- 1964 gang toilet across from C162 recommended for remodeling – no ADA toilets in 1964 area, this one has finishes poor condition, and area of cracked/heaved CT floor in boys side.



4 FOOD SERVICE

- On Site Food Preparation and Cooking per Owner
 - Replace non NSF and rusted equipment. Replace kitchen hood exhaust system.

5 MECHANICAL

- **Boilers and Pumps**

- The boilers are original (1993) and should be replaced with condensing type and heating pumps should be replaced.
- **Air Handlers**
 - The Air Handlers are at 30% of the expected useful life and should be replaced in 10 years
 - Two relief hoods need reinstalling.
- **Chillers and Pumps**
 - The water-cooled Chiller with roof mounted cooling tower should be replaced with an indoor evaporator and an outdoor condenser.
- **Water Heaters**
 - The Water Heater in the boiler room is atmospheric and should be replaced. Two others are Condensing water heaters replaced in 2011.
- **Plumbing**
 - The Plumbing fixtures in bathrooms are in good shape. Some sinks and wash fountains could be replaced. The showers are in disuse.

6 ELECTRICAL

- **Electrical Service**
 - The building is served by a pad mounted 480V, 3-phase transformer. This transformer feeds a relatively new 2000A, 480V, 3-phase, 4-wire switchboard located in the main Electrical Room on the second level.
 - This service is adequate for the building. No action required.

- **Electric Switchboard, Panels, and Distribution Equipment**

- The switchboard was installed during the 1993 addition to the building. The switchboard back feeds the pre-1993 switchboard.
- The old switchboard and pre-1993 panels look old but are in good functioning condition. The 1993 switchboard and panels are all in good working order.
- No action required.

- **Fire Alarm System**

- The fire alarm system is a relatively new addressable Simplex 4010ES fire alarm system.
- A review of the fire alarm system is required to determine compliance with current local codes.
- Replace the fire alarm system if remodeling 10% or more of the building.

- **Emergency Generators / Battery Backup Systems**

- There is no emergency generator at this building
- Review emergency power needs of the building to determine type of emergency power system required.

- **Lighting – Lamps / Ballasts / Controls**

- Lighting levels appear to be adequate in all spaces. Lighting is all fluorescent light fixtures controlled by switches.
- Replace all fluorescent light fixtures with LED type fixtures. Add occupancy sensors for controls and energy efficiency.

- **Emergency Lighting / Exit Signs**

- Emergency lighting is battery pack fluorescent fixtures. Exit signs are fluorescent fixtures.
- Replace emergency lights and exit signs with LED fixtures.

- **Security Lighting (Exterior)**

- There are no emergency security exterior lights at this building.
- Provide emergency security exterior lights at all entrances.

- **Parking Lot Lighting**

- Parking lot is lit by pole mounted LED fixtures
- No action required.

7 TECHNOLOGY

- Technology systems are generally good.
- Building paging system is aging and is experiencing some issues.
- Auditorium sound system has several wireless microphone systems in illegal frequencies that need to be replaced.
- Data cabinet in Room A109 is in casework and the cabinet doors do not close exposing the equipment to tampering.
- Main entrance exterior handicapped door operator does not work properly.
- Door 3 entrance exterior handicapped door operator does not work properly.

LOMBARDI MIDDLE SCHOOL

ARCHITECTURAL
FIRST FLOOR

FACILITY ANALYSIS



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

- 1 REPLACE EXT ALUM WDWS (LEAKING - EAST SIDE IS WORST)
- 2 REPLACE ORIG 1964 WD INTERIOR DOORS TO HEAVY-WEAR SPACES (VOC, BAND, KIT, RECV, ETC)
- 3 REPLACE REMAINDER OF 1964 ORIG WD INTERIOR DOORS (6-10 YRS)
- 4 REPLACE ACT CEILINGS ENTIRE 1964 BUILDING (CONDITION AND MECH UPGRADES)

KEY NOTES

- REPLACE RUSTED OUT BOTTOM OF STL COLUMNS - HOLES - STRUCT ISSUE
- REMOVE RUST AND REPAIR AT BOT OF COLUMNS, REPAINT, LENGTHEN DOWNSPOUTS
- REPLACE SINGLE GLAZED EXT AL DOOR AND FRAME
- REPLACE DOOR AND FRAME, CHANGE TO SWING OUT W/ PANIC AS REQ BY CODE
- PROVIDE ELEVATOR FOR ADA ACCESS TO L2 REC/WEIGHTS AREA
- REPLACE CSWK
- REMODEL FACE, SCI, LRK RM TOILETS, ONE SET CORR TOILETS
- REMOVE LOCKER BASE W/ NO LOCKERS (TRIP HAZARD) AND ADD PERMANENT BASE AT LKRS W/ TEMP CMU BASE
- FINISHES & EQUIP LESS CLGS (SEE GEN NOTE)
- CLEAN OUT SCI AND OUTFIT AS TYP CR
- FINISHES & PROJECT EQUIP LESS CLGS (SEE GEN NOTE)

- KITCHEN EQUIPMENT - TABLE LEGS, SHELVING
- REPLACE VCT, BDS, ADD ACOUST WALL PANELS
- PRACTICE RMS: REPLACE VCT, BDS, ADD ACOUST WALL PANELS
- REPLACE ACT CEILING
- REPLACE FLOORING
- REPLACE SINK VANITY
- REPLACE TOILET PARTITIONS

**LOMBARDI
MIDDLE SCHOOL**
FACILITY ANALYSIS



GENERAL NOTES

- 1 REPLACE EXT ALUM WDWS (LEAKING - EAST SIDE IS WORST)
- 2 REPLACE ORIG 1964 WD INTERIOR DOORS TO HEAVY-WEAR SPACES (VOC, BAND, KIT, RECV, ETC)
- 3 REPLACE REMAINDER OF 1964 ORIG WD INTERIOR DOORS (6-10 YRS)
- 4 REPLACE ACT CEILINGS ENTIRE 1964 BUILDING (CONDITION AND MECH UPGRADES)

KEY NOTES

- FE1a FINISHES & EQUIP LESS CLGS (SEE GEN NOTE)
- FE2a FINISHES & EQUIP LESS CLGS (SEE GEN NOTE)
- ACT REPLACE ACT CEILING
- FLR REPLACE FLOORING
- GP REPLACE GBD PARTITION
- SV REPLACE SINK VANITY
- TP REPLACE TOILET PARTITIONS
- AP REPLACE ACCORDIAN PARTITION
- ELEV PROVIDE ELEVATOR FOR ADA ACCESS TO L2 REC/WEIGHTS AREA
- DR-P REPLACE DOORS AND PROVIDE PANIC HDWR AS REQ BY CODE

PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

LOMBARDI
MIDDLE SCHOOL
FACILITY ANALYSIS

MECHANICAL
FIRST FLOOR





ELECTRICAL
FIRST FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION



KEY NOTES

-  REPLACE AIR HANDLING UNIT
-  REPLACE BOILER
-  REPLACE PUMP
-  REPLACE WATER HEATER

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

-  REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.
-  REPLACE FIRE ALARM SYSTEM IF REMODELING 10% OR MORE OF BUILDING.

LOMBARDI
MIDDLE SCHOOL
FACILITY ANALYSIS







MECHANICAL
SECOND FLOOR

ELECTRICAL
SECOND FLOOR

PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION



KEY NOTES

-  REPLACE AIR HANDLING UNIT
-  REPLACE WATER COOLED CHILLER
-  REPLACE CHILLED WATER SYSTEM PUMPS
-  REPLACE HOT WATER PUMPS
-  REMOVE CONDENSATE PUMPS
-  REMOVE COOLING TOWER

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING



KEY NOTES

-  REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.
-  REPLACE FIRE ALARM SYSTEM IF REMODELING 10% OR MORE OF BUILDING.

LOMBARDI
MIDDLE SCHOOL

BUILDING AGE

KEY

-  1964
-  1993



Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						23%	\$ 72.12	14,793,400	1.2	Cond.					Priority High (1)			\$ 4,875,500
198							\$ 24.82	5,091,000	3	Cond.					Priority Med (2)			\$ 9,571,800
199							\$ 0.64	131,100	4.5	Cond.					Priority Low (3)			\$ 5,568,200
200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B							2022	TOTAL PRIORITIES			\$ 20,015,500
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
204		33									CI			2022				
205		33	Lombardi Middle School	1.04		0		sample row to insert			CI			2	2022			\$ -
206		33	Lombardi Middle School	1.00	SITE - Hard surfaces													\$ -
207		33	Lombardi Middle School	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2015)(7+ yrs old)	3		CI			2	2022 Yearly Asphalt Crack Clean & Fill Allowance			\$ 1,700
208		33	Lombardi Middle School	1.01	Asphalt paving		West Prkng, Drive Lane, & Playground	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI			2	2022 Clean and fill cracks			\$ 1,800
209		33	Lombardi Middle School	1.01	Asphalt paving		West Prkng, Drive Lane, & Playground	Seal Coating Needed	2		CI			2	2022 Seal Coat Asphalt Pvmnt & Restripe			\$ 33,000
210		33	Lombardi Middle School	1.01	Asphalt paving		Running Track	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI			2	2022 Clean and fill cracks			\$ 5,200
211		33	Lombardi Middle School	1.01	Asphalt paving		Running Track	Seal Coating Needed	2		CI			2	2022 Seal Coat Asphalt Pvmnt & Restripe			\$ 37,800
212		33	Lombardi Middle School	1.01	Asphalt paving		Upper Asphalt Path	Deteriorated Asphalt Path - Several Trip Hazard	1		CI			1	2022 Remove & Replace 6' Wide Asphalt Path			\$ 18,300
213		33	Lombardi Middle School	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			\$ 8,800
214		33	Lombardi Middle School	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI			1	2022 Remove & replace concrete			\$ 7,600
215		33	Lombardi Middle School	2.00	SITE - Activity Spaces													\$ -
216		33	Lombardi Middle School	2.02	Athletic Fields		Ball Field Backstop	Trip Hazard - Center Fence Section Curled Inward	2		CI			2	2022 Remove & Replace Fence Section (10'x12' Section)			\$ 1,500
217		33	Lombardi Middle School	3.00	SITE - Drainage / Landscaping													\$ -
218		33	Lombardi Middle School	3.01	Grass / Turf		South side bet Doors 3 and 4	Existing grass turf is worn due to being a play area	2		CI			3	2022 Option to remove and replace with synthetic playground turf, provide sub-grade corrections, add drain tile, daylight downhill			\$ 94,000
219		33	Lombardi Middle School	3.05	Storm / Drainage		Main entry	Water drains from canopy down into mulch area next to cafeteria windows - nowhere for water to go	2		CI			2	2022 Remove mulch and soil, install sand, Provide catch basin and drain tile, core drill under sidewalk and pavement, daylight down hill			\$ 16,600
220		33	Lombardi Middle School	3.05	Storm / Drainage		1994 wing, north of Door 7	Grade is sloping towards inside corner	2		CI			2	2022 Regrade to slope away from building			\$ 4,100

Green Bay Area Public Schools
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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B							2022 TOTAL PRIORITIES				\$ 20,015,500		
201	Install																	Life	Life	Projected
202	Bldg		Cat.	Item			Room No.(s) /		1-5	Orig. /	Fnl			Action Recommended			Exp.	Rem	PROJECT	
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year		(yrs)	ain	COST		
		33	Lombardi Middle School	4.00	Exterior (Building Envelope)							CI							\$ -	
221		33	Lombardi Middle School	4.01	Roofs			Roofing Information Provided by Owner			CI		2	2022				\$ -		
222		33	Lombardi Middle School	4.01	Roofs	Sect	1	Gravel Surface - BUR	3	2010	CI	Y18	3	2022 Built up Roofing		30	18	\$ 428,900		
223		33	Lombardi Middle School	4.01	Roofs		2	Gravel Surface - BUR	3	2004	CI	Y12	3	2022 Built up Roofing		30	12	\$ 189,400		
224		33	Lombardi Middle School	4.01	Roofs		3	Gravel Surface - BUR	3	2004	CI	Y12	3	2022 Built up Roofing		30	12	\$ 217,000		
225		33	Lombardi Middle School	4.01	Roofs		4	Gravel Surface - BUR	3	2004	CI	Y12	3	2022 Built up Roofing		30	12	\$ 249,500		
226		33	Lombardi Middle School	4.01	Roofs		5	Gravel Surface - BUR	3	2004	CI	Y12	3	2022 Built up Roofing		30	12	\$ 39,100		
227		33	Lombardi Middle School	4.01	Roofs		6	Gravel Surface - BUR	3	2003	CI	Y11	3	2022 Built up Roofing		30	11	\$ 230,100		
228		33	Lombardi Middle School	4.01	Roofs		7	Smooth Surface - BUR	3	2000	CI	Y8	3	2022 Built up Roofing		30	8	\$ 146,700		
229		33	Lombardi Middle School	4.01	Roofs		8	Gravel Surface - BUR	3	2004	CI	Y12	3	2022 Built up Roofing		30	12	\$ 229,600		
230		33	Lombardi Middle School	4.01	Roofs		9A	Smooth Surface - BUR	3	2000	CI	Y8	3	2022 Built up Roofing		30	8	\$ 130,500		
231		33	Lombardi Middle School	4.01	Roofs		9B	Pitch - BUR - Gravel Surface	3	2000	CI	Y8	3	2022 Pitch - BUR - Gravel Surface		30	8	\$ 97,100		
232		33	Lombardi Middle School	4.01	Roofs		10	Pitch - BUR - Gravel Surface	3	2000	CI	Y8	3	2022 Pitch - BUR - Gravel Surface		30	8	\$ 73,100		
233		33	Lombardi Middle School	4.01	Roofs		11	Gravel Surface - BUR	3	2011	CI	Y19	3	2022 Built up Roofing		30	19	\$ 102,800		
234		33	Lombardi Middle School	4.01	Roofs		12	Gravel Surface - BUR	3	2004	CI	Y12	3	2022 Built up Roofing		30	12	\$ 69,100		
235		33	Lombardi Middle School	4.01	Roofs		13	Gravel Surface - BUR	3	2012	CI	Y20	3	2022 Built up Roofing		30	20	\$ 949,300		
236		33	Lombardi Middle School	4.01	Roofs		14	Gravel Surface - BUR	3	2012	CI	Y20	3	2022 Built up Roofing		30	20	\$ 303,500		
237		33	Lombardi Middle School	4.01	Roofs		15	Gravel Surface - BUR	3	2012	CI	Y20	3	2022 Built up Roofing		30	20	\$ 5,400		
238		33	Lombardi Middle School	4.01	Roofs		16	Gravel Surface - BUR	3	2012	CI	Y20	3	2022 Built up Roofing		30	20	\$ 5,400		
239		33	Lombardi Middle School	4.01	Roofs															
		33	Lombardi Middle School	4.02	Wall systems		Front Canopy 2 tube columns at ea end (4 total) where decorative block walls used to span between (now removed)	Bottom of 4 x 4 steel columns are rusted through at former block side - hole. Structural concern.	1		CI		1	2022 Remove concrete around columns down to expose column base plate, replace bottom section of columns (or entire), temp shoring, repaint, replace concrete sidewalk				\$ 31,200		
240																				

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B							2022	TOTAL PRIORITIES			\$ 20,015,500
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
241		33	Lombardi Middle School	4.02	Wall systems		Front Canopy remainder of columns	Bottom of 4 x 4 steel columns are starting to rust due to downspouts being too short, water collects at column bases, and snow/salt exposure	1		CI			1	2022 Remove rust at bottom of columns and repair, lengthen downspouts so water does not pool at base of columns, repaint columns and beams			\$ 16,900
242		33	Lombardi Middle School	4.02	Wall systems		Various locations 1964 bldg	Spalled/broken/cracked face brick	2		CI			3	2022 Replace Face Brick			\$ 5,000
243		33	Lombardi Middle School	4.02	Wall systems		1993 N side at metal lettering	Clean discolored FB under/around metal lettering	2		CI			3	2022 Clean Face Brick			\$ 800
244		33	Lombardi Middle School	4.02	Wall systems		1993 N side of Door 8 projection	Clean discolored /black/moldy FB around downspout and in corner	2		CI			2	2022 Clean Face Brick, verify that water is not coming down from roof cap flashing in corner			\$ 1,300
245		33	Lombardi Middle School	4.02	Wall systems		1993 N wall at S side of Door 8	Clean discolored FB - mostly at floro line and projecting FB	2		CI			2	2022 Clean Face Brick			\$ 300
246		33	Lombardi Middle School	4.02	Wall systems		1964 L2 above low roof, below wdws at C287 and C288	E FS panels below windows have cracks/holes in finish - potential water penetration issue	1		CI			1	2022 Repair rough and final coats on EIFS finish			\$ 3,100
247		33	Lombardi Middle School	4.02	Wall systems		1964 L2 above low roof, east side of mech room (S of C287)	Metal panels where graffiti was previously removed-removal took off all/most of the coating on those portions of the metal panels	2		CI			2	2022 Prep and repain entire metal panel wall with appropriate paint coating system, to protect newer metal panel system from rusting			\$ 2,800
248		33	Lombardi Middle School	4.03	Tuck pointing / Sealant	seal	Louver outside kitchen	Sealant hard, cracking	2		CI			2	2022 Recaulk around louver			\$ 300
249		33	Lombardi Middle School	4.03	Tuck pointing / Sealant	seal	1964 one-story portion	Control joints - Sealant cracked - composite wall, water penetration issue	1		CI			1	2022 Recaulk			\$ 400
250		33	Lombardi Middle School	4.03	Tuck pointing / Sealant	TP	1964 L1 various locations	Brick joints cracked/hole (composite wall therefore high priority)	1		CI			1	2022 Tuckpoint brick			\$ 3,000
251		33	Lombardi Middle School	4.03	Tuck pointing / Sealant	seal	1964 West side from C179to C187	Vertical caulk joint at either side of EIFS panel between L1 and L2 wdws, and above L 2 wdws, sealant is cracked-composite wall, water penetration issue	1		CI			1	2022 Recaulk			\$ 1,500

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200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B							2022	TOTAL PRIORITIES			\$ 20,015,500
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
252		33	Lombardi Middle School	4.03	Tuck pointing / Sealant	seal	1993 east side, north end, low louver	Caulk around louver is hard/missing	1		CI		1	2022	Recaulk			\$ 400
253		33	Lombardi Middle School	4.03	Tuck pointing / Sealant	TP	1964 L2 walls above low roof, various locations	Brick joints cracked/hole (composite wall therefore high priority)	1		CI		1	2022	Tuckpoint brick			\$ 1,000
254		33	Lombardi Middle School	4.03	Tuck pointing / Sealant	TP	1964 L2 walls above low roof, various locations	Brick discolored (black/moldy) and mortar recessed/starting to crack at sides	2		CI		2	2022	Clean and tuckpoint FB			\$ 7,700
255		33	Lombardi Middle School	4.03	Tuck pointing / Sealant	TP	1964 walls above low roof, north facing walls on east side	Brick joints starting to recede/few cracks	2		CI		3	2022	Tuckpoint brick, 6-10 years			\$ 34,200
256		33	Lombardi Middle School	4.04	Doors / Hardware		HM Dr/Fr to right of Door 1	HM pair of doors and frame rusted at bottom	2		CI		2	2022	Replace HM doors and frame and panic hardware			\$ 14,200
257		33	Lombardi Middle School	4.04	Doors / Hardware		Door 1 main entrance	Single glazed orig alum doors w/ 2' h single glazed transom above, inc above brick wall, poor energy performance	2		CI		3	2022	Replace with ins glass alum entrance system and transom (low priority due to vestibule doors being closed at all times)			\$ 60,900
258		33	Lombardi Middle School	4.04	Doors / Hardware		Door 2, 5, 6, 6.5	Single glazed pair of doors w transom, no vestibule, poor energy performance	2		CI		2	2022	Replace with ins glass alum entrance system and transom			\$ 74,600
259		33	Lombardi Middle School	4.04	Doors / Hardware		Receiving OH door	weatherstripping damaged/poor condition	2		CI		2	2022	Replace weatherstripping			\$ 300
260		33	Lombardi Middle School	4.04	Doors / Hardware		Doors 3 and 4	Single glazed orig alum doors w/ 2' h single glazed transom above, poor energy performance	2		CI		3	2022	Replace with ins glass alum entrance system and transom (low priority due to vestibule doors being closed at all times)			\$ 48,800
261		33	Lombardi Middle School	4.04	Doors / Hardware		Doors 7 & 8	Single glazed orig alum doors w/ 2' h single glazed transom above, poor energy performance	2		CI		3	2022	Replace with ins glass alum entrance system and transom (low priority due to vestibule doors being closed at all times)			\$ 109,500
262		33	Lombardi Middle School	4.05	Curtainwall / Storefront		Cafeteria wdws	Cafeteria wdws are insulated glass but do not appear to be tempered; there is one bar across full ht wdws at approx guardrail ht	2		CI		3	2022	Replace with insulated low-e tempered glass curtainwall system			\$ 167,300

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200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B							2022	TOTAL PRIORITIES			\$ 20,015,500
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
263		33	Lombardi Middle School	4.06	Window systems		1964 Windows - south elevation area C (worst leaking) and area A	Older alum wdws w/ integral blinds bet two panes of glass, part operable, plam sills. Custodian reports most leak, south side worst - water damage at some L1 wall plaster and swelled/separated plam sills	1		CI		1	2022	Replace w/ district std alum wdws with insulated unit, integral blinds, and 3rd pane enclosing blinds, part operable, solid surface sills (cost reduction from Howe pricing due to no panning or extra wd trim)			\$ 317,500
264		33	Lombardi Middle School	4.06	Window systems		1964 Windows - remainder	Older alum wdws w/ intrgral blinds bet two panes of glass, part operable, plam sills. Custodian reports most leak	1		CI		1	2022	Replace w/ district std alum wdws with insulated unit, integral blinds, and 3rd pane enclosing blinds, part operable, solid surface sills (cost reduction from Howe pricing due to no panning, extra wd trim)			\$ 476,300
265		33	Lombardi Middle School	4.06	Window systems		1964 Stl lintels at windows & doors	Lintels starting to show rust	2		CI		2	2022	Remove rust and repaint when windows are replaced			\$ 2,700
266		33	Lombardi Middle School	4.08	Painting and Plaster		1964 S end, exposed cols at ext	Exposed col flanges paint almost gone,vulnerable to rust	2		CI		2	2022	Prep and Repaint columns			\$ 100
267		33	Lombardi Middle School	4.08	Painting and Plaster		1994 entries	E FS/Plaster soffit is discolored	2		CI		3	2022	Clean / repaint soffit			\$ 900
268		33	Lombardi Middle School	5.00 Interior (Building)							CI							\$ -
269		33	Lombardi Middle School	5.01	Doors / Hardware		1964 Vocational rooms, locker rooms,gym stg, recv, kit, band, some toilet rooms	Orig Wood doors very chipped,damaged, in poor condition, have knobs	2		CI		2	2022	Replace with wood door (maybe HM at locker rms)			\$ 101,500
270		33	Lombardi Middle School	5.01	Doors / Hardware		1964 Doors other than noted above, L1, L2,Bsmt	Orig wood doors some chipping (not as bad as above), have knobs	2		CI		3	2022	Replace with wood door with lever hardware, in 6-10 years			\$ 394,700
271		33	Lombardi Middle School	5.01	Doors / Hardware		Gym	Wood doors chipped,damaged, in poor condition	2		CI		2	2022	Replace with HM doors with panics			\$ 31,900
272		33	Lombardi Middle School	5.01	Doors / Hardware		Auditorium	Accordian partition at proscenium opening is orig, poor condition	2		CI		3	2022	Replace accordian partition (?) verify need/type			\$ 101,000

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200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B									2022 TOTAL PRIORITIES					\$ 20,015,500
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			
		33	Lombardi Middle School	5.01	Doors / Hardware		Auditorium front doors, pair and single on right side	HM exit doors get stuck, do not provide easy exiting	1		CI			1	2022 Replace HM doors and exit hardware			\$ 11,900			
273		33	Lombardi Middle School	5.01	Doors / Hardware		C184-C181	Two room have been opened into one large space, exg doors swing in w/ no panics - code voilation - needs to swing out with panics	1		CI			1	2022 Replace doors and frame with outswinging doors with panics			\$ 13,200			
274		33	Lombardi Middle School	5.01	Doors / Hardware		Special Ed Rms A117/A118	Orig accordian partition bet rms in poor condition, bad seals	2		CI			2	2022 Replace accordian partition with like (teachers say is utilized)			\$ 21,500			
275		33	Lombardi Middle School	5.01	Doors / Hardware		Media Center Doors	Wood Doors have knobs, need panic hardware - code exiting violation, showing some wear	1		CI			1	2022 Replace WD doors w/ HM doors with panic hardware			\$ 35,000			
276		33	Lombardi Middle School	5.01	Doors / Hardware		Mezz Weight Room Doors	Doors need panic hardware - code exiting violation	1		CI			1	2022 Replace levers with panic hardware to meet exiting requirements			\$ 6,500			
277		33	Lombardi Middle School	5.01	Doors / Hardware		Bsmt Kitchen/Servin g	Orig accordian partition bet rms in poor condition, bad seals	2		CI			2	2022 Replace accordian partition with SST Shutters (maybe partial walls, partial shutters)			\$ 66,400			
278		33	Lombardi Middle School	5.02	Windows / Door Sidelights		Display case outside A105	Full ht acrylic in alum frame - scratched	2		CI			3	2022 Replace with new acrylic or tempered glass			\$ 3,600			
279		33	Lombardi Middle School	5.02	Windows / Door Sidelights		L1 Classroom Door sidelites, orig bldg	Sidelites have non-tempered glass	2		CI			3	2022 Replace with tempered glass			\$ 6,700			
280		33	Lombardi Middle School	5.02	Windows / Door Sidelights		Main office and guidance office windows	Windows have non-tempered glass	2		CI			3	2022 Replace with tempered glass			\$ 2,200			
281		33	Lombardi Middle School	5.02	Windows / Door Sidelights		Industrial tech rooms	Windows have non-tempered glass	2		CI			3	2022 Replace with tempered glass			\$ 6,200			
282		33	Lombardi Middle School	5.02	Windows / Door Sidelights		Locker Rms	Windows have non-tempered glass	2		CI			3	2022 Replace with tempered glass			\$ 1,900			
283		33	Lombardi Middle School	5.02	Windows / Door Sidelights		Spec Ed Rms A117 & A118	Windows have non-tempered glass	2		CI			3	2022 Replace with tempered glass			\$ 1,400			
284		33	Lombardi Middle School	5.02	Windows / Door Sidelights		Mezz Weight Room	Windows have non-tempered glass	2		CI			3	2022 Replace with tempered glass			\$ 1,400			
285		33	Lombardi Middle School	5.03	Flooring / Base		Band Rm and adj rms	VCT poor condition	2		CI			3	2022 Replace VCT, add \$2/sf for risers			\$ 18,400			
286		33	Lombardi Middle School	5.03	Flooring / Base		A134 and adj offices	Conc floor coating in poor conditon	2		CI			3	2022 Replace with epoxy quartz flooring			\$ 41,400			
287		33	Lombardi Middle School	5.03	Flooring / Base		A134 and adj offices	Conc floor coating in poor conditon	2		CI			3	2022 Replace with epoxy quartz flooring			\$ 41,400			

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200	Lombardi Middle School				205,110		SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B						2022 TOTAL PRIORITIES				\$ 20,015,500
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
		33	Lombardi Middle School	5.03	Flooring / Base		Locker Rm offices/stg, stair landing near kit, custod office A122 and side	VAT flooring (poor VCT at aud)	2		CI		3	2022	Replace with VCT			\$ 7,200
288		33	Lombardi Middle School	5.03	Flooring / Base		Gym Storage	Broadloom carpet in very poor condition, room smells	1		CI		2	2022	Replace with VCT			\$ 3,200
289		33	Lombardi Middle School	5.03	Flooring / Base		Locker Rms	Exg conc locker base (21'x2.5') left in place in ea locker rm w/ no new lockers on it - trip hazard, also 1 bay lockers w/ no or temp CMU base	1		CI		1	2022	Remove conc locker base, patch conc floor, and patch w/ CT, add conc base at locker bay w/ no base			\$ 37,400
290		33	Lombardi Middle School	5.03	Flooring / Base		1993 CR's, L1 & L2	VCT starting to show wear	2		CI		3	2022	Replace VCT in 6-10 years			\$ 95,600
291		33	Lombardi Middle School	5.03	Flooring / Base		Rm C271, C275, C281, C286	VCT starting to show wear	2		CI		3	2022	Replace VCT in 6-10 years			\$ 9,200
292		33	Lombardi Middle School	5.03	Flooring / Base		Admin and counseling areas (except new admin area at C195), and Conf C189	VCT / CPT flooring sharting to show wear	2		CI		3	2022	Replace VCT/Carpet in 6-10 years (priced for carpet)			\$ 68,100
293		33	Lombardi Middle School	5.03	Flooring / Base		Auditorium Stage	Wood stage flooring starting to show wear into surface	2		CI		3	2022	Sand and refinish wd floor in 6-10 years (review for possible replacement)			\$ 20,100
294		33	Lombardi Middle School	5.03	Flooring / Base		Special Ed Rms A116-A121	VCT starting to show wear	2		CI		3	2022	Replace with VCT			\$ 11,600
295		33	Lombardi Middle School	5.03	Flooring / Base		Corridors in 1993 addition	Some cracks in 6 x 6 tile floors (in middle of tiles)	2		CI		2	2022	Replacen sections of tiles in areas			\$ 9,200
296		33	Lombardi Middle School	5.03	Flooring / Base		1963 Basement and C271 and media head end	VCT starting to show wear (VAT at media head end	2		CI		3	2022	Replace with VCT			\$ 67,000
297		33	Lombardi Middle School	5.03	Flooring / Base		Kitchen Dishwashing Rm	Some missing/worn quarry tile joints under dish machine	2		CI		2	2022	Regout missing / worn mortar joints			\$ 300
298		33	Lombardi Middle School	5.04	Ceiling / Acoustic Panels		All 1964 L1 except for Gyms, Lkr Rms, Aud, Boiler&Recv	ACT poor cond, mostly 2 x 4, full repl needed for mech/lighting upgrades	2		CI		2	2022	Replace with 2 x 2 ACT			\$ 553,200
299		33	Lombardi Middle School	5.04	Ceiling / Acoustic Panels		All 1964 L1 except for Gyms, Lkr Rms, Aud, Boiler&Recv	ACT poor cond, mostly 2 x 4, full repl needed for mech/lighting upgrades	2		CI		2	2022	Replace with 2 x 2 ACT			\$ 553,200

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200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B							2022	TOTAL PRIORITIES			\$ 20,015,500
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
300		33	Lombardi Middle School	5.04	Ceiling / Acoustic Panels		1964 Bsmt	ACT poor cond, mostly 2 x 4, full repl needed for mech/lighting upgrades	2		CI		2	2022	Replace with 2 x 2 ACT			\$ 60,400
301		33	Lombardi Middle School	5.04	Ceiling / Acoustic Panels		All 1964 L2 (inc IMC due to mech)	ACT poor cond, mostly 2 x 4, full repl needed for mech/lighting upgrades	2		CI		2	2022	Replace with 2 x 2 ACT			\$ 232,500
302	combo	33	Lombardi Middle School	5.04	Ceiling / Acoustic Panels	FE5a	Choir Rm	VCT poor condit, no acoust wall panels, poor ACT (see other line)	2		CI		2	2022	Finishes and Music Equip - AC panels, boards, less clgs (see other line), add \$2 for risers at VCT			\$ 59,700
303	combo	33	Lombardi Middle School	5.04	Ceiling / Acoustic Panels	FE6a	Music Practice Rms	VCT poor condit, no acoust wall panels, poor ACT (see other line)	2		CI		2	2022	Finishes and Practice Rm Equip - AC panels, boards, less clgs (see other line)			\$ 31,700
304		33	Lombardi Middle School	5.04	Ceiling / Acoustic Panels		Boys Locker Rm, on way to shower area	Cracked area of plaster ceiling	2		CI		2	2022	Patch plaster and repaint			\$ 7,900
305		33	Lombardi Middle School	5.04	Ceiling / Acoustic Panels		1993 CR's, L1 & L2	ACT clg 2x4 in poor condition	2		CI		2	2022	Replace ACT			\$ 95,300
306		33	Lombardi Middle School	5.04	Ceiling / Acoustic Panels		1993 Toilet Rms	VACT stained, poor condition	2		CI		2	2022	Replace with VACT			\$ 7,600
307		33	Lombardi Middle School	5.04	Ceiling / Acoustic Panels		1964 Basement	1 x 1 or 2 x 2 ACT in poor condition	2		CI		2	2022	Replace ACT (extra \$1/sf to relocate surface elect conduit)			\$ 69,800
308		33	Lombardi Middle School	5.05	Wall Finishes (PT, VWC, etc)		Gym	Per Owner, repaint gym walls	3		CI		2	2022	Repaint Gym walls - add 10% for painting around all the little CMU projections above 7'-4", and \$2000 for scissors lifts			\$ 15,700
309		33	Lombardi Middle School	5.05	Wall Finishes (PT, VWC, etc)		Wall bet D216 and D217	Wall was added later (seems not professionally), feels flimsy, not plumb, cracks at some joints, not acoustically good	1		CI		1	2022	Replace wall with full ht GBD wall			\$ 12,900
310		33	Lombardi Middle School	5.05	Wall Finishes (PT, VWC, etc)		Band int side of exterior wall, two CR's at east side	Water damage to plaster wall - wdw leaks at east side, verify cause at Band(former roof leak or mech leak?)	1		CI		1	2022	Patch plaster and repaint			\$ 9,400
311		33	Lombardi Middle School	5.07	Hand, Guardrail / Code Deficiencies		1964 main stairs (two)	Stair guardrails are too low (32" H), and have 9 1/2" spacing between instead of less than 4" per code, handrails do not have proper extensions and are 2" below code min ht	1		CI		1	2022	Revise or replace guardrails and handrails to achive code compliant height and rail spacing			\$ 70,800
312		33	Lombardi Middle School	5.08	Accessibility (ADA)		L2 Exercise area	No ADA access to L2 phyed / weight room	1		CI		1	2022	Add elevator for ADA access to this level			\$ 493,300
313		33	Lombardi Middle School	5.10	REMODEL NG / ADDITIONS		FACE Rm A108	Orig cswk poor cond, poor ACT, flooring	2		CI		2	2022	Moderate Remodel w/ \$50,000 upcharge for project use			\$ 345,700

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B							2022 TOTAL PRIORITIES				\$ 20,015,500
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
314		33	Lombardi Middle School	5.10	REMODEL NG / ADDITIONS		Sci CR's: C175, C178, C190,C191	Sci CR's - old cswk, VCT wearing, chalkboard, ACT poor (see other line)	2		CI		2	2022	Moderate Remodel w/ \$75,000 upcharge for project use			\$ 2,216,600
315		33	Lombardi Middle School	5.10	REMODEL NG / ADDITIONS		Locker Rm Toilets	No ADA toilets in locker rooms	2		CI		2	2022	Remodel toilet rooms for ADA			\$ 129,100
316		33	Lombardi Middle School	5.10	REMODEL NG / ADDITIONS		Gang Toilets across from C162	No ADA gang toilets in orig blgs, cracked/heaved CT floor in boys side under lavs, partitions and clgs poor	2		CI		2	2022	Remodel toilet rooms for ADA and to correct floor issues			\$ 260,300
317		33	Lombardi Middle School	5.10	REMODEL NG / ADDITIONS						CI		2	2022				\$ -
318		33	Lombardi Middle School	6.00 Interior (Fixed Equipment)							CI							\$ -
319		33	Lombardi Middle School	6.03	Lockers - Corridor		L1 corridor lockers	Paint starting to peal off lockers some locations	2		CI		0	2022	Monitor for future electrostatic painting or possibly replacement, depending on future usage			\$ -
320		33	Lombardi Middle School	6.09	Chalk Board / Marker board		1993 CR's	Chalkboards have markerboard film over - some are not erasing well	2		CI		2	2022	Replace chalkboards with markerboards			\$ 12,000
321		33	Lombardi Middle School	6.11	Display Cases		Disp Cases outside auditorium and gym	Non-tempered glass	2		CI		3	2022	Replace display case non-temp glass with tempered glass			\$ 3,100
322	combo	33	Lombardi Middle School	6.13	Cabinetry / Counter Tops / Stools	FE2a	Typical 1964 L1 CR's: C160, C162, C164, C166, C167, C169,C170, C172, C174, C176,C177,C179,C180,C186 ,C187, B150,B151,A1 27,C193	ACT poor (see separate line) VCT starting to wear, movable cswk sliders starting to malfunction, not efficient stg, mkbd film over chalkboards some not cleaning off well (others OK)	2		CI		3	2022	In 6-10 yrs, repl VCT flooring, cswk, chalkboards (ACT clgs on separate line)			\$ 260,800

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B								2022 TOTAL PRIORITIES			\$ 20,015,500
201																		
202																		
203																		
	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Orig. / Repl.	Fund	Yr	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
323	combo	33	Lombardi Middle School	6.13	Cabinetry / Counter Tops / Stools	FE2a	Typical 1964 L2 CR's: C260, C262,264, C267, C268, C269,C270, C272, C273, C274, C276, C279, C282, C82, C285, C287, C288	ACT poor (see separate line) VCT starting to wear, movable cswk sliders starting to malfunction, not efficient stg, mkbd film over chalkboards some not cleaning off well (others OK)	2		CI			3	2022 In 6-10 yrs, repl VCT flooring, cswk, chalkboards (ACT clgs on separate line)			\$ 293,900
324	combo	33	Lombardi Middle School	6.13	Cabinetry / Counter Tops / Stools	FE3a	Art Rms A100-A101, Sewing A102	Cswk, flooring in poor condit (ACT clg repl in separate line)	2		CI			2	2022 Finishes and Project Equipment (less ceilings - see other line)			\$ 200,000
325	combo	33	Lombardi Middle School	6.13	Cabinetry / Counter Tops / Stools	FE2-1a	C168, C171, C173	Former Sci CR' s being used as typ CRs, old cswk, VCT wearing, chalkbds, ACT poor (see other line)	2		CI			2	2022 Clean out exg sci cask and outfit as typ CR, Finishes and HS Equip + 8 sf addit demo (less clgs- see other line)			\$ 104,400
326	combo	33	Lombardi Middle School	6.13	Cabinetry / Counter Tops / Stools	FE1a	Band/Choir Office & Stg, Welding stg A128A, Rm C277	Orig poor cswk, poor VCT, poor ACT (see other line)	2		CI			2	2022 Finishes and Equip (ES cswk to inc sink)			\$ 20,800
327		33	Lombardi Middle School	6.13	Cabinetry / Counter Tops / Stools		A103, A104	Orig/poor cswk in CR's w/ newer flooring	2		CI			2	2022 Replace Cswk, add \$2000 for mech/sink at A104			\$ 25,200
328		33	Lombardi Middle School	6.13	Cabinetry / Counter Tops / Stools		Main office recept, Counseling Recept, Attendance Office and Teacher Lounge base cabs	Casework starting to show wear	2		CI			3	2022 Replace casework in 6-10 years, along with flooring, add \$2000 for sink at teacher lounge			\$ 59,200
329		33	Lombardi Middle School	6.13	Cabinetry / Counter Tops / Stools		Art corridor	Tall recessed cswk in corridor orig, poor condiiton	2		CI			2	2022 Replace casework			\$ 18,300
330		33	Lombardi Middle School	6.13	Cabinetry / Counter Tops / Stools		1993 Toilet rooms	Plam sink vanities w/ 2 sinks poor condition	2		CI			2	2022 Replace with solid surface vanities w/ 2 sinks ea, (7 or 9 ft long)			\$ 74,900
331		33	Lombardi Middle School	6.13	Cabinetry / Counter Tops / Stools		A119	Orig cswk w/ sink in poor condition	2		CI			2	2022 Replace cswk and sink			\$ 7,500
332		33	Lombardi Middle School	6.15	Restroom Partitions		1993 Boys Toilet Rms	Partitions rusted at bottom	2		CI			2	2022 Replace toilet partitions w/ accessories			\$ 9,000
333		33	Lombardi Middle School	6.15	Restroom Partitions		1993 Girls Toilet Rms	Partitions starting to deteriorate	2		CI			3	2022 Replace toilet partitions w/ accessories			\$ 18,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B							2022 TOTAL PRIORITIES				\$ 20,015,500
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
		33	Lombardi Middle School	6.15	Restroom Partitions		Boys Toilets across from C184 and next to D106	Metal toilet partitions rusting on bottom	2		CI		2	2022	Replace with plastic toilet partition (inc accessories cost)			\$ 9,000
334		33	Lombardi Middle School	6.15	Restroom Partitions		1964 L2 Restrooms	Metal toilet partitions rusting on bottom	2		CI		2	2022	Replace with plastic toilet partition (inc accessories cost)			\$ 40,900
335		33	Lombardi Middle School	6.15	Restroom Partitions		1993 Boys Restrooms	Metal toilet partitions rusting on bottom	2		CI		2	2022	Replace with plastic toilet partition (inc accessories cost)			\$ 13,500
336		33	Lombardi Middle School	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends	2		CI		2	2022	Replace Shelving			\$ 1,000
337		33	Lombardi Middle School	6.18	Kitchen Equipment		Kitchen	Hand Sink with no wrist blade handles	2		CI		2	2022	Provide wrist bladehandles			\$ 300
338		33	Lombardi Middle School	6.18	Kitchen Equipment		Kitchen	Can Opener non NSF	1		CI		2	2022	Replace Can Opener			\$ 3,200
339		33	Lombardi Middle School	6.18	Kitchen Equipment		Kitchen	Preparation Sink has legs with chipped paint	2		CI		2	2022	Replace legs			\$ 2,200
340		33	Lombardi Middle School	6.18	Kitchen Equipment		Kitchen	Work Table has wood top, rusted legs, and galvanized	1		CI		2	2022	Replace Work Table (wood should be replaced if used for other than baking)			\$ 9,000
341		33	Lombardi Middle School	6.18	Kitchen Equipment		Kitchen	Work Table has legs with chipped paint, rusted	1		CI		2	2022	Replace Work Table			\$ 4,500
342		33	Lombardi Middle School	6.18	Kitchen Equipment		Concession (next to B146)	Popcorn maker setting on wd stand, adjacent shelf for food	2		CI		2	2022	Provide SST work table and shelving			\$ 5,400
343		33	Lombardi Middle School	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator with large air plenum, rusted interior	1		CI		2	2022	Replace Exhaust Ventilator - Verify if ovens are for reheat only and no grease			\$ 170,700
344		33	Lombardi Middle School	6.18	Kitchen Equipment		Kitchen	Dishtables with rusted galvanized legs	1		CI		2	2022	Replace legs			\$ 1,400
345		33	Lombardi Middle School	6.18	Kitchen Equipment		Kitchen	Spray Rinse aged	1		CI		2	2022	Replace Spray Rinse			\$ 1,400
346		33	Lombardi Middle School	6.19	Cold Storage Rooms		Cooler	Broken safety latch, rusted threshold, and low light level	1		CI		2	2022	Replace latch and threshold. Add LED light fixture			\$ 1,300
347		33	Lombardi Middle School	6.19	Cold Storage Rooms		Cooler	Shelving rusted	1		CI		2	2022	Replace rusted shelving			\$ 2,100
348		33	Lombardi Middle School	6.19	Cold Storage Rooms		Cooler and Freezer	Missing coved base at exterior	2		CI		2	2022	Provide Base			\$ 600
349		33	Lombardi Middle School	6.19	Cold Storage Rooms		Freezer	Freezer has partially rusted galvanized floor, low light	2		CI		3	2022	Replace walk-in freezer and add floor drain in 6-10 years			\$ 50,300
350		33	Lombardi Middle School	6.19	Cold Storage Rooms		Freezer	Freezer Shelving rusted	1		CI		2	2022	Replace Shelving			\$ 900
351		33	Lombardi Middle School	7.00	HVAC						CI							\$ -
352		33	Lombardi Middle School	7.01	Boilers		Boiler Rm	Kewanee LW130G, 6278 MBH in, 5022 MBH out, HW, Nat Gas, Industrial Combustion burner, MG-63S	2	1993	CI	Y1	1	2022	Replace boiler with condensing boilers	30	1	\$ 806,000
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200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B	2022 TOTAL PRIORITIES										\$ 20,015,500
201																		
202																		
203	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Orig. / Repl.	Fund	Yr	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
354		33	Lombardi Middle School	7.01	Boilers		Boiler Rm	Kewanee LW130G, 6278 MBH in, 5022 MBH out, HW, Nat Gas, Industrial Combustion burner, MG-63S	2	1993	CI	Y1	1	2022	Replace boiler with condensing boilers	30	1	\$ 806,000
355		33	Lombardi Middle School	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			VFDs are in the same condition as the associated equipment	2		CI		2	2022	Replace the older VFDs See pumps for pricing	15		\$ -
356		33	Lombardi Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler room	Hot Water Pump: (2x) Pump Tag: Make: Alis Chalmers Model:1510-2BC Serial Number: couldn't read GPM/Head (ft): 145 @ 55' Pump Type: (Base Mount) Pump in acceptable condition 15 HP, No VFD	2	1993	CI	Y1	1	2022	Replace Pump	30	1	\$ 77,700
357		33	Lombardi Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		North Mech Mezz	Hot Water Pump: (2x) Pump Tag: Make: B&G Model: Serial Number: couldn't read GPM/Head (ft): 1500 @ 85' Pump Type: (Base Mount) Pump in acceptable condition 15 HP, No VFD	2	1993	CI	Y1	1	2022	Replace Pump	30	1	\$ 113,300
358		33	Lombardi Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		North Mech Mezz	Condenser Pumps (2x): Pump Tag: Make: Bell & Gossett Model: 1510 5BC 9.125 BF Serial Number: 1818188 & 1818188 GPM/Head (ft): 1050gpm/60 Pump Type: (Base Mount) 25 HP	3	1993	CI	Y1	1	2022	Remove pumps with cooling tower removal	30	1	\$ 12,900
359		33	Lombardi Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		North Mech Mezz	Chilled Water Pumps: Pump Tag: CWP-1 & CWP-2 Make: Bell & Gossett Model: e-1510 5E 10.875 BF Serial Number: 1818088 & 1818089 GPM/Head (ft): 840gpm/110ft Pump Type: (Base Mount) 40 HP	2	1993	CI	Y1	1	2022	Replace pumps and VFDs	30	1	\$ 113,300

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200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B							2022 TOTAL PRIORITIES				\$ 20,015,500
201																		
202																		
203	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Orig. / Repl.	Fund	Yr	Fnl Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
360		33	Lombardi Middle School	7.07	Air handler units / ERU - dampers		South Mech Mezz (Serves Arts)	AHU Tag: AHU-5 Make: American Standard Model: 2VB15 Serial Number: H CFM (total airflow) System Type: Fan and coil types: Hot water heating, no cooling, supply belt fan. Unit in extremely poor condition.	2	1993	CI	Y10	2	2022	Replace air handling unit	40	11	\$ 194,100
361		33	Lombardi Middle School	7.07	Air handler units / ERU - dampers		South Mech Mezz (Serves Home Economics)	AHU Tag: AHU-6 Make: American Standard Model: No Tag Serial Number: No Tag CFM (total airflow) System Type: Fan and coil types: Hot water heating, chilled water cooling, supply belt fan. Unit in extremely poor condition.	2	1993	CI	Y10	2	2022	Replace air handling unit	40	11	\$ 258,800
362		33	Lombardi Middle School	7.07	Air handler units / ERU - dampers		South Mech Mezz	AHU Tag: AHU-7 Make: American Standard Model: 2AB15 Serial Number: CFM (total airflow) System Type: Fan and coil types: Hot water heating, no cooling, supply belt fan. Unit in extremely poor condition.	2	1993	CI	Y10	2	2022	Replace air handling unit	40	11	\$ 258,800
363		33	Lombardi Middle School	7.07	Air handler units / ERU - dampers		North Mech Mezz	AHU Tag: AHU-9 Make: American Standard Model: 2AB Serial Number: none CFM (total airflow) System Type: Fan and coil types: Hot water heating, chilled water cooling, belt supply fan. AHU in very poor condition	2	1993	CI	Y10	2	2022	Replace air handling unit	40	11	\$ 388,300

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B							2022 TOTAL PRIORITIES				\$ 20,015,500
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
364		33	Lombardi Middle School	7.07	Air handler units / ERU - dampers		North Mech Mezz	AHU Tag: Large built up AHU Make: Model: Serial Number: CFM (total airflow) System Type: Unit in poor condition Fan and coil types: Hot water and chilled water coils. Unit in poor condition.	2	1993	CI	Y10	2	2022	Replace air handling unit	40	11	\$ 1,035,400
365		33	Lombardi Middle School	7.07	Air handler units / ERU - dampers		North Mech Mezz (Serves Auditorium)	AHU Tag: AHU-8 Make: American Standard Model: 2A18 Serial Number: H CFM (total airflow) System Type: Fan and coil types: Hot water heating and chilled water cooling. Belt supply fan. Unit in very poor condition.	2	1993	CI	Y10	2	2022	Replace air handling unit	40	11	\$ 388,300
366		33	Lombardi Middle School	7.07	Air handler units / ERU - dampers		Basement (serves Old Cafeteria)	AHU Tag: AHU-11 Make: American Standard Model: 16A Serial Number: H CFM (total airflow) System Type: Fan and coil types: Hot water heating and chilled water cooling. Belt supply fan. Unit in very poor condition.	2	1993	CI	Y10	1	2022	Replace air handling unit	40	11	\$ 207,000
367		33	Lombardi Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		C260-C288, Band, Chorus, C-181, C-184, C-187, C-160, C-162, C-164, C-166, C-167	Hot water radiant ceiling panel in poor condition.	2	1993	CI			2022	remove radiant ceiling panel	25	-4	\$ -
368		33	Lombardi Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		2nd floor	Cabinet unit heaters are in good condition	3	1993	CI			2022	Repalce when CUH shows signs of failure.	25	-4	\$ -
369		33	Lombardi Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		South classroom wing corridors and vestibules	Cabinet Unit heaters are in acceptable condition	3	1993	CI			2022	Repalce when CUH shows signs of failure.	25	-4	\$ -
370		33	Lombardi Middle School	7.15	Air Outlets/Inlets		C-160-C-195, C260-C288	Air outlet is one giant round diffuser in classroom. Diffuser in poor condition and air distribtion is poor.	2	1993	CI			2022		25	-4	\$ -

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200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B							2022	TOTAL PRIORITIES			\$ 20,015,500
201																		
202																		
203	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Orig. / Repl.	Fund	Yr	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
371		33	Lombardi Middle School	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		North Mech Mezz	Chiller Tag: Make: McQuay/Snyder General Model: E2216382RA Serial Number: 056377901E Tonnage: (Cooling Capacity): System Type: Centrifugal (Water Cooled)	2	1993	CI	Y1	1	2022	Replace Chiller with an indoor evaporator and aroof mounted condenser	25	-4	\$ 970,600
372		33	Lombardi Middle School	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		North Mech Mezz	Marley cooling tower on roof, model ZVK 284TTFN7203AA W, 20 HP	2	1993	CI	Y1	1	2022	Remove cooling tower and related piping. Retain base for condenser support.	25	-4	\$ 80,900
373		33	Lombardi Middle School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers			Rooftop unit, Carrier 48KCEA04A2A5A0A0A0, 3 Ton, 115MBH gas input, 82 MBH out	2	2008	CI	Y8	3	2022	Replace rooftop unit	25	11	\$ 37,200
374		33	Lombardi Middle School	8.00 Plumbing							CI							\$ -
375		33	Lombardi Middle School	8.08	Plumbing Fixtures		Restrooms by C-256	2 sets of 2 floor mounted group flush urinals. Wall mount flush valve water closets. Push button faucet lavs.	2	1993	CI			2022	Replace Urinals.	30	1	\$ -
376		33	Lombardi Middle School	8.08	Plumbing Fixtures		Restrooms by 110	2 sets of 2 floor mounted group flush urinals. Wall mount wall flush water closet. Push button faucet lav.	2	1993	CI			2022	Replace Water Closets and Urinals.	30	1	\$ -
377		33	Lombardi Middle School	8.08	Plumbing Fixtures		Restrooms by C-194	2 sets of 2 floor mounted group flush urinals. Wall mount wall flush water closet. Push button faucet lav.	2	1993	CI			2022	Replace Water Closets and Urinals.	30	1	\$ -
378		33	Lombardi Middle School	8.08	Plumbing Fixtures		Office Restrooms by B-146	Floor mounted group flush urinals. Wall mount flush valve water closet. Push button faucet lav.	2	1993	CI			2022		30	1	\$ -
379		33	Lombardi Middle School	8.08	Plumbing Fixtures		Science classrooms	Science classroom sinks, gas turrets, emergency fixtures are in good condition	4	1993	CI			2022		30	1	\$ -
380		33	Lombardi Middle School	8.08	Plumbing Fixtures		Restrooms on south side of building	2 water coolers with bottle filler	4	1993	CI			2022		30	1	\$ -
381		33	Lombardi Middle School	8.10	Drinking Fountains		Main Office	Porcelain drinking fountain.	2	1993	CI			2022	Replace with water cooler	30	1	\$ -
382		33	Lombardi Middle School	8.10	Drinking Fountains		First Floor North Restrooms	water cooler in good condition	3	1993	CI			2022		30	1	\$ -
383		33	Lombardi Middle School	8.11	Fire suppression- source / pumps / distribution / heads		Building	No existing fire suppression system.	2	1993	CI			2022	Install new fire suppression system	30	1	\$ -

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B							2022 TOTAL PRIORITIES				\$ 20,015,500
201																		
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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	Projected PROJECT COST
384		33	Lombardi Middle School	8.15	Domestic Water Heaters		Tunnel	Bradford White, M250T6DS-1NCWW, 50 Gal, 4,500 Watts	3	2010	CI	Y2	2	2022	Replace water heater	15	3	\$ 89,000
385		33	Lombardi Middle School	8.15	Domestic Water Heaters		Boiler rm	Bradford White, 75T80B3M, 75 Gallon, 75 MBH in, atmospheric	2	2004	CI	Y2	1	2022	Replace water heater	15	-3	\$ 89,000
386		33	Lombardi Middle School	8.15	Domestic Water Heaters		Tunnel	Bock OT250N, 250MBH in, 282 GPH rec, 100 Gallon, 115 & 181 deg, PVC flues	3	2011	CI	Y8	2	2022	Replace water heater	15	4	\$ 89,000
387		33	Lombardi Middle School	8.15	Domestic Water Heaters		Tunnel	Bock OT250N, 250MBH in, 282 GPH rec, 100 Gallon, 115 & 181 deg, PVC flues	3	2011	CI	Y8	2	2022	Replace water heater	15	4	\$ 89,000
388		33	Lombardi Middle School	9.00 Electrical							CI							\$ -
389		33	Lombardi Middle School	9.01	Electrical Study Update / Main / medium voltage /			2000A, 480V 3-phase Main Switchboard	4	1993	CI			2022	No action required			\$ -
390		33	Lombardi Middle School	9.04	branch circuits - computer / media (utilization voltage - 120 volt, etc)		Art Rm A100/A101 and assoc office	Need power in art room for two more pottery wheels, and no power or data in office.	2	1993	CI		2	2022	Provide power and data as needed for these uses			\$ 8,100
391		33	Lombardi Middle School	9.05	Fire Alarm			Addressable Simplex 4010ES Fire Alarm System	3	1993	CI			2022	Replace with Voice Evacuation System if remodelling 10% or more of building.			\$ -
392		33	Lombardi Middle School	9.08	Emergency generators / battery backup systems /			No emergency generator at building	3		CI			2022	Evaluate emergency power needs			\$ -
393		33	Lombardi Middle School	10.00 Lighting							CI							\$ -
394		33	Lombardi Middle School	10.01	Lighting - Lamps / ballasts / controls		All Spaces	Lighting is all fluorescent fixtures	3	1,993	CI		2	2022	Replace all lights with LED fixtures and occupancy sensors for controls			\$ 1,327,200
395		33	Lombardi Middle School	10.03	Special purpose lighting - theaters		Gymnasium	Lighting is fluorescent fixtures	4		CI		2	2022	Replace with LED lights			\$ 61,800
396		33	Lombardi Middle School	10.03	Special purpose lighting - theaters		Auditorium	Lighting is fluorescent fixtures	4		CI		2	2022	Replace with LED lights and Dimming System			\$ 69,300
397		33	Lombardi Middle School	10.04	Security Lighting (Exterior)			Wall mounted LED fixtures	3	2019	CI		0	2022	No action required.			\$ -
398		33	Lombardi Middle School	10.04	Security Lighting (Exterior)			Exterior emergency exit lights missing	2		CI		1	2022	Provide Exterior Emergency Lights			\$ 31,200
399		33	Lombardi Middle School	10.05	Parking lot lighting			Pole mounted LED fixtures	3	2019	CI		0	2022	No action required.			\$ -
400		33	Lombardi Middle School	11.00 Technology / Security							CI							\$ -
401		33	Lombardi Middle School	11.01	Stuctured cabling		Building	good, data cabinet in Room A109 is in cabinet and door	4		CI		0	2022	no work			\$ -
402		33	Lombardi Middle School	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			\$ 6,500
403		33	Lombardi Middle School	11.02	Classroom technology systems		Classrooms	good	4		CI		0	2022	no work			\$ -

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200	Lombardi Middle School				205,110	SF	Ron S, Nancy L, Nancy L, John J, Alex W/Gary G, Nick A, Dave B								2022	TOTAL PRIORITIES			\$ 20,015,500
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	
404		33	Lombardi Middle School	11.03	Local Sound systems		Gym	good	4		CI		0	2022	no work			\$ -	
405		33	Lombardi Middle School	11.03	Local Sound systems		Gym	(1) UHF wireless microphone, 906.0 MHz	4		CI		0	2022	no work			\$ -	
406		33	Lombardi Middle School	11.03	Local Sound systems		Café	good	4		CI		0	2022	no work			\$ -	
407		33	Lombardi Middle School	11.03	Local Sound systems		Auditorium	good	4		CI		0	2022	no work			\$ -	
408		33	Lombardi Middle School	11.03	Local Sound systems		Auditorium	(15) Shure BLX4R systems, (10) 542-572 MHz, (5) 570-	2		CI		2	2022	Replace 8 wireless microphones in 600 MHz band.			\$ 19,400	
409		33	Lombardi Middle School	11.04	Master Clock Systems		Building	good.	4		CI		0	2022	no work			\$ -	
410		33	Lombardi Middle School	11.05	Building Paging systems		Building	good, but aging	4		CI		0	2022	no work			\$ -	
411		33	Lombardi Middle School	11.06	Access Control		Building	good	4		CI		0	2022	no work			\$ -	
412		33	Lombardi Middle School	11.06	Handicapped door operators		Door 1	Interior handicapped operator pushbuttons works properly.	2		CI		2	2022	Reprogram so that when HC button is pushed, electric strikes unlock prior to			\$ 1,700	
413		33	Lombardi Middle School	11.06	Handicapped door operators		Door 3	Interior handicapped operator pushbuttons works properly.	2		CI		2	2022	Reprogram so that when HC button is pushed, electric strikes unlock prior to			\$ 1,700	
414		33	Lombardi Middle School	11.07	Burgler Alarm System		Building	good	2		CI		0	2022	no work			\$ -	
415		33	Lombardi Middle School	11.07	Burgler Alarm System		Building	most exterior doors do not have door position contacts	2		CI		2	2022	provide door position contacts on door that do not have them			\$ 11,600	
416		33	Lombardi Middle School	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	no work			\$ -	

WASHINGTON MIDDLE SCHOOL

1 SITE

- **Parking Lot(s) Asphalt Pavement**
 - Continue general maintenance (i.e., crack cleaning, filling, and sealcoating).
 - Remove and replace bicycle/west deteriorating asphalt pavement.
- **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 bollards

2 EXTERIOR ENVELOPE



- **Roofs**
 - There are several sections of roof that will need replacing.
- **Wall Systems**
 - There are several locations around the roof where the parapet stone caps are deteriorating and spalling. Replace the stone parapet caps and/or consider covering with prefinished metal flashing.



- Exterior window sills are showing a variety of deterioration. Unable to determine level of degradation. Monitor and replace stone sill at windows as required.



- **Tuckpointing/Sealant**

- Control joint sealant in some locations is missing and separated. Replace control joint sealant at these locations.



- Whole building in need of tuckpointing in 6-10 years.

- **Doors/Hardware**

- There are several doors and frames around the exterior of building that are rusting. Replace doors and frames

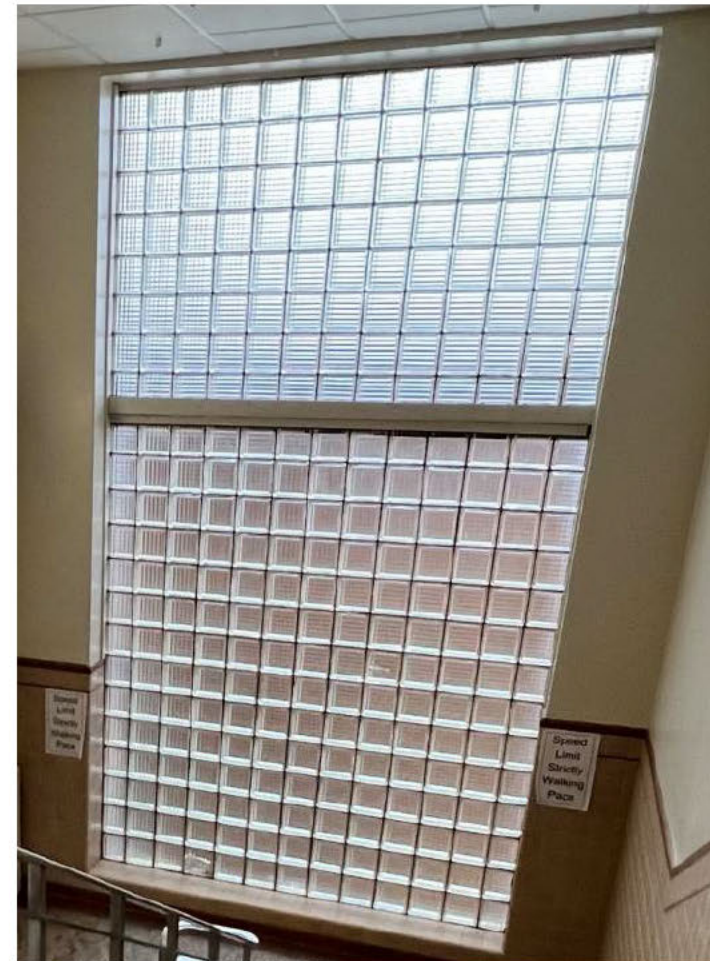


- **Window Systems**

- At the ends of the 3rd corridors and in the 3 stairwells down to 2nd floor there are glass block that have holes on the interior face of block and are not energy efficient. Replace glass



block with aluminum curtainwall framing and insulated glass.



3 INTERIOR

- **Doors/Hardware**

- Wood doors throughout the building are delaminating, damaged and have old hardware.



Replace these doors with new wood doors and hardware.

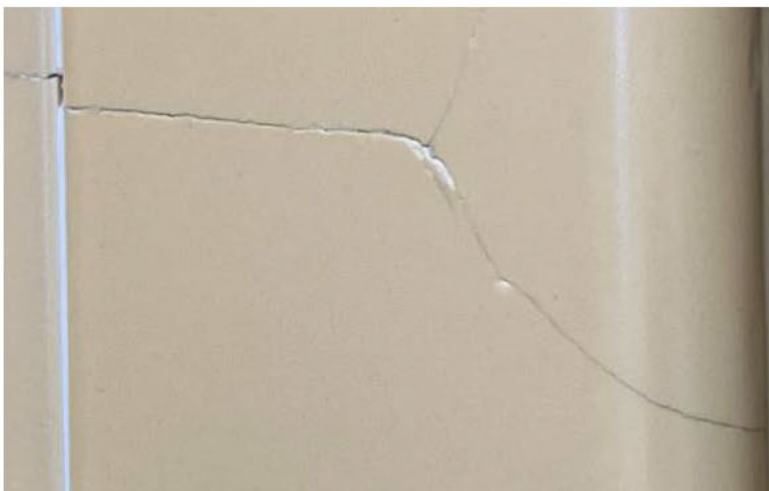
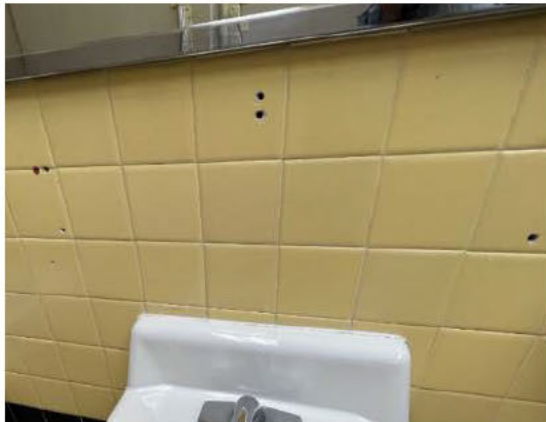


- **Flooring**

- Various areas of the corridors and rooms on all levels have VCT that are worn and seam showing. Replace VCT flooring
- Note: Sloped floors in front of the auditorium are not at the correct slope for ADA compliance. The slope of the floor at these two locations should be addressed if the auditorium is remodeled
- Various rooms in the building have wood floors that are worn and scuffed. Refinish the wood floors.

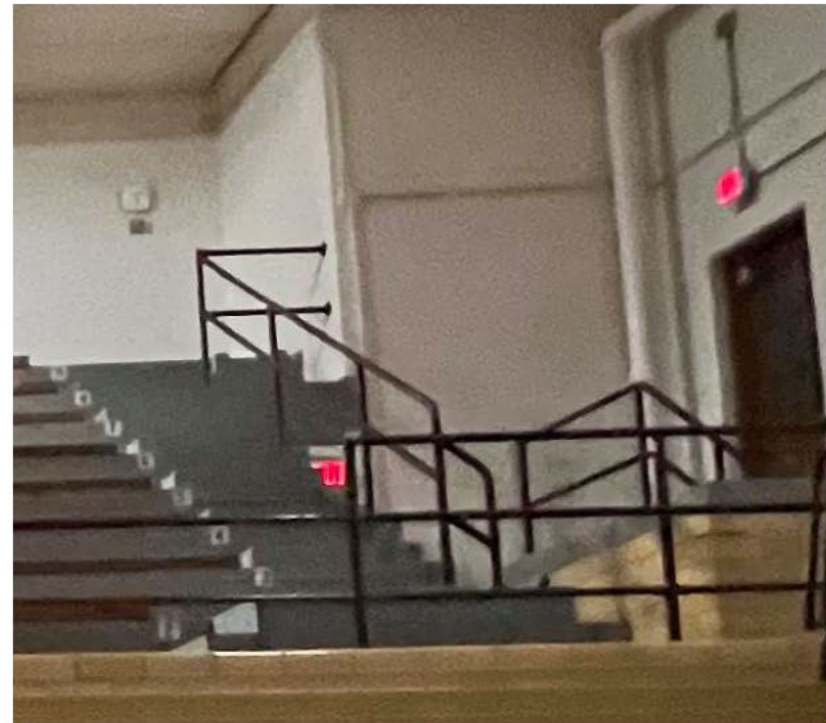
- **Tile Applications**

- On the third-floor boys and girls bathrooms the wall tile is cracked, toilet partitions are damaged and equipment missing from bathroom. Replace toilet finishes, equipment and install VACT ceilings.



- **Hand, Guardrail/Code Deficiencies**

- In the gym balcony mezzanine, the stairs at the bleachers are 32" high and not in compliance with code. Replace guardrails with separate handrails.



- **Chalkboards**

- Many rooms have chalkboards installed throughout the building. Replace chalkboards with markerboards

- **Cabinetry/Countertops/Stools**

- Many classrooms have worn wood floors, countertops that are delaminating and worn, chalkboards installed. Ceilings are in good condition and can remain. Replace finishes, resurface wood floors, replace chalkboards with markerboards, replace casework.



- Science room casework in good condition some isolated damage, more at the mobile display tables. Epoxy tops are in good condition.

4 FOOD SERVICE

- On Site Food Preparation and Cooking per Owner

- Replace non NSF and rusted equipment. Replace kitchen hood exhaust system. Add serving line tray slide supports.

5 MECHANICAL

- **Boilers and Pumps**

- The boilers are cast Iron type and the heating pumps are newer and both were replaced in 2010.

- **Air Handlers**

- Most of the Air Handlers were replaced in 2015.
- Four of the air handlers are older (1986) and should be replaced.

- **Chillers and Pumps**

- The Chillers were replaced in 2015 with R-410A air cooled chillers.

- **Water Heaters**

- The Water Heaters are Condensing water heaters replaced in 2015.

- **Plumbing**

- The Plumbing fixtures are in good condition. A few China drinking fountains may want to be replaced.

6 ELECTRICAL

- **Electric Service**

- The building is served underground from a pad mounted transformer. This feeds relatively new Square D 2500A, 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 60KW natural gas generator located in a room next to 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**
 - Approximately 2/3 of the building is lit with fluorescent lights. The remaining 1/3 has been converted to LED
 - We recommend that all fluorescent lighting be upgraded to LED.
- **Emergency Lighting / Exit signs**
 - Emergency lighting and exit signs also appear to be a mixture of fluorescent and LED but are powered from the generator.
 - Fluorescent fixtures should be upgraded to LED at the same time as other building lighting in the area 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.

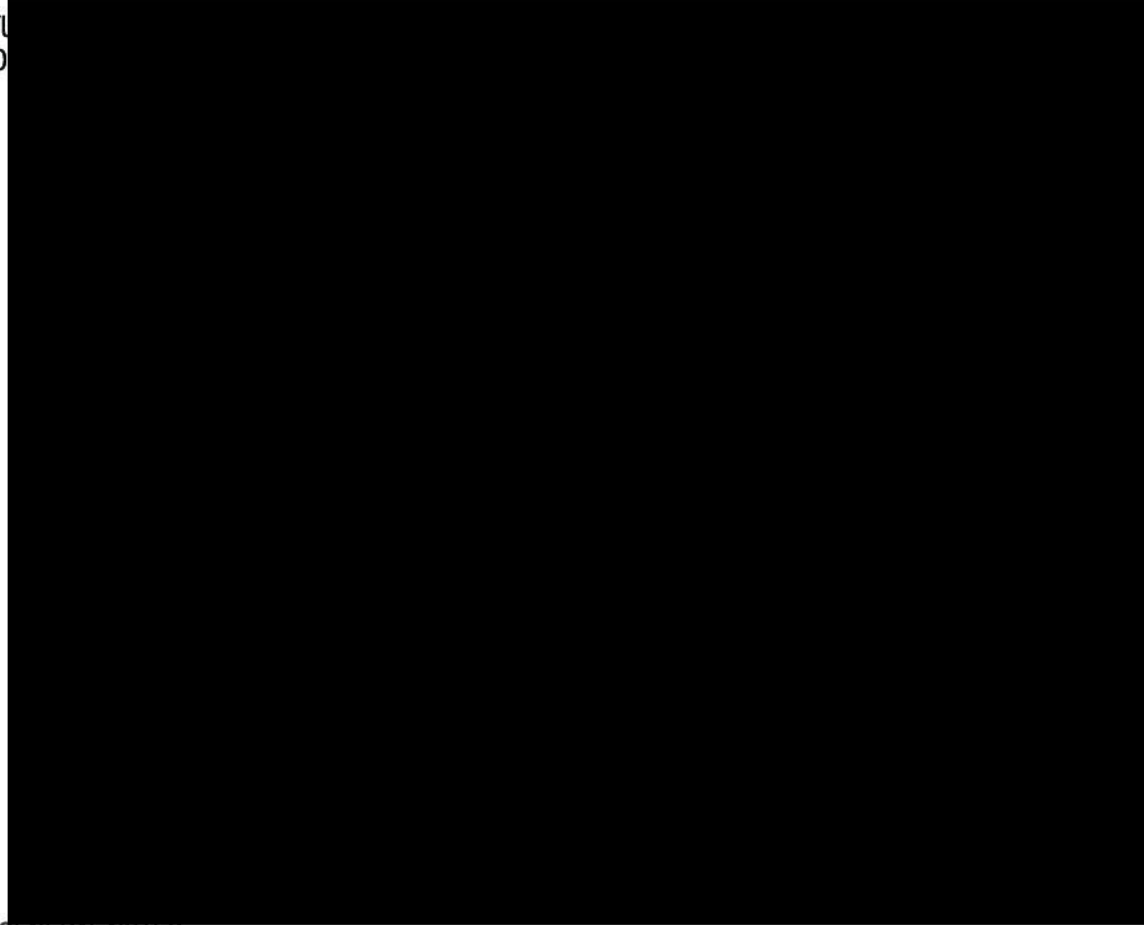
7 TECHNOLOGY

- Technology systems are generally good.
 - Building paging system is aging and has issues with load humming every other week.
 - Data closet off Room 230 is hot and needs ventilation.










WASHINGTON
MIDDLE SCHOOL

ARCHITECTURAL
FIRST FLOOR

FACILITY ANALYSIS





PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

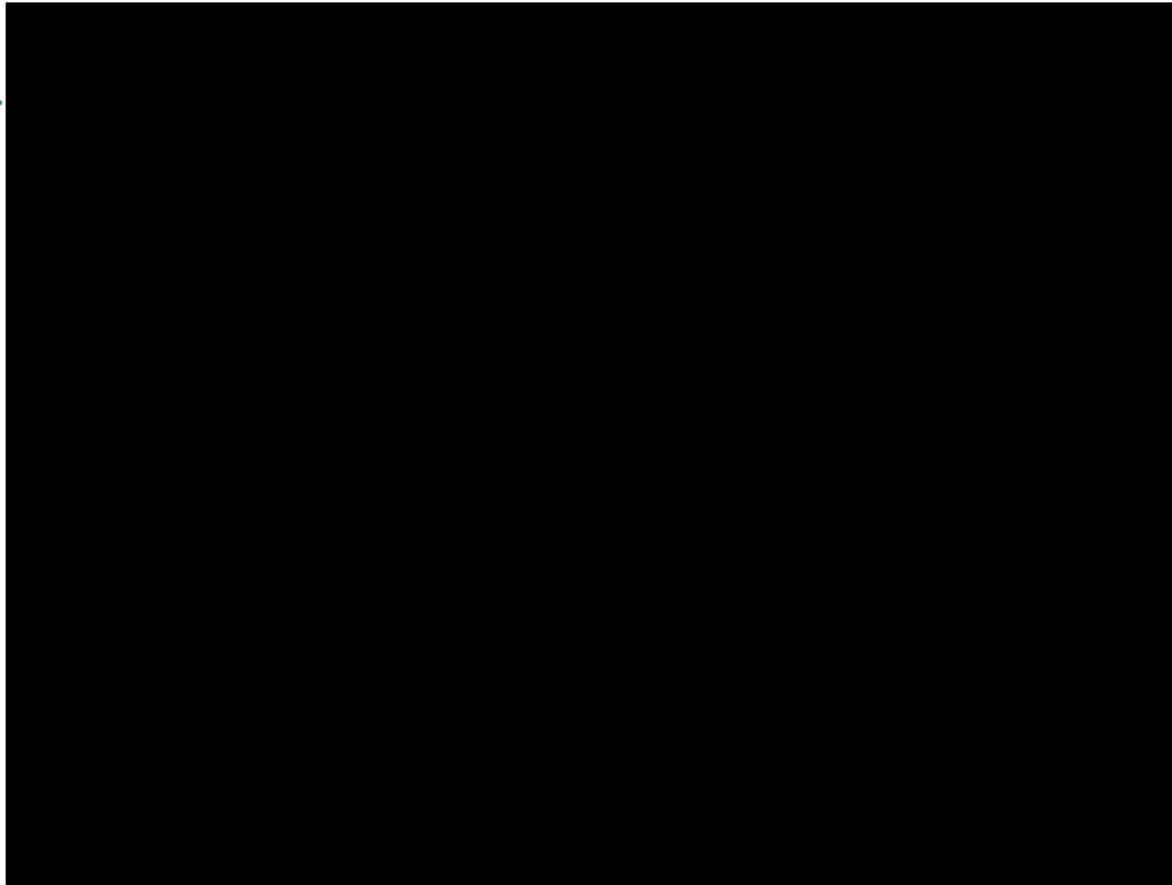
GENERAL NOTES

- 1 SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED
- 2 BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
- 3 REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE
- 4 MULTIPLE ROOMS WITH CHALKBOARDS. REPLACE WITH MARKERBOARDS
- 5 SEVERAL SECTIONS OF ROOF NEED TO BE REPLACED
- 6 ENTIRE BUILDING NEEDS TO BE TUCKPOINTED IN 6-10 YEARS

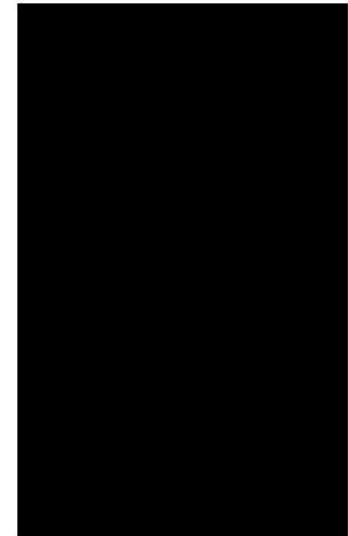
KEY NOTES

-  KITCHEN EQUIPMENT - SHELVING, TRAY SLIDES
-  REPLACE DOOR AND FRAME
-  REPLACE CEILING
-  REPLACE ACOUSTIC WALL PANELS
-  REPLACE FINISHES AND EQUIPMENT










WASHINGTON
MIDDLE SCHOOL
FACILITY ANALYSIS



ARCHITECTURAL
BASEMENT



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 REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE
- 4 MULTIPLE ROOMS WITH CHALKBOARDS. REPLACE WITH MARKERBOARD
- 5 SEVERAL SECTIONS OF ROOF NEED TO BE REPLACED
- 6 ENTIRE BUILDING NEEDS TO BE TUCKPOINTED IN 6-10 YEARS

KEY NOTES

- (F2) REPLACE CEILING, FLOOR AND WALL FINISHES
- (FE1A) REPLACE FINISHES AND EQUIPMENT
- (FE3) REPLACE FINISHES AND EQUIPMENT
- (HR) HANDRAILS NOT IN COMPLIANCE. REPLACE WITH SEPERATE HANDRAILS
- (LK) REPLACE LOCKERS

WASHINGTON
MIDDLE SCHOOL

ARCHITECTURAL
THIRD FLOOR

FACILITY ANALYSIS



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 REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE
- 4 MULTIPLE ROOMS WITH CHALKBOARDS. REPLACE WITH MARKERBOARD
- 5 SEVERAL SECTIONS OF ROOF NEED TO BE REPLACED
- 6 ENTIRE BUILDING NEEDS TO BE TUCKPOINTED IN 6-10 YEARS

KEY NOTES

- FE-T REPLACE TOILET FINISHES AND EQUIP
- FE1A REPLACE FINISHES AND EQUIPMENT
- GB GLASS BLOCK-REPLACE W/ALUM CURTAIN WALL SYSTEM

WASHINGTON
MIDDLE SCHOOL

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR

FACILITY ANALYSIS






PRIORITY KEY

URGENT	MEDIUM	LOW
		
		
EQUIPMENT		
SYSTEM DISTRIBUTION		




KEY NOTES

 REPLACE BOILER	 REPLACE PUMP
 REPLACE AIR HANDLING UNIT	 REPLACE AIR HANDLING UNIT
 REPLACE WATER HEATER	 REPLACE DOOR AND FRAME

PRIORITY KEY

URGENT	MEDIUM	LOW
		
LIGHTING		

KEY NOTES

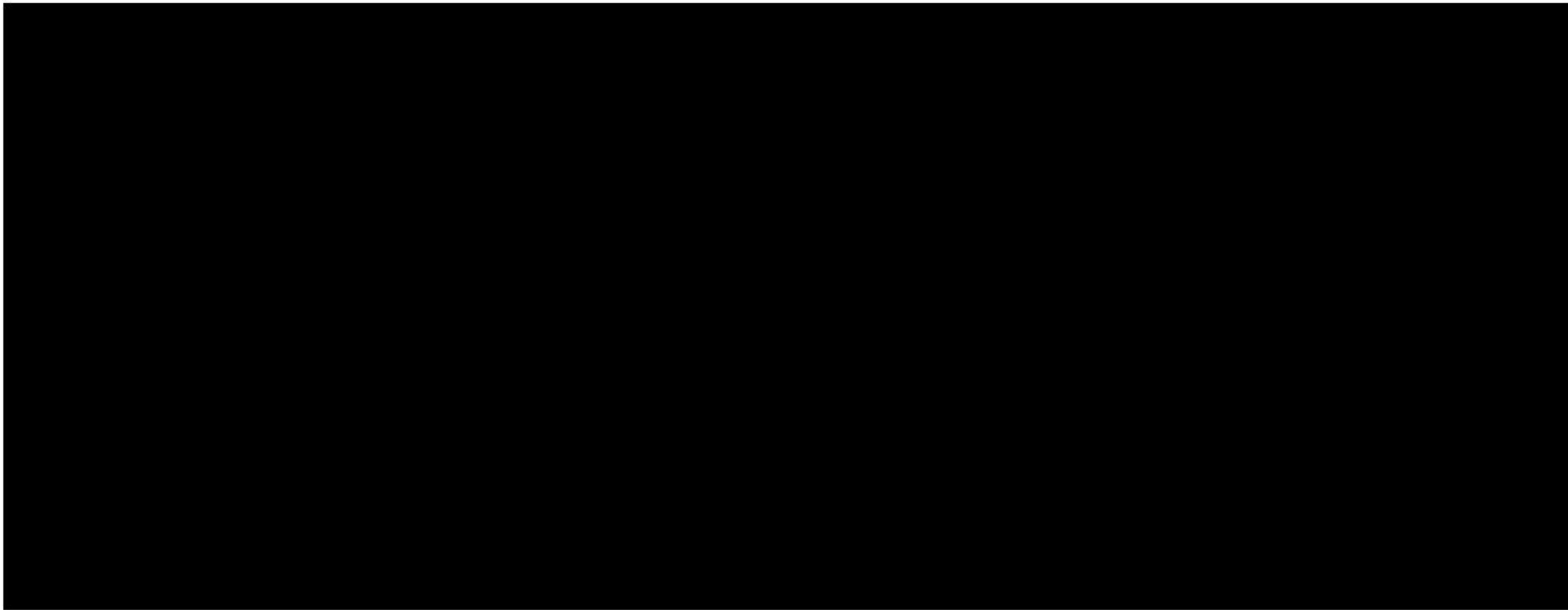
 REPLACE LIGHTING
 REPLACE WALL PACK
 REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

WASHINGTON
MIDDLE SCHOOL

FACILITY ANALYSIS

MECHANICAL
SECOND FLOOR




ELECTRICAL
SECOND FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW
		
		
EQUIPMENT		
SYSTEM DISTRIBUTION		




KEY NOTES

 REPLACE AIR HANDLING UNIT	 REPLACE AIR HANDLING UNIT
 REPLACE WATER HEATER	

PRIORITY KEY

URGENT	MEDIUM	LOW
		
LIGHTING		

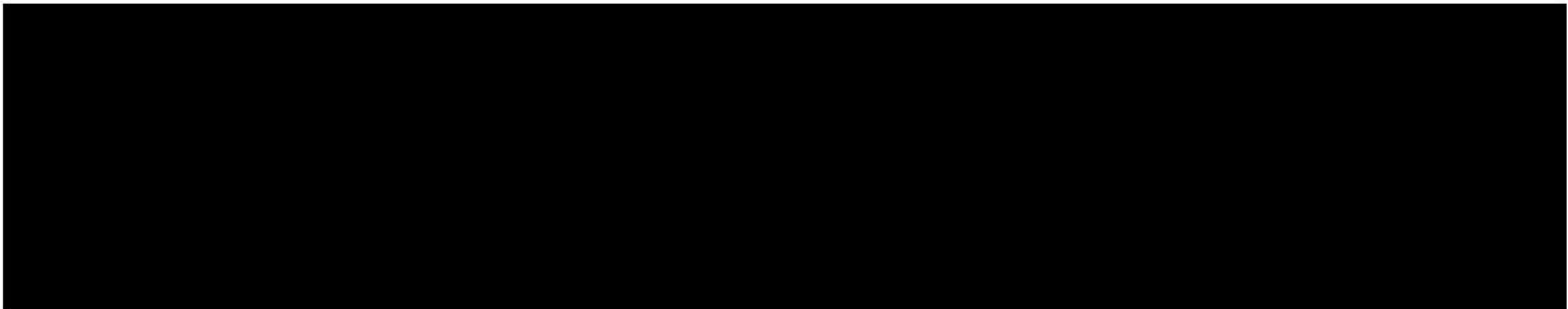
KEY NOTES

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

WASHINGTON
MIDDLE SCHOOL
FACILITY ANALYSIS

MECHANICAL
THIRD FLOOR

ELECTRICAL
THIRD FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION




KEY NOTES

NO MAJOR ITEMS THIS FLOOR.

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

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

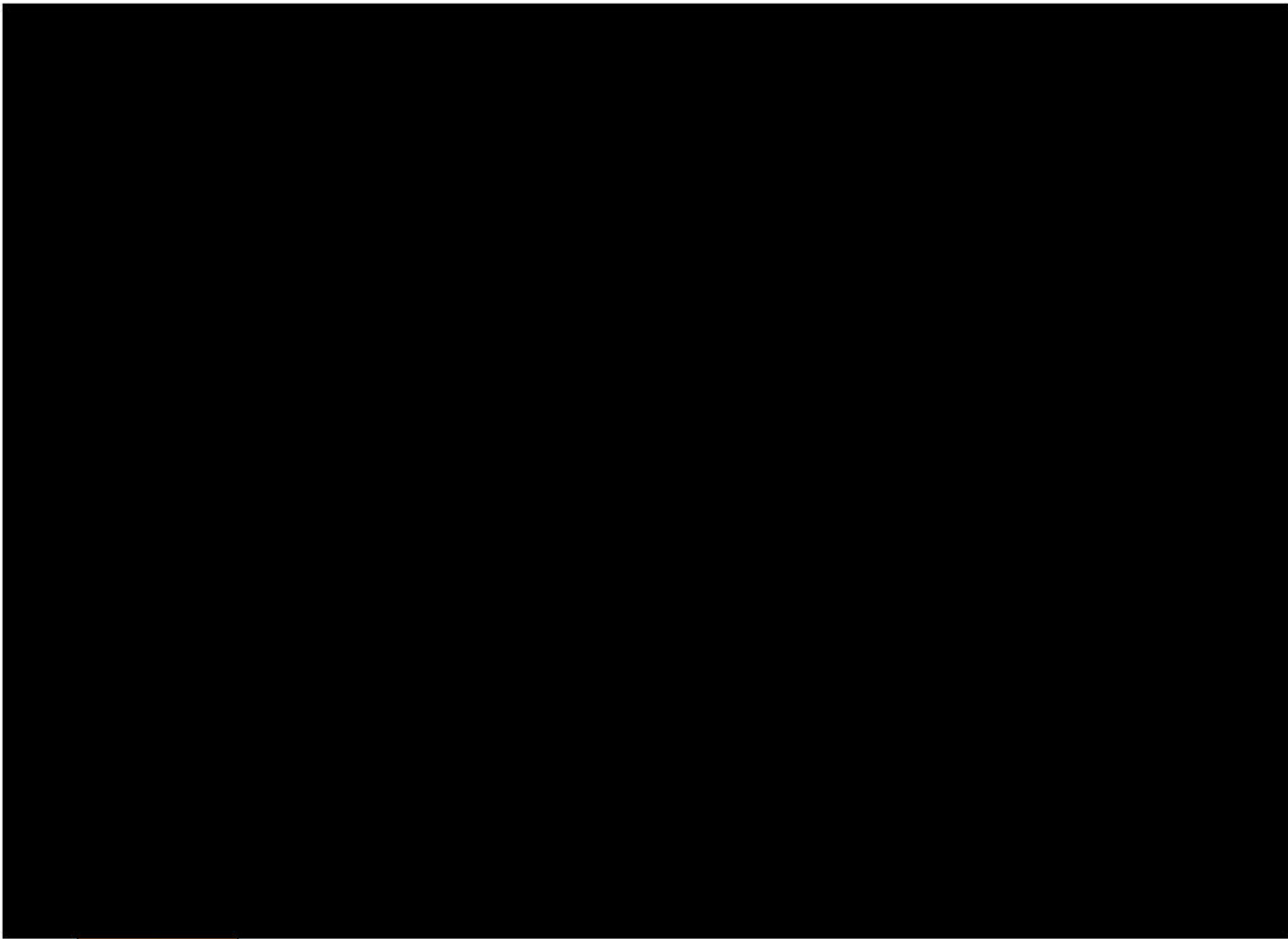
WASHINGTON
MIDDLE SCHOOL

BUILDING AGE

KEY

FIRST FLOOR

- 1939
- 1955
- 1985
- 1990
- 1992
- 2015



Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						11%	\$ 34.59	5,302,400	1.2	Cond.					Priority High (1)			\$ 795,400
198							\$ 32.19	4,934,400	3	Cond.					Priority Med (2)			\$ 6,201,100
199							\$ 26.33	4,036,100	4.5	Cond.					Priority Low (3)			\$ 9,292,700
200	Washington Middle School				153,286	SF	Ron S, Nancy L/ Josh L, Eric A, John J, Alex W/Gary G, Ron E, Dave B							2022	TOTAL PRIORITIES			\$ 16,289,200
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		34								CI				2022				
205		34	Washington Middle School	1.04		0		sample row to insert			CI			2	2022			\$ -
206		34	Washington Middle School	1.00 SITE - Hard surfaces														\$ -
207		34	Washington Middle School	1.01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2012)(10+ yrs old)	2		CI			2	2022 Yearly Asphalt Crack Clean & Fill Allowance			\$ 1,700
208		34	Washington Middle School	1.01	Asphalt paving		West Side (Bike Racks) &	deteriorating and worn pavement	2		CI			2	2022 Remove & replace asphalt pavement			\$ 14,800
209		34	Washington Middle School	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			\$ 4,500
210		34	Washington Middle School	1.01	Asphalt paving		Throughout Site	Seal Coating Needed	2		CI			2	2022 Seal Coat Asphalt Pvmnt & Restripe			\$ 42,700
211		34	Washington Middle School	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			\$ 11,900
212		34	Washington Middle School	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI			1	2022 Remove & replace concrete			\$ 65,300
213		34	Washington Middle School	2.00 SITE - Activity Spaces														\$ -
214		34	Washington Middle School	2.01	Playgrounds			no comments this section			CI			2	2022			\$ -
215		34	Washington Middle School	3.00 SITE - Drainage / Landscaping														\$ -
216		34	Washington Middle School	3.01	Grass / Turf			no comments this section			CI			2	2022			\$ -
217		34	Washington Middle School	4.00 Exterior (Building Envelope)														\$ -
218		34	Washington Middle School	4.01	Roofs			Roofing information provided by Owner			CI			2	2022			\$ -
219		34	Washington Middle School	4.01	Roofs	Sect	1	Gravel Surface - BUR	3	1997	CI	Y5		2	2022 Gravel Surface - BUR	30	5	\$ 67,300
220		34	Washington Middle School	4.01	Roofs		2	SBS Mod - Gran Agg - Alum Coat	3	1991	CI	Y4		2	2022 Gravel Surface - BUR	35	4	\$ 269,700
221		34	Washington Middle School	4.01	Roofs		3	FA - EPDM	2	1991	CI	Y1		1	2022 Gravel Surface - BUR	20	-11	\$ 3,900
222		34	Washington Middle School	4.01	Roofs		4	Smooth Surface - BUR	3	2011	CI	Y19		3	2022 Gravel Surface - BUR	30	19	\$ 240,100
223		34	Washington Middle School	4.01	Roofs		5	Gravel Surface - BUR	3	2011	CI	Y19		3	2022 Gravel Surface - BUR	30	19	\$ 249,600
224		34	Washington Middle School	4.01	Roofs		6	B - EPDM	2	1990	CI	Y1		1	2022 Gravel Surface - BUR	20	-12	\$ 9,900

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Washington Middle School				153,286	SF	Ron S, Nancy L/ Josh L, Eric A, John J, Alex W/Gary	G, Ron E, Dave B						2022	TOTAL PRIORITIES			\$ 16,289,200
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
225		34	Washington Middle School	4.01	Roofs		7	Smooth Surface - BUR	3	2012	CI	Y20	3	2022	Gravel Surface - BUR	30	20	\$ 160,000
226		34	Washington Middle School	4.01	Roofs		8	Smooth Surface - BUR	3	2012	CI	Y20	3	2022	Gravel Surface - BUR	30	20	\$ 52,200
227		34	Washington Middle School	4.01	Roofs		9	Smooth Surface - BUR	3	2012	CI	Y20	3	2022	Gravel Surface - BUR	30	20	\$ 16,900
228		34	Washington Middle School	4.01	Roofs		10	Smooth Surface - BUR	3	2012	CI	Y20	3	2022	Gravel Surface - BUR	30	20	\$ 391,300
229		34	Washington Middle School	4.01	Roofs		11	Smooth Surface - BUR	2	1985	CI	Y1	1	2022	Gravel Surface - BUR	30	-7	\$ 246,900
230		34	Washington Middle School	4.01	Roofs		12	B - EPDM	2	1992	CI	Y1	1	2022	Gravel Surface - BUR	20	-10	\$ 15,600
231		34	Washington Middle School	4.01	Roofs		13	Smooth Surface - BUR	3	2012	CI	Y20	2	2022	Gravel Surface - BUR	30	20	\$ 208,900
232		34	Washington Middle School	4.01	Roofs		14	Smooth Surface - BUR	3	2012	CI	Y20	2	2022	Gravel Surface - BUR	30	20	\$ 203,400
233		34	Washington Middle School	4.01	Roofs		15	Smooth Surface - BUR	3	2012	CI	Y20	2	2022	Gravel Surface - BUR	30	20	\$ 15,400
234		34	Washington Middle School	4.01	Roofs		16	B - EPDM	2	1993	CI	Y1	1	2022	Gravel Surface - BUR	20	-9	\$ 1,900
235		34	Washington Middle School	4.01	Roofs		17	B - EPDM	2	1993	CI	Y1	1	2022	Gravel Surface - BUR	20	-9	\$ 294,500
236		34	Washington Middle School	4.01	Roofs		18	B - EPDM	2	1993	CI	Y1	1	2022	Gravel Surface - BUR	20	-9	\$ 15,000
237		34	Washington Middle School	4.01	Roofs		19	B - EPDM	2	1993	CI	Y1	1	2022	Gravel Surface - BUR	20	-9	\$ 63,100
238		34	Washington Middle School	4.01	Roofs		20	B - EPDM	2	1993	CI	Y1	1	2022	Gravel Surface - BUR	20	-9	\$ 13,900
239		34	Washington Middle School	4.01	Roofs		21	B - EPDM	2	1992	CI	Y1	1	2022	Gravel Surface - BUR	20	-10	\$ 11,600
240		34	Washington Middle School	4.01	Roofs		9 S portion of N building	parapet stone cap degrading	1		CI		1	2022	replace stone caps			\$ 37,700
241		34	Washington Middle School	4.02	Wall systems	FB-1	wing wall on NE face of S building,	spalling brick both sides	1		CI		1	2022	replace wall entirely			\$ 6,800
242		34	Washington Middle School	4.02	Wall systems	FB-1	NW face of middle, NE face of South building,	cracking and crumbling brick	1		CI		2	2022	replace brick			\$ 300
243		34	Washington Middle School	4.02	Wall systems			exg stone wdw sills: condition varies, small number showing	1		CI		1	2022	Monitor and replace stone sill and wdws as required.			\$ -
244		34	Washington Middle School	4.03	Tuck pointing / Sealant		NE face of S building,	failing CJ	2		CI		2	2022	reseal			\$ 1,200
245		34	Washington Middle School	4.03	Tuck pointing / Sealant		NW middle (4)	failing CJ	2		CI		3	2022	reseal			\$ 5,800

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Washington Middle School				153,286	SF	Ron S, Nancy L/ Josh L, Eric A, John J, Alex W/Gary	G, Ron E, Dave B				2022 TOTAL PRIORITIES						\$ 16,289,200
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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
		34	Washington Middle School	4.03	Tuck pointing / Sealant		NW middle (5), NE face of S building, area way, SE middle,	failing sealant on louver	2		CI		2	2022	recaulk			\$ 3,200
246		34	Washington Middle School	4.03	Tuck pointing / Sealant		NE face of S building, NW	failing sealant at wdws	2		CI		2	2022	recaulk			\$ 1,400
247		34	Washington Middle School	4.03	Tuck pointing / Sealant		NW face of S building, SW of S building,	failing sealant at wdws	2		CI		3	2022	recaulk in 6-10 yrs			\$ 4,300
248		34	Washington Middle School	4.03	Tuck pointing / Sealant		NW middle, SE of S building, SW of S building, NE of N building	rusting lintels	1		CI		1	2022	grind and repaint			\$ 900
249		34	Washington Middle School	4.03	Tuck pointing / Sealant		N of Middle	parapet cap joints degrading	2		CI		2	2022	tuckpoint jts 4'-0"			\$ 10,600
250		34	Washington Middle School	4.03	Tuck pointing / Sealant		S building, SE face of Middle section, NE section of N building	whole building in need of tuck pointing in 6-10 yrs	2		CI		3	2022	tuckpoint building			\$ 1,137,800
251		34	Washington Middle School	4.03	Tuck pointing / Sealant		NE of S building, base of S building, SE of middle	degrading sealant at stone sills	2		CI		2	2022	recaulk stone sills			\$ 12,400
252		34	Washington Middle School	4.03	Tuck pointing / Sealant		SE of middle, SW of S building, S portion of N building	stone jts degrading	2		CI		2	2022	caulk stone jts			\$ 5,800
253		34	Washington Middle School	4.04	Doors / Hardware		Dr 3, 13, 18, 19, 24	HM dr and fr rusting w/ 2' transom	2		CI		2	2022	replace with Alum door and frame			\$ 91,300
254		34	Washington Middle School	4.04	Doors / Hardware		Dr 5, 12, 14, 15, 17, 23	HM dr and fr rusting	2		CI		2	2022	replace HM door and frame			\$ 47,500
255		34	Washington Middle School	4.06	Window systems	9	area way,	wood windows	2		CI		2	2022	replace w/ hm wdw or infill wdw opening			\$ 13,200
256		34	Washington Middle School	4.06	Window systems		3rd flr corridor, stairs down to 2nd	Glass block on either end of corridor and at landing of stairwell between 3rd and 2nd has holes on interior face of block and not energy efficient	2		CI		2	2022	replace with Alum curtainwall system			\$ 54,300
257		34	Washington Middle School	4.08	Painting and Plaster		entire building	Dirty Stone sills	2		CI		3	2022	clean stone			\$ 3,000
258		34	Washington Middle School	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		NE face of S building	rusting 6' w steel ground grilles	2		CI		3	2022	consider replacing 6-10 yrs			\$ -
259																		

Green Bay Area Public Schools
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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Washington Middle School				153,286	SF	Ron S, Nancy L/ Josh L, Eric A, John J, Alex W/Gary			G, Ron E, Dave B				2022 TOTAL PRIORITIES				\$ 16,289,200		
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		
260		34	Washington Middle School	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		SW of S building	degrading Conc stoop/stair slab	1		CI		2	2022	repour conc slab			\$ 7,900		
261		34	Washington Middle School	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		SW of S building	no Stair railing	1		CI		2	2022	Add stair railing			\$ 3,200		
262		34	Washington Middle School	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		SW of S building	no Stair railing	1		CI		2	2022	Add stair railing			\$ -		
263		34	Washington Middle School	5.00 Interior (Building)								CI						\$ -		
264		34	Washington Middle School	5.01	Doors / Hardware		Int double doors to Ext Dr 3, Int Dbl Dr between 114 and B/G B-room	Wood door damaged and delaminating	2		CI		2	2022	Replace door and hardware			\$ 20,500		
265		34	Washington Middle School	5.01	Doors / Hardware		Rm 106, 111,	Wood door damaged and delaminating	2		CI		2	2022	Replace door and hardware			\$ 8,600		
266		34	Washington Middle School	5.01	Doors / Hardware		Single wood door in corridor to stage 112	Wood door damaged and delaminating	2		CI		2	2022	Replace door and hardware			\$ 4,400		
267		34	Washington Middle School	5.01	Doors / Hardware		Dbl Dr between Rm 133 and main office, Int drs in vestibule to dr 24	Wood door damaged and delaminating	2		CI		2	2022	Replace door and hardware			\$ 25,500		
268		34	Washington Middle School	5.01	Doors / Hardware		Rm 157 Store rm	Wood door damaged and delaminating	2		CI		2	2022	Replace door and hardware			\$ 4,400		
269		34	Washington Middle School	5.01	Doors / Hardware		Dbl dr into Rm 159	Wood door damaged and delaminating	2		CI		2	2022	Replace door and hardware			\$ 8,600		
270		34	Washington Middle School	5.01	Doors / Hardware		Dbl dr across from Rm 138	Wood door damaged and delaminating	2		CI		2	2022	Replace door and hardware			\$ 8,600		
271		34	Washington Middle School	5.01	Doors / Hardware		Dbl doors at Rm171, Rm 179, Woods/Mtl/Art Corridor	Wood door damaged and delaminating	2		CI		2	2022	Replace door and hardware			\$ 61,400		
272		34	Washington Middle School	5.01	Doors / Hardware		2nd Flr dbl wd doors into Aud balcony	Wood door damaged and delaminating	2		CI		2	2022	replace dr, fr and hardware			\$ 10,300		
273		34	Washington Middle School	5.03	Flooring / Base		Rm 139, 159, 163, 164, 165, 167, Corr near 117	VCT floor seams separating and floor worn	2		CI		3	2022	Replace VCT floor			\$ 77,500		
274		34	Washington Middle School	5.03	Flooring / Base		Rm 112 side rooms.	VCT floor seams separating and floor worn	2		CI		3	2022	Replace VCT floor			\$ 3,700		

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200	Washington Middle School				153,286	SF	Ron S, Nancy L/ Josh L, Eric A, John J, Alex W/Gary	G, Ron E, Dave B						2022	TOTAL PRIORITIES			\$ 16,289,200
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		34	Washington Middle School	5.03	Flooring / Base		Rm 112	Note: Sloped floors in front of auditorium are not at the correct slope for ADA compliance	2		CI		0	2022	Address floor slope issue if auditorium remodeled			\$ -
276		34	Washington Middle School	5.03	Flooring / Base		Rm 157	Quarry tile cracked and damaged	2		CI		2	2022	replace quarry tile			\$ 24,000
277		34	Washington Middle School	5.03	Flooring / Base		Stairs between Rm 101 and 102, Stairs at Rm 117	Treads and riser rubber damaged and worn	2		CI		2	2022	replace rubber tread and risers			\$ 11,400
278		34	Washington Middle School	5.03	Flooring / Base		Rm 161	Wd flr worn and scuffed	2		CI		2	2022	refinish wd flr			\$ 8,000
279		34	Washington Middle School	5.03	Flooring / Base		Corr between 154 and 158, Corr between ext stair and Rm 154	VCT floor seams separating and floor worn	2		CI		3	2022	Replace VCT floor			\$ 4,500
280		34	Washington Middle School	5.03	Flooring / Base		Rm 154, 158	CT flr cracked and damaged	2		CI		2	2022	replace ceramic tile flr			\$ 19,200
281		34	Washington Middle School	5.03	Flooring / Base		Corr to Rm 179, 175, 171	VCT floor seams separating and floor worn	2		CI		3	2022	Replace VCT floor			\$ 9,900
282		34	Washington Middle School	5.03	Flooring / Base		Rm 175	VCT floor seams separating and floor worn	2		CI		3	2022	Replace VCT floor			\$ 15,500
283		34	Washington Middle School	5.03	Flooring / Base		2nd flr corridor from Rm 201 to Rm225	VCT floor seams separating and floor worn	2		CI		3	2022	Replace VCT floor			\$ 21,300
284		34	Washington Middle School	5.03	Flooring / Base		Rm 226, 228, 229, 261, 262, 265, 266	VCT floor seams separating and floor worn	2		CI		3	2022	Replace VCT floor			\$ 44,000
285		34	Washington Middle School	5.03	Flooring / Base		Rm 324	VCT floor seams separating and floor worn	2		CI		3	2022	Replace VCT floor			\$ 5,400
286		34	Washington Middle School	5.03	Flooring / Base		Rm 329	wood floor showing wear patterns	2		CI		2	2022	refinish wd flr			\$ 1,000
287	combo	34	Washington Middle School	5.03	Flooring / Base	F2	Rm 201, 202, 203, 215, 217, 219	VCT floor seams separating and floor worn, ACT ceiling old and damaged	2		CI		2	2022	ACT clg + flooring (VCT basis) + wall painting			\$ 83,500
288		34	Washington Middle School	5.04	Ceiling / Acoustic Panels	ACT	Rm 111,115,117	Existing ceiling damaged and old	2		CI		2	2022	Replace ACT grid and tile			\$ 12,600
289		34	Washington Middle School	5.04	Ceiling / Acoustic Panels	ACT	Corr between 154 and 158, Corr between ext stair and Rm 154	Existing ceiling damaged and old	2		CI		2	2022	Replace ACT grid and tile			\$ 3,100
290		34	Washington Middle School	5.04	Ceiling / Acoustic Panels	ACT	Rm 158	Existing ceiling damaged and old	2		CI		2	2022	Replace ACT grid and tile			\$ 5,200

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Washington Middle School				153,286	SF	Ron S, Nancy L/ Josh L, Eric A, John J, Alex W/Gary	G, Ron E, Dave B						2022 TOTAL PRIORITIES				\$ 16,289,200
201																		
202																		
203	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Orig. / Repl.	Fund	Yr	Fnl Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
291		34	Washington Middle School	5.04	Ceiling / Acoustic Panels	ACT	Rm 179	Existing ceiling damaged and old	2		CI		2	2022	Replace ACT grid and tile			\$ 9,900
292		34	Washington Middle School	5.04	Ceiling / Acoustic Panels	VACT	Rm 157	ACT grid rusted, ceiling tiles damaged	2		CI		2	2022	Replace VACT grid and tile			\$ 5,800
293		34	Washington Middle School	5.04	Ceiling / Acoustic Panels	ACT	Corr between 225 and Boys B-room	ACT grid and tiles damaged	2		CI		2	2022	Replace ACT grid and tile			\$ 3,100
294		34	Washington Middle School	5.05	Wall Finishes (PT, VWC, etc)		Rm 108	1" acoustic wall panels torn and damaged	2		CI		2	2022	Replace 1" acoustic wall panels			\$ 55,000
295	combo	34	Washington Middle School	5.06	Tile Applications	FE-T	3rd flr B/G bathrooms	Wall tile cracked, 2x4 ceiling, toilet partitions damaged	2		CI		2	2022	Toilet finishes and equip, VACT clg			\$ 118,300
296		34	Washington Middle School	5.07	Hand, Guardrail / Code Deficiencies		Stairs to Gym Mezz bleachers	Guardrails at stair runs are 32" high and not in compliance	2		CI		2	2022	Replace guardrails with separate handrails			\$ 82,700
297		34	Washington Middle School	5.07	Hand, Guardrail / Code Deficiencies		Gym bleacher Mezz	Guardrails at front of bleachers post spacing not in compliance	2		CI		2	2022	Install polycarbonate at bottom section			\$ 7,400
298		34	Washington Middle School	5.10	REMODEL NG / ADDITIONS						CI		2	2022				\$ -
299		34	Washington Middle School	6.00 Interior (Fixed Equipment)							CI							\$ -
300		34	Washington Middle School	6.03	Lockers - Corridor		2nd flr Corr Lockers Rm 236 to Rm 220	Lockers dented and damaged	2		CI		2	2022	Replace lockers			\$ 139,200
301		34	Washington Middle School	6.03	Lockers - Corridor		2nd flr Corr Rm 261 to Rm 266	Lockers dented and damaged	2		CI		2	2022	Replace lockers			\$ 73,800
302		34	Washington Middle School	6.09	Chalk Board / Marker board		Rm 106, 139, 160, 161, 163, 164, 165, 166, 167, 171, 175, 178	Chalkboard in room	2		CI		2	2022	replace with markerboard			\$ 25,200
303		34	Washington Middle School	6.09	Chalk Board / Marker board		Rm 201, 202, 203, 215, 217, 219, 226, 228, 261, 262, 263, 265, 266	Chalkboard in room	2		CI		2	2022	replace with markerboard			\$ 25,900
304		34	Washington Middle School	6.09	Chalk Board / Marker board		Rm 324	Chalkboard in room	2		CI		2	2022	replace with markerboard			\$ 2,100
305		34	Washington Middle School	6.13	Cabinetry / Counter Tops / Stools		Rm 171 - Art	P-lam casework and counter delaminating, damaged and	2		CI		2	2022	replace base cabinets and counter/backsplash (epoxy) and sink			\$ 9,200
306	combo	34	Washington Middle School	6.13	Cabinetry / Counter Tops / Stools	FE1a	Rm 130, 132, 133, 134, 135	Wood floor damaged, chalkboards in room, casework worn and delaminating	2		CI		2	2022	Finishes (less clg) +Cswk +MB/TB (wood floor refinsh)			\$ 132,900

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200	Washington Middle School				153,286	SF	Ron S, Nancy L/ Josh L, Eric A, John J, Alex W/Gary	G, Ron E, Dave B					2022 TOTAL PRIORITIES						\$ 16,289,200		
201																		Life	Life	Projected	
202	Bldg		Cat.		Item		Room No.(s) /		1-5		Install		Fnl		Action Recommended			Exp.	Rem	PROJECT	
203	Note	No.	Location	Code	Category	Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year		(yrs)	ain	COST		
307	combo	34	Washington Middle School	6.13	Cabinetry / Counter Tops / Stools	FE1a	Rm 220, 224, 225, 231, 232, 233, 234, 235, 236, 239, 243	Wood floor damaged, chalkboards in room, casework worn and delaminating	2		CI			2	2022	Finishes (less clg) +Cswk +MB/TB (wood floor refinsh)					\$ 314,100
	combo	34	Washington Middle School	6.13	Cabinetry / Counter Tops / Stools	FE1a	Rm 320, 325, 330, 332, 333, 334, 336, 341	Wood floor damaged, chalkboards in room, casework worn and delaminating	2		CI			2	2022	Finishes (less clg) +Cswk +MB/TB (wood floor refinsh)					\$ 219,800
	combo	34	Washington Middle School	6.13	Cabinetry / Counter Tops / Stools	FE3	Rm 205, 207, 209 Science	2x4 ceiling tiles, casework damaged and delaminating, VCT flr worn and seams separating	2		CI			2	2022	Finishes+ Project Cswk +MB/TB					\$ 160,500
309		34	Washington Middle School	6.13	Cabinetry / Counter Tops / Stools		Rm 271	wood casework damaged, countertop chipped and delaminating (carpet good condition)	2		CI			2	2022	Replace Casework					\$ 2,700
310		34	Washington Middle School	6.18	Kitchen Equipment		Kitchen Pantry	Exposed pressed wood Wall Shelving ends	2		CI			2	2022	Replace Shelving					\$ 3,100
311		34	Washington Middle School	6.18	Kitchen Equipment		Kitchen	Shelving rusted in Kitchen, Cooler, and Freezer	2		CI			2	2022	Replace Shelving					\$ 1,400
312		34	Washington Middle School	6.18	Kitchen Equipment		Kitchen	Can Opener not NSF	1		CI			2	2022	Provide NSF can Opener					\$ 3,200
313		34	Washington Middle School	6.18	Kitchen Equipment		Kitchen	Serving tray slides bent down	1		CI			1	2022	Add tray slide supports					\$ 5,000
314		34	Washington Middle School	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator with mesh filters and rusted lights, minimum 6" overhang not met (food prep done at this site)	1		CI			2	2022	Replace Exhaust Ventilator					\$ 170,700
315		34	Washington Middle School	6.19	Cold Storage Rooms		Cooler	Shelving is very rusty	1		CI			1	2022	Replace rusted shelving					\$ 3,000
316		34	Washington Middle School	6.19	Cold Storage Rooms		Cooler	Low light level	2		CI			2	2022	Provide LED light					\$ 600
317		34	Washington Middle School	6.19	Cold Storage Rooms		Cooler	Light is soiled	1		CI			1	2022	Clean Light					\$ 300
318		34	Washington Middle School	6.19	Cold Storage Rooms		Cooler	Emergency exit latch inaccessible	1		CI			1	2022	Move shelving					\$ 100
319		34	Washington Middle School	6.19	Cold Storage Rooms		Cooler	The Cooler or Freezer Condensing Unit is loud	2		CI			2	2022	Service or Replace loud Condensing Unit					\$ 9,800
320		34	Washington Middle School	7.00 HVAC								CI								\$ -	
321		34	Washington Middle School	7.01	Boilers			DeDiethich, GT 503A-16 , 3,966 MBH in, 3,379 MBH out, HW, Nat. Gas, Riello Burners, VFD	3	2010	CI	Y18	3	2022	Replace boilerd with condensing boilers when failed			30	18	\$ 454,100	
322		34	Washington Middle School																		

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200	Washington Middle School				153,286	SF	Ron S, Nancy L/ Josh L, Eric A, John J, Alex W/Gary	G, Ron E, Dave B						2022	TOTAL PRIORITIES			\$ 16,289,200
201																		
202																		
203	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Orig. / Repl.	Fund	Yr	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
323		34	Washington Middle School	7.01	Boilers			DeDiethich, GT 503A-16 , 3,966 MBH in, 3,379 MBH out, HW, Nat. Gas, Riello Burners, VFD	3	2010	CI	Y18	3	2022	Replace boilerd with condensing boilers when failed	30	18	\$ 454,100
324		34	Washington Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Primary Heating	P-1, B&G 1510-3AD, 250 GPM, @ 10 ft, 1 HP, VFD	3	2010	CI	Y18	3	2022	Replace pump & VFD when failed	30	18	\$ 38,800
325		34	Washington Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Primary Heating	P-2, B&G 1510-3AD, 250 GPM, @ 10 ft, 1 HP, VFD	3	2010	CI	Y18	3	2022	Replace pump & VFD when failed	30	18	\$ 38,800
326		34	Washington Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Secondary Heating	P-3, B&G 1510-4GC, 840 GPM @ 102 Ft, 40 HP, VFD	3	2010	CI	Y18	3	2022	Replace pump & VFD when failed	30	18	\$ 56,600
327		34	Washington Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Secondary Heating	P-4, B&G 1510-4GC, 840 GPM @ 102 Ft, 40 HP, VFD	3	2010	CI	Y18	3	2022	Replace pump & VFD when failed	30	18	\$ 56,600
328		34	Washington Middle School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Chilled	P-5, B&G 1510-5GB, 973 GPM @ 125 Ft, 50 HP, VFD	4	2015	CI	Y18	3	2022	Replace pump & VFD when failed	30	23	\$ 56,600
329		34	Washington Middle School	7.06	Energy Management Systems (24 volt low voltage)			Automated Logic		2015	CI		2	2022	Update EMS controls	15	8	\$ 1,239,800
330		34	Washington Middle School	7.07	Air handler units / ERU - dampers		Mech Room by 202	AHU Tag: AHU-1A Make: Daikin Model: CAH008DGAC Serial Number: FBOU180602046 CFM (total airflow):3750 System Type: Fan and coil types: Belt supply and return fan, hot water and chilled water coils. Coils are supplied by hot and chilled water pump. Connected to Nortec Humidifier.	4	2015	CI	Y30	3	2022	Replace Air Handler when failed	40	33	\$ 97,000
331		34	Washington Middle School	7.07	Air handler units / ERU - dampers			AHU Tag: AHU-1 Make: Daikin Model: CAH010GDAM Serial Number: FBOU150701555 CFM (total airflow): 4,800 System Type: Fan and coil types: Hot water and chilled water coils, belt supply fan. Auxillary return fan ducted to unit.	4	2015	CI	Y30	3	2022	Replace Air Handler when failed	40	33	\$ 124,200

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Washington Middle School				153,286	SF	Ron S, Nancy L/ Josh L, Eric A, John J, Alex W/Gary						G, Ron E, Dave B			2022 TOTAL PRIORITIES				\$ 16,289,200
201																				
202																				
203	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Orig. / Repl.	Fund	Yr	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST		
332		34	Washington Middle School	7.07	Air handler units / ERU - dampers			AHU Tag: AHU-2 Make: Daikin Model: CAH042GDAM Serial Number: FBOU150701821 CFM (total airflow): 20,000 System Type: Fan and coil types: Hot water and chilled water coils, belt supply fan. Auxillary return fan ducted to unit.	4	2015	CI	Y30	3	2022	Replace Air Handler when failed	40	33	\$ 517,700		
333		34	Washington Middle School	7.07	Air handler units / ERU - dampers		Mezz	AHU-3, Daikin CAH018GDAM, HW, CW, VFD, 9,000 Max CFM	4	2015	CI	Y30	3	2022		40	33	\$ 233,000		
334		34	Washington Middle School	7.07	Air handler units / ERU - dampers		211	AHU Tag: AHU-4 Make: Daikin Model: CAH039GDAM Serial Number: FBOU160400193 CFM (total airflow): 19,300 System Type: Fan and coil types: Hot water and Chilled water coils are dented and should be combed. Belt supply fan	4	2015	CI	Y30	3	2022		40	33	\$ 499,500		
335		34	Washington Middle School	7.07	Air handler units / ERU - dampers			AHU Tag: AHU-5 Make: Daikin Model: CAH014GDAM Serial Number: FBOU150601913 CFM (total airflow): 7,000 System Type: Fan and coil types: Hot water and DX cooling coil showing some rust, belt supply fan. Auxillary return fan ducted to unit.	4	2015	CI	Y30	3	2022		Replace Air Handler and condensing unit. when failed	40	33	\$ 217,400	
336		34	Washington Middle School	7.07	Air handler units / ERU - dampers		Gym	HV-1, Trane CCUB21AWOG, 11,500 CFM, 7.5 HP, VFD	3	1986	CI	Y3	2	2022	Replace Air Handler	40	4	\$ 297,600		
337		34	Washington Middle School	7.07	Air handler units / ERU - dampers		Gym	HV-2, Trane CCUB21AWOG, 11,500 CFM, 7.5 HP, VFD	3	1986	CI	Y3	2	2022		40	4	\$ 297,600		
338		34	Washington Middle School	7.07	Air handler units / ERU - dampers			HV-3 Trane , CBDB08AOAJDR02G, Max CFM 4,000, HW,	4	2015	CI	Y30	3	2022	Replace Air Handler when failed	40	33	\$ 103,600		
339		34	Washington Middle School	7.07	Air handler units / ERU - dampers			Daikin CAH004GDGM HW, CW, HP	4	2015	CI	Y30	3	2022	Replace Air Handler when failed	40	33	\$ 64,800		
340		34	Washington Middle School	7.07	Air handler units / ERU - dampers			AC-6 Daikin CAH014GDGM HW, CW, 7.5 HP VFD	4	2015	CI	Y30	3	2022	Replace Air Handler when failed	40	33	\$ 181,100		

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200	Washington Middle School				153,286	SF	Ron S, Nancy L/ Josh L, Eric A, John J, Alex W/Gary	G, Ron E, Dave B			2022 TOTAL PRIORITIES							\$ 16,289,200
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
341		34	Washington Middle School	7.07	Air handler units / ERU - dampers			AC-7 Daikin CAH011GDGM HW, CW, VFD	4	2015	CI	Y30	3	2022	Replace Air Handler when failed	40	33	\$ 1,164,700
342		34	Washington Middle School	7.07	Air handler units / ERU - dampers			AC-8, Daikin CAH009GDGM, HW, CW, VFD	4	2015	CI	Y30	3	2022	Replace Air Handler when failed	40	33	\$ 776,500
343		34	Washington Middle School	7.07	Air handler units / ERU - dampers			AC-9, Daikin CAH009GDGM, HW, CW, VFD		2015	CI	Y30	3	2022	Replace Air Handler when failed	40	33	\$ 776,500
344		34	Washington Middle School	7.07	Air handler units / ERU - dampers			AHU10, Trane CCUB21AWOG, Max CFM 10,500, 7.5 HP, VFD, HW	3	1986	CI	Y3	2	2022	Replace Air Handler	40	4	\$ 271,800
345		34	Washington Middle School	7.07	Air handler units / ERU - dampers			AHU Tag: AHU-11 Make: Trane CCDB12BW0E Model: Climate Changer Serial Number: K86B89517 CFM (total airflow): 6,000 System Type: Fan and coil types: Hot water coil dirty, chilled water coil added at a later date. Belt supply fan with newer motor. 5 HP	3	1986	CI	Y3	2	2022	Replace Air Handler	40	4	\$ 155,300
346		34	Washington Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Restrooms across corridor from 225	Convactor in restroom is in good condition.	3		CI			2022	Replace convectors	25		\$ -
347		34	Washington Middle School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Stairs by 261	Cabinet unit heater in acceptable condition	3		CI			2022	replace cabinet unit heater	25		\$ -
348		34	Washington Middle School	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			CH-1, Daikin, Model AGZ170EPMNN-ER00, R-410A	3	2015	CI	Y12	3	2022	Replace Chiller when failed	25	18	\$ 412,500
349		34	Washington Middle School	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			CH-2, Daikin, Model AGZ170EPMNN-ER00, R-410A	3	2015	CI	Y12	3	2022	Replace Chiller when failed	25	18	\$ 412,500
350		34	Washington Middle School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		BE COMP 220	Split system in room. Floors waxed so could not access.	3	2015	CI	Y12	3	2022		25	18	\$ -
351		34	Washington Middle School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		COMP 230	Split system in room. Floors waxed so could not access.	3	2015	CI	Y12	3	2022		25	18	\$ -
352		34	Washington Middle School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		COMP 233	Split systems in LMC in Ceiling.	3	2015	CI	Y12	3	2022		25	18	\$ -
353		34	Washington Middle School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		LMC 241	(3) Split systems in LMC in Ceiling.	3	2015	CI	Y12	3	2022		25	18	\$ -
354		34	Washington Middle School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers			Daikin model RCS20F2400, R-410A	3	2015	CI	Y12	3	2022	Replace condensing unit when failed. See AC-5 air handler for pricing	25	18	\$ -
355		34	Washington Middle School	8.00	Plumbing					CI								\$ -

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R			
200	Washington Middle School				153,286	SF	Ron S, Nancy L/ Josh L, Eric A, John J, Alex W/Gary			G, Ron E, Dave B			2022 TOTAL PRIORITIES			\$ 16,289,200					
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST			
		34	Washington Middle School	8.08	Plumbing Fixtures		Restrooms across corridor from 225	Floor mounted urinals with flush lever for each pair. Wall hung flush valve water closet. Push button lav.	2		CI			2022	Replace Urinals	30		\$ -			
356		34	Washington Middle School	8.08	Plumbing Fixtures		Restroom by 106	wall hung flush valve water closet, push button faucet lav	4		CI			2022		30		\$ -			
357		34	Washington Middle School	8.08	Plumbing Fixtures		105, 109	Science room sinks are in good condition	4		CI			2022		30		\$ -			
358		34	Washington Middle School	8.10	Drinking Fountains		Corridor by 207	(2) water coolers, one with bottle fill one without.	3		CI			2022	Replace water fountain without bottle filler	30		\$ -			
359		34	Washington Middle School	8.10	Drinking Fountains		Restroom by 225	porcelain drinking fountain.	3		CI			2022	Replace drinking fountain	30		\$ -			
360		34	Washington Middle School	8.10	Drinking Fountains		Corridor by 109	Water coolers in good condition	4		CI			2022		30		\$ -			
361		34	Washington Middle School	8.11	Fire suppression- source / pumps / distribution / heads		Building	No existing fire suppression system	2		CI			2022	Install new fire suppression system if additions are done	30		\$ -			
362		34	Washington Middle School	8.15	Domestic Water Heaters		Boiler room	AO Smith, BTH 150 970, 150 MBH in, 170.9 GPH rec, 100	2	2004	CI	Y2	2	2022	Replace water heater at failure.	15	-3	\$ 89,000			
363		34	Washington Middle School	8.15	Domestic Water Heaters			Bock, OT199N, 199 MBH in, 229 GPH Rec, 99 Gal,	3	2015	CI	Y8	3	2022	Replace water heater at failure.	15	8	\$ 89,000			
364		34	Washington Middle School	8.15	Domestic Water Heaters			Make: Bradford White Corporation Model: B561000	3		CI	Y8	3	2022	Replace water heater at failure.	15		\$ 24,300			
365		34	Washington Middle School	9.00 Electrical							CI						\$ -				
366		34	Washington Middle School	9.01	Electrical Study Update / Main / medium voltage /		Elec Rm	2500A 480Y/277V Service	3		CI		0	2022	No action required			\$ -			
367		34	Washington Middle School	9.05	Fire Alarm		Elec Rm	Addressible Fire Alarm no voice evacuation			CI		0	2022	Replace with Fire Alarm w/ Voice Evacuation if doing more than 10% renovations			\$ -			
368		34	Washington Middle School	9.08	Emergency generators / battery backup systems /		Gen Room	60 KW Gas Generator			CI		0	2022	No work required at this time	25		\$ -			
369		34	Washington Middle School	10.00 Lighting							CI						\$ -				
370		34	Washington Middle School	10.01	Lighting - Lamps / ballasts / controls		Approximately 2/3 of Bldg	Fluorescent Lighting	2		CI		2	2022	Replace with LED			\$ 647,100			
371		34	Washington Middle School	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.			\$ 37,200			
372		34	Washington Middle School	10.04	Security Lighting (Exterior)		Exterior	security lights are HID	2		CI		2	2022	Replace HID fixtures with LED and check to make sure they are connected to the generator for required egress lighting			\$ 33,900			
373		34	Washington Middle School	11.00 Technology / Security							CI						\$ -				
374		34	Washington Middle School	11.01	Stuctured cabling		Building	good	4		CI		0	2022	no work			\$ -			
375		34	Washington Middle School	11.01	Stuctured cabling		Building	Data room next to Room 230 is hot	2		CI		2	2022	provide ventilation for room - spot cooler - mini split			\$ 24,300			
376		34	Washington Middle School																		\$ -

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Washington Middle School				153,286	SF	Ron S, Nancy L/ Josh L, Eric A, John J, Alex W/Gary	G, Ron E, Dave B						2022	TOTAL PRIORITIES			\$ 16,289,200
201																		
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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
377		34	Washington Middle School	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			\$ 6,200
378		34	Washington Middle School	11.02	Classroom technology systems		Classrooms	good	4		CI		0	2022	no work			\$ -
379		34	Washington Middle School	11.03	Local Sound systems		Gym	good, portable sound system	4		CI		0	2022	no work			\$ -
380		34	Washington Middle School	11.03	Local Sound systems		Café	good	4		CI		0	2022	no work			\$ -
381		34	Washington Middle School	11.03	Local Sound systems		Café	(1) Telex FMR500 system, frequency 661.200MHz - OK	4		CI		0	2022	no work			\$ -
382		34	Washington Middle School	11.03	Local Sound systems		Auditorium	good	4		CI		0	2022	no work			\$ -
383		34	Washington Middle School	11.03	Local Sound systems		Auditorium	(8) Shure ULXS4 systems, frequencies (MHz): 554-590MHz	4		CI		0	2022	no work			\$ -
384		34	Washington Middle School	11.04	Master Clock Systems		Building	good.	4		CI		0	2022	no work			\$ -
385		34	Washington Middle School	11.05	Building Paging systems		Building	TOA system problematic, has issues with humming every two weeks or so	2		CI		2	2022	replace sound system headend			\$ 48,500
386		34	Washington Middle School	11.06	Access Control		Building	good	4		CI		0	2022	no work			\$ -
387		34	Washington Middle School	11.06	Handicapped door operators		Main Entry	Handicapped operator pushbuttons work properly.	4		CI		0	2022	no work			\$ -
388		34	Washington Middle School	11.06	Handicapped door operators		Door 24	Handicapped operator pushbuttons do Not unlock electric strikes.	2		CI		2	2022	fix door operation			\$ 1,700
389		34	Washington Middle School	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	2		CI		2	2022	replace existing Honeywell panel with District standard DMP			\$ 45,300
390		34	Washington Middle School	11.07	Burgler Alarm System		Building	most exterior doors do not have door position contacts	2		CI		2	2022	provide door position contacts on exterior doors that do not have them			\$ 16,500
391		34	Washington Middle School	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	no work			\$ -

EAST HIGH 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.
 - Remove & replace east concrete drive entrance trench drain and concrete apron.
- **Site/Playground Areas**
 - Remove & repair broken railing at Door #17
 - Sand, prime & paint metal guardrails/railings.
 - Sand, prime & paint bollards.
- **Site Athletic Facilities (stadium field, running track, ball fields, & tennis courts)**
 - Stadium Field – Currently a synthetic turf field – plan for future replacement of synthetic turf.
 - Running Track – Plan for future resurfacing and restriping of track.
 - Tennis Courts - Remove & replace full depth asphalt surface with fiberglass membrane additive – Remove & reset chain link fence post – Resurface and restripe courts.

2 EXTERIOR ENVELOPE

– Tuckpointing/Sealant

- There are building vent and control joints where the sealant is cracked, separated, and missing. Replace vent and control joint sealant

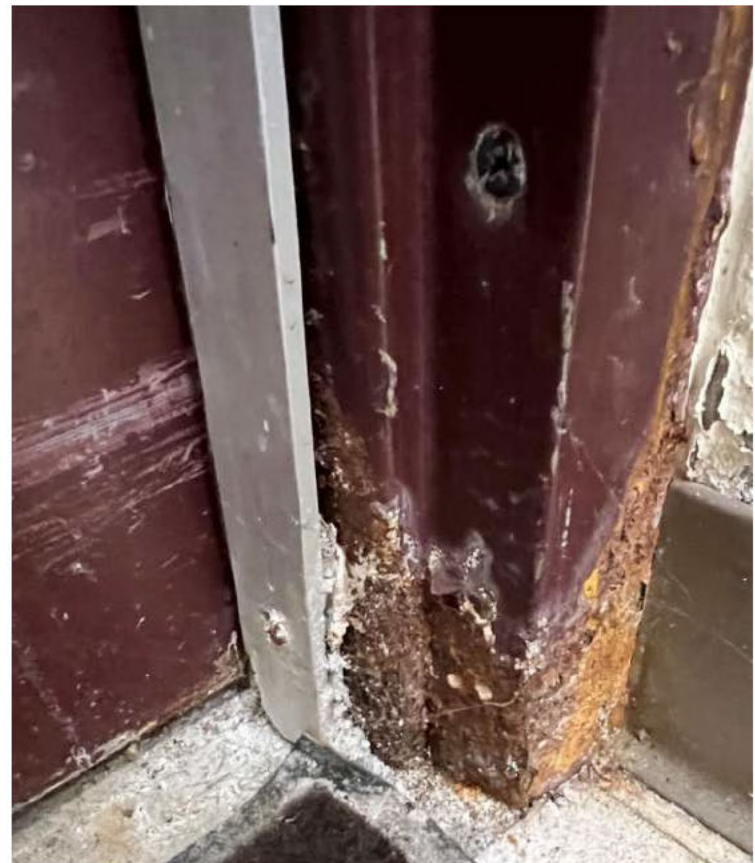


- There are some locations, particularly at 1924 and 1967 portions of the building where the face brick joints are recessed and deteriorating. The face brick joints should be repointed.



– **Doors/Hardware**

- There are several hollow metal doors and frames that are rusted and damaged. Replace with aluminum doors and frames.



3 INTERIOR

- **Doors/Hardware**

- Throughout the building there are damaged wood doors



- **Flooring**

- At all three floors of the 1924 building corridors, the quarry tile is worn, cupping and has dips in the floor. Remove and replace the quarry tile in corridors



- In various rooms the VCT flooring is worn, damaged and seams are separating. Replace VCT flooring
- **Ceiling**
 - At the boys and girls locker rooms and adjacent corridors the ACT ceiling tile and grid is damaged and stained. Replace the ACT ceilings



- **Interior Fixed Seating**
 - In the auditorium at all levels, the seat standards are showing signs of rust, chairs are damaged and worn. Replace auditorium seating.



- **Wall Pads**
 - In the Old Gym, the wall protection pads at the perimeter are worn and vinyl fabric at the edges is unfolding. Replace the gym pads.



- **Chalkboards**

- There are many classrooms with chalkboards installed in the rooms. Replace the chalkboards with markerboards.

- **Cabinetry /Counter Tops/ Stools**

- At the 2nd floor lab areas the wood casework is starting to show some damage, VCT floors are in fair condition and there are chalkboards in the rooms. The ceilings are in good condition. Replace casework and chalkboards with markerboards in 6-10 years
- There are a few rooms on 1st and 2nd floor where the casework is delaminated and damaged, VCT floor seams are separating. Replace finishes, casework and chalkboards with markerboards.

4 FOOD SERVICE

- On Site Food Preparation and Cooking per Owner
 - Replace rusted equipment.

5 MECHANICAL

- **Boilers and Pumps**

- The boilers are Flexible Tube type, and the heating pumps were replaced in 2000. Boilers and pumps should be replaced within 10 years.

- **Air Handlers**

- Most of the Air Handlers were replaced in 2015.
- Four of the air handlers are older (1986) and should be replaced.

- **Chillers and Pumps**

- The Chillers were replaced in 2000 with R-134A air cooled chillers. Chillers should be replaced within 5 years

- **Water Heaters**

- The Water Heaters are Condensing water heaters replaced in 2019.

- **Plumbing**

- The Plumbing fixtures are in good condition.

6 ELECTRICAL

- **Electric Service**

- The building is served by a pad mounted 480V three-phase transformer. This feeds relatively new Square D 3000A, 277/480V, 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**

- 277/480V is distributed throughout the building for mechanical loads and lighting. Dry type transformers located in mechanical rooms provide 120/2078V power for receptacles and miscellaneous power needs.
- The distribution system appears to be in good shape with some spare capacity in each panel. No work is required at this time.

– **Fire Alarm**

- The fire alarm system is a Edwards 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 100KW Kohler natural gas generator located in a separate room next to the Electrical 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. About 80% of the building has been upgraded to LED. 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.

– **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)**

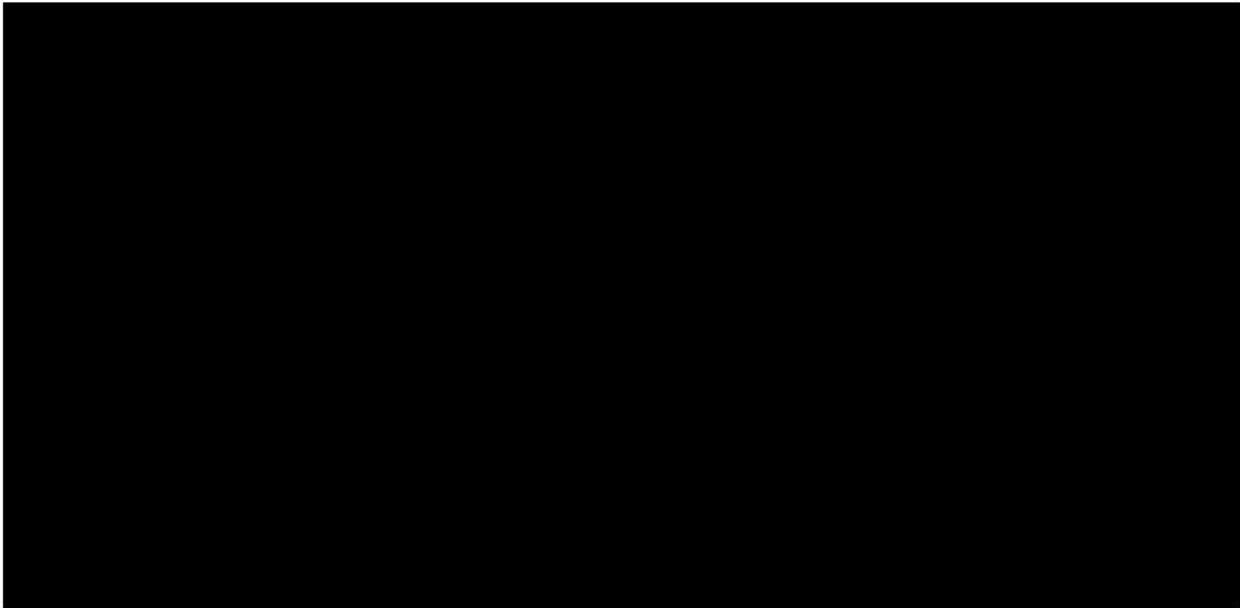
- Exterior security lighting is LED type.
- No work is required at this time

7 TECHNOLOGY










- Technology systems are generally good.
 - Main entrance Door 1 handicapped door operators do not work properly.
 - Door 9 handicapped door operators do not work properly.
 - Door 25 handicapped door operators do not work properly.

EAST
HIGH SCHOOL
FACILITY ANALYSIS

ARCHITECTURAL
BASEMENT



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

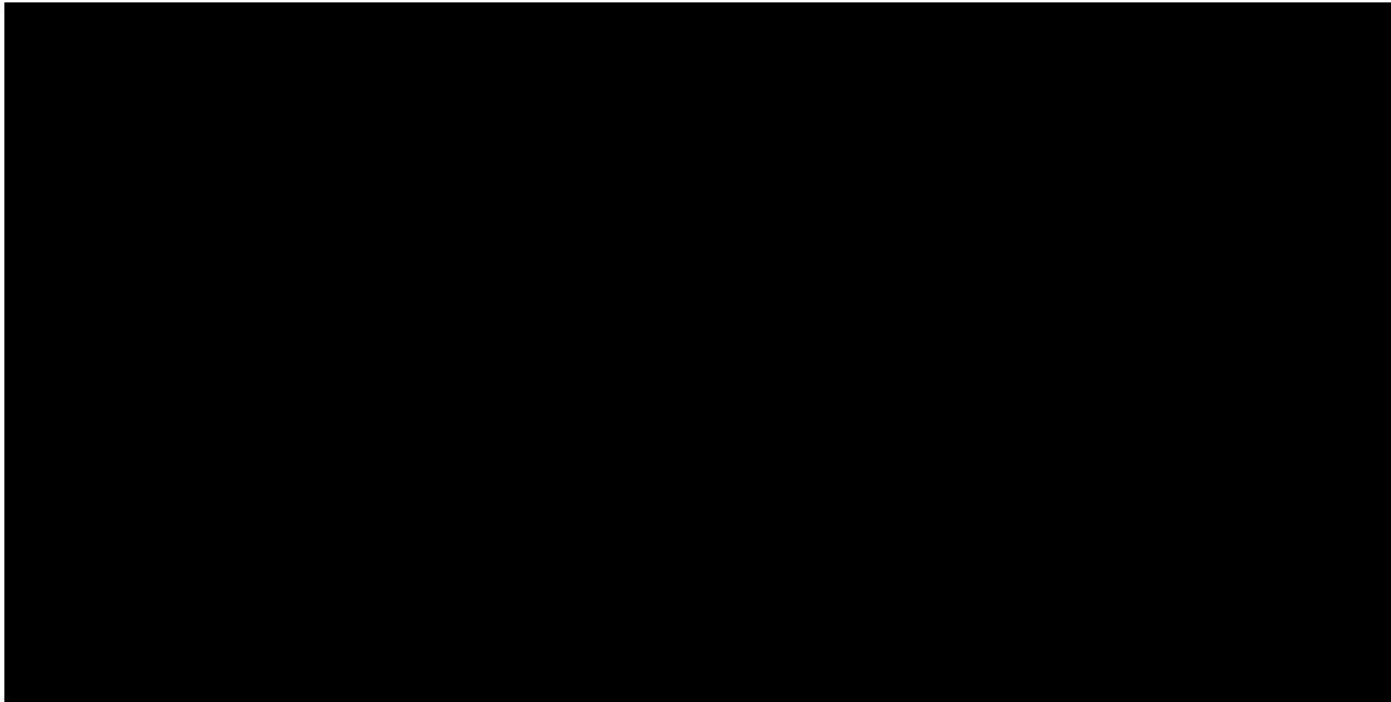
- 1 MULTIPLE ROOMS HAVE CHALKBOARDS. REPLACE WITH MARKERBOARDS
- 2 BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
- 3 MONITOR ALUMINUM CLAD WOOD WINDOWS FOR FUTURE ROT AND REPLACEMENT
- 4 REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE

KEY NOTES










- QT REPLACE QUARRY TILE

**EAST
HIGH SCHOOL**
FACILITY ANALYSIS

ARCHITECTURAL
FIRST FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

- 1 MULTIPLE ROOMS HAVE CHALKBOARDS. REPLACE WITH MARKERBOARDS
- 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 |  QT | REPLACE QUARRY TILE |
|  KE | KITCHEN EQUIPMENT - CONDENSATE HOOD |  FE2 | REPLACE FINISHES AND EQUIP |
|  TP | TUCKPOINT FACE BRICK JOINTS | | |

EAST
HIGH SCHOOL
FACILITY ANALYSIS

ARCHITECTURAL
SECOND FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

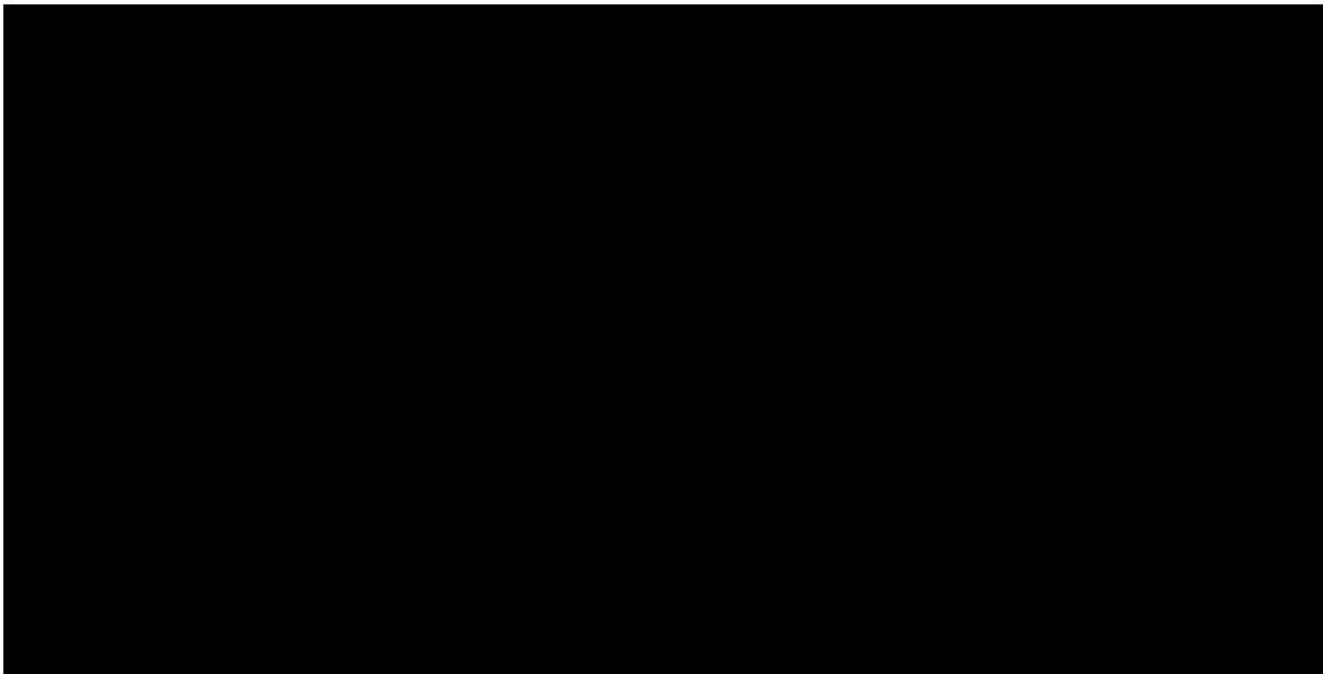
- 1 MULTIPLE ROOMS HAVE CHALKBOARDS. REPLACE WITH MARKERBOARDS
- 2 BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
- 3 MONITOR ALUMINUM CLAD WOOD WINDOWS FOR FUTURE ROT AND REPLACEMENT
- 4 REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE

KEY NOTES










- | | | | |
|---|-----------------------------|---|----------------------------|
|  | REPLACE DOOR AND FRAME |  | REPLACE FINISHES AND EQUIP |
|  | TUCKPOINT FACE BRICK JOINTS | | |
|  | REPLACE QUARRY TILE | | |
|  | REPLACE FINISHES AND EQUIP | | |

EAST
HIGH SCHOOL
FACILITY ANALYSIS

ARCHITECTURAL
THIRD FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

- 1 MULTIPLE ROOMS HAVE CHALKBOARDS. REPLACE WITH MARKERBOARDS
- 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

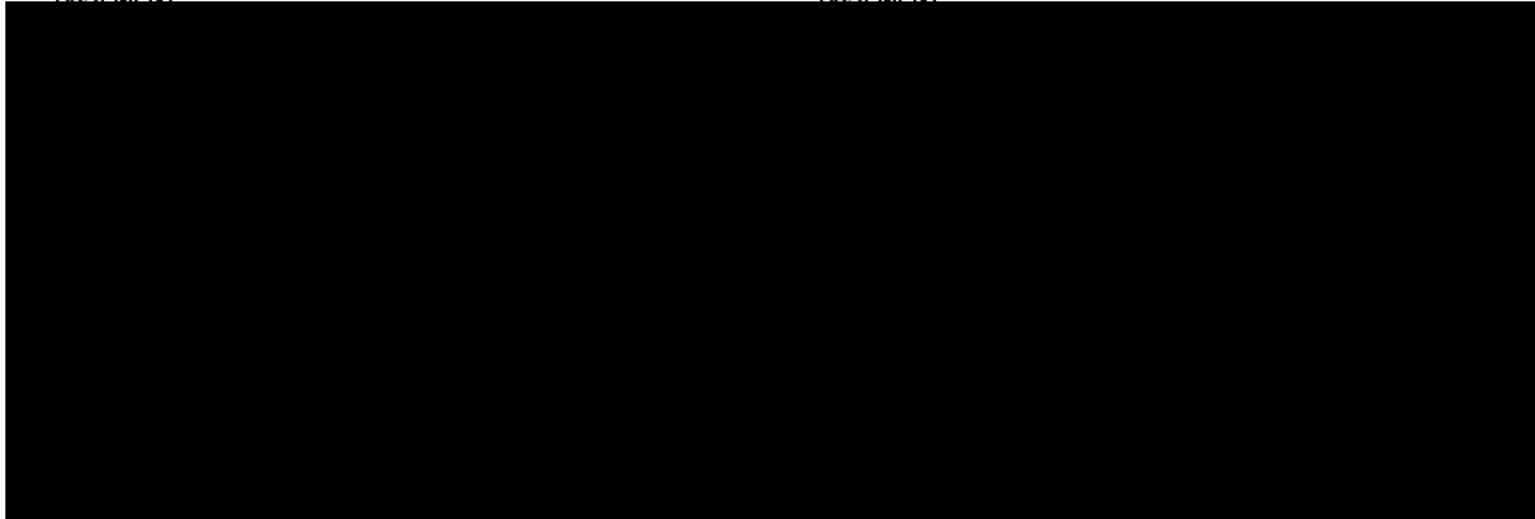
- QT REPLACE QUARRY TILE
- TP TUCKPOINT FACE BRICK JOINTS

EAST HIGH SCHOOL

FACILITY ANALYSIS

MECHANICAL
BASEMENT

ELECTRICAL
BASEMENT



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION

KEY NOTES

(AHU) REPLACE AIR HANDLING UNIT

(B) REPLACE BOILER

(P) REPLACE PUMP

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

(L) Replace Lighting

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

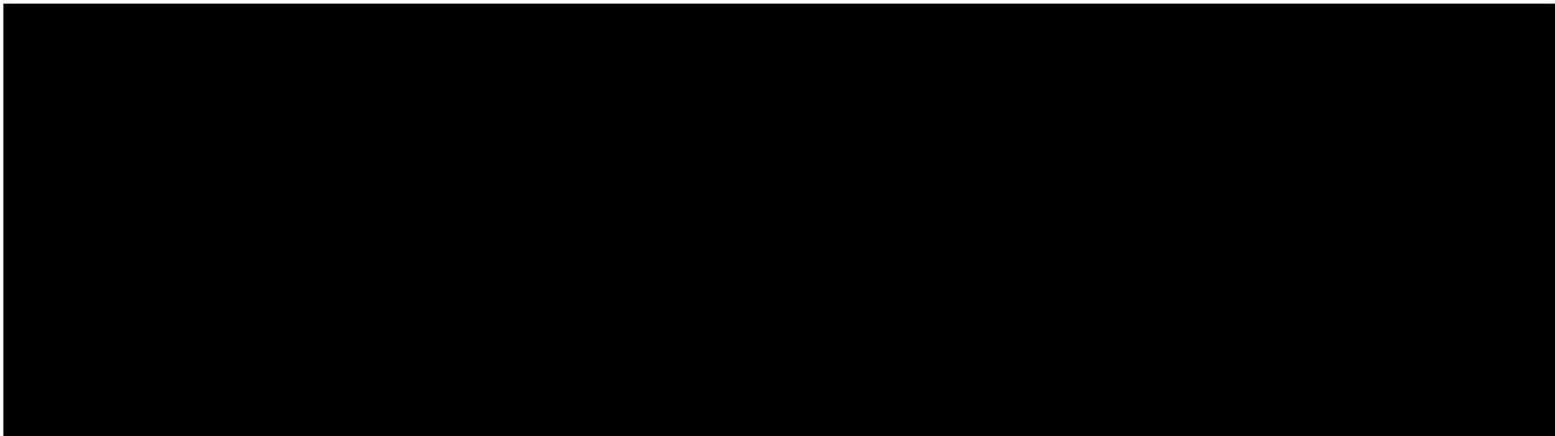
GENERAL NOTES

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

EAST
HIGH SCHOOL
FACILITY ANALYSIS

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION


KEY NOTES


 REPLACE AIR HANDLING UNIT

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

 REPLACE LIGHTING

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






EAST
HIGH SCHOOL
FACILITY ANALYSIS

MECHANICAL
SECOND FLOOR



ELECTRICAL
SECOND FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION



KEY NOTES

-  REPLACE AIR HANDLING UNIT
-  REPLACE UNIT VENTILATORS

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

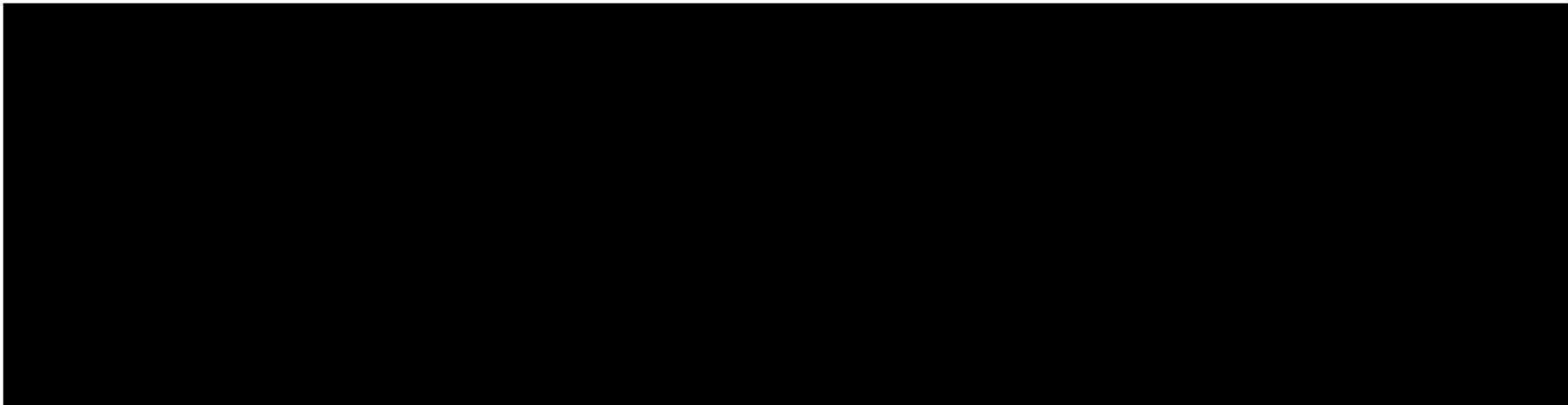
KEY NOTES

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



EAST
HIGH SCHOOL
FACILITY ANALYSIS

MECHANICAL
THIRD FLOOR

ELECTRICAL
THIRD FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION



KEY NOTES

	REPLACE AIR HANDLER		REPLACE CHILLER
	REPLACE CHILLED WATER PUMP		

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

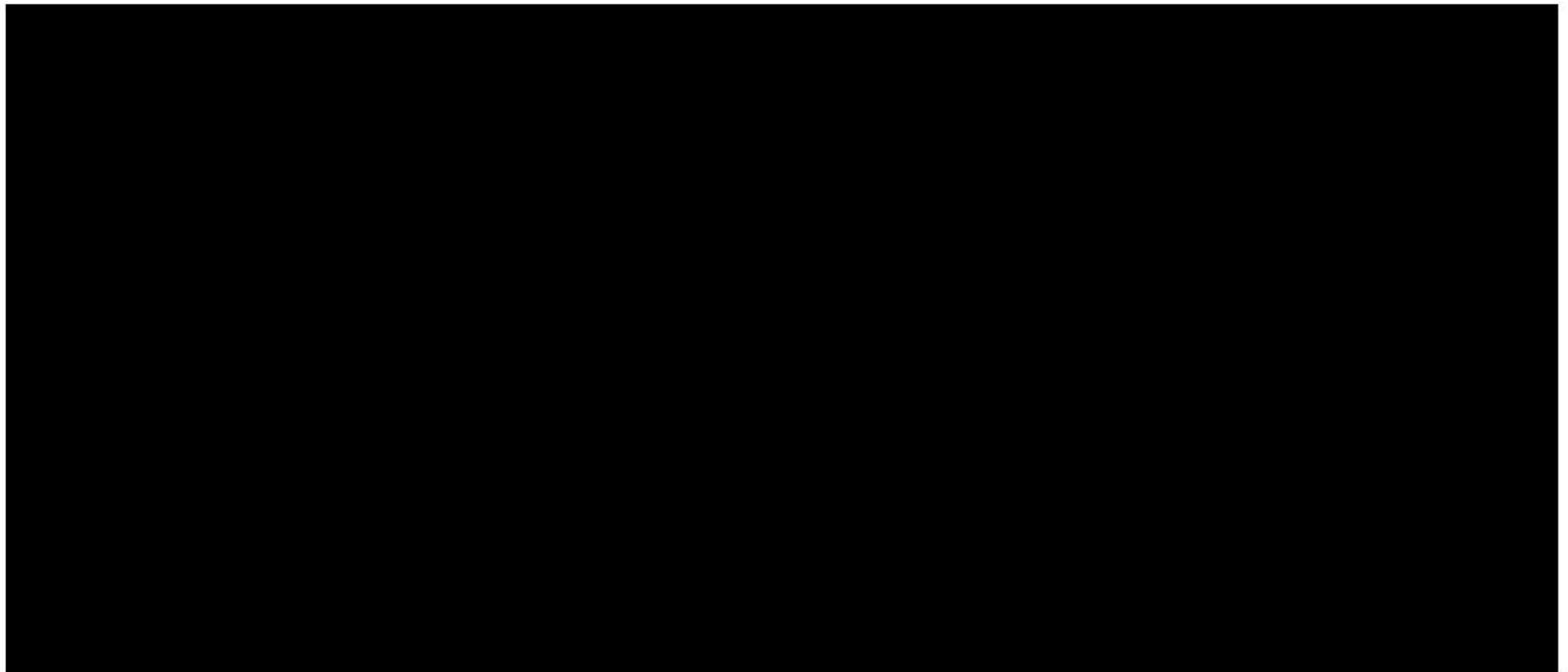
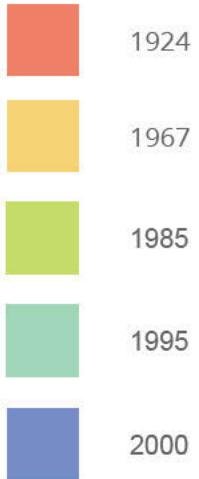
	REPLACE LIGHTING
	REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

EAST HIGH SCHOOL

BUILDING AGE

KEY

FIRST FLOOR



Green Bay Area Public Schools
Facility Condition Index

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						13%	\$ 41.09	13,475,500	1,2	Cond.					Priority High (1)			\$ 3,691,700
198							\$ 42.65	13,985,600	3	Cond.					Priority Med (2)			\$ 14,734,200
199							\$ 7.71	2,526,700	4,5	Cond.					Priority Low (3)			\$ 11,561,900
200	East High School					327,918	SF	Ron S/POB, Eric A, Eric A, John J, Alex W/Gary G/Blayne P, Ron E, Dave B					2022	TOTAL PRIORITIES				\$ 29,987,800
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		41								CI				2022				
205		41	East High School	1.04		0		sample row to insert			CI			2	2022			\$ -
206		41	East High School	1.00 SITE - Hard surfaces														\$ -
207		41	East High School	1.01	Asphalt paving		North Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2020)(2+ yrs old)	5	2020	CI			2	2022 Yearly Asphalt Crack Clean & Fill Allowance	20	18	\$ 1,700
208		41	East High School	1.01	Asphalt paving		South City Shared Parking Lot	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI			2	2022 Clean and fill cracks - Continue Shared Maintenance Agreement w/ City			\$ 1,700
209		41	East High School	1.01	Asphalt paving		South City Shared	Seal Coating Needed	2		CI			2	2022 Seal Coat Asphalt Pvmnt & Restripe - Continue Shared Maintenance Agreement			\$ 1,700
210		41	East High School	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			\$ 16,600
211		41	East High School	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI			1	2022 Remove & replace concrete			\$ 45,800
212		41	East High School	1.02	Concrete walks / curbs		East Entrance Drive - Main Entry	Trench drain concrete is broken up & trench drain is non-functional	2		CI			2	2022 Remove & replace trench drain and concrete - Repour as a concrete apron			\$ 10,800
213		41	East High School	1.02	Concrete walks / curbs		Door No.17	East railing post has been broken off	2		CI			2	2022 Remove/Repair end railing post - Resecure Post			\$ 4,100
214		41	East High School	2.00 SITE - Activity Spaces														\$ -
215		41	East High School	2.02	Athletic Fields		Synthetic Turf	Good Condition, no work needed	4	2017	CI	Y10		3	2022 Continue Routine Maintenance - Future Removal & Replacement Cost	15	10	\$ 919,000
216	POB	41	East High School	2.02	Athletic Fields		Synthetic Turf	No Existing Shock Pad	4	2017	CI	Y10		3	2022 Add shock pad in the future	15	10	\$ 210,000
217		41	East High School	2.02	Athletic Fields		Synthetic Turf	Good Condition, no work needed	4	2017	CI	Y25		3	2022 Continue Routine Maintenance - Future Removal & Replacement Cost (2nd time)	15	10	\$ 919,000
218	POB	41	East High School	2.02	Athletic Fields		Synthetic Turf	No Existing Shock Pad	4	2017	CI	Y25		3	2022 Add shock pad in the future (2nd time)	15	10	\$ 210,000
219	POB	41	East High School	2.05	Hard surface play areas		Tennis Courts	Numerous large and fisher cracks throughout, surface severely weathered (7) doubles courts	1		CI			1	2022 Complete Reconstruct of Tennis Courts (42,000 Sf)			\$ 771,400
220	POB	41	East High School	2.05	Hard surface play areas		Tennis Courts	Optional - Pavement Surface Upgrade (7) doubles courts	2		CI			3	2022 Add layer of fiberglass membrane to court surface (42,000 Sf)			\$ 311,500

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200	East High School				327,918	SF	Ron S/POB, Eric A, Eric A, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022	TOTAL PRIORITIES		\$ 29,987,800
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
221	POB	41	East High School	2.05	Hard surface play areas		Tennis Courts	No Tennis Court lights	2		CI		3	2022	Add lights to tennis court area			\$ 185,500
222		41	East High School	3.00	SITE - Drainage / Landscaping						CI							\$ -
223		41	East High School	3.01	Grass / Turf			no comments this section			CI		2	2022				\$ -
224		41	East High School	4.00	Exterior (Building Envelope)						CI							\$ -
225		41	East High School	4.01	Roofs			Roofing information provided by Owner			CI		0	2022				\$ -
226		41	East High School	4.01	Roofs	Sect	1	Smooth Surface - BUR	3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 216,800
227		41	East High School	4.01	Roofs		2	Smooth Surface - BUR	3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 23,100
228		41	East High School	4.01	Roofs		3	Gravel Surface - BUR	3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 309,200
229		41	East High School	4.01	Roofs		4A	Smooth Surface - BUR	3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 67,600
230		41	East High School	4.01	Roofs		4B	Smooth Surface - BUR	3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 3,900
231		41	East High School	4.01	Roofs		5	Gravel Surface - BUR	3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 687,800
232		41	East High School	4.01	Roofs		5A	Smooth Surface - BUR	3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 7,000
233		41	East High School	4.01	Roofs		5B	Smooth Surface - BUR	3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 6,600
234		41	East High School	4.01	Roofs		6	Gravel Surface - BUR	3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 12,600
235		41	East High School	4.01	Roofs		7	Smooth Surface - BUR	3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 194,000
236		41	East High School	4.01	Roofs		8	Smooth Surface - BUR	3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 15,100
237		41	East High School	4.01	Roofs		9	Smooth Surface - BUR	3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 50,100
238		41	East High School	4.01	Roofs		10	Smooth Surface - BUR	3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 12,900
239		41	East High School	4.01	Roofs		11	Gravel Surface - BUR	3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 17,700
240		41	East High School	4.01	Roofs		12	Smooth Surface - BUR	3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 47,100
241		41	East High School	4.01	Roofs		13	Gravel Surface - BUR	3	2009	CI	Y17	3	2022	Built Up roofing	30	17	\$ 253,000
242		41	East High School	4.01	Roofs		14	Gravel Surface - BUR	3	1998	CI	Y6	3	2022	Built Up roofing	30	6	\$ 72,600
243		41	East High School	4.01	Roofs		15	Gran-Alum Surface - BUR	3	2008	CI	Y16	3	2022	Built Up roofing	30	16	\$ 67,600
244		41	East High School	4.01	Roofs		16	SBS Modified	3	1998	CI	Y11	3	2022	Built Up roofing	35	11	\$ 192,600

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200	East High School				327,918	SF	Ron S/POB, Eric A, Eric A, John J, Alex W/Gary G/Blayne P, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 29,987,800		
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)		Cond.		Repl.	Fund	Yr	Pr.	Year	Action Recommended	Exp. (yrs)	Rem ain		PROJECT COST
245		41	East High School	4.01	Roofs		17	Gravel Surface - BUR		3	2001	CI	Y9	3	2022	Built Up roofing	30	9	\$ 211,300	
246		41	East High School	4.01	Roofs		18	Gravel Surface - BUR		3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 70,700	
247		41	East High School	4.01	Roofs		19	Gravel Surface - BUR		3	2010	CI	Y18	3	2022	Built Up roofing	30	18	\$ 92,400	
248		41	East High School	4.01	Roofs		20	Gravel Surface - BUR		3	1998	CI	Y6	3	2022	Built Up roofing	30	6	\$ 5,800	
249		41	East High School	4.01	Roofs		21	Gravel Surface - BUR		3	1996	CI	Y4	2	2022	Built Up roofing	30	4	\$ 166,000	
250		41	East High School	4.01	Roofs		22	Gravel Surface - BUR		3	1996	CI	Y4	2	2022	Built Up roofing	30	4	\$ 131,600	
251		41	East High School	4.01	Roofs		23	Gravel Surface - BUR		3	1996	CI	Y4	2	2022	Built Up roofing	30	4	\$ 451,100	
252		41	East High School	4.01	Roofs		24	Gravel Surface - BUR		3	2001	CI	Y9	3	2022	Built Up roofing	30	9	\$ 97,300	
253		41	East High School	4.01	Roofs		25	Gravel Surface - BUR		3	2001	CI	Y9	3	2022	Built Up roofing	30	9	\$ 52,100	
254		41	East High School	4.01	Roofs		26	Gravel Surface - BUR		3	2001	CI	Y9	3	2022	Built Up roofing	30	9	\$ 251,900	
255		41	East High School	4.01	Roofs		27	Gravel Surface - BUR		3	2001	CI	Y9	3	2022	Built Up roofing	30	9	\$ 41,800	
256		41	East High School	4.01	Roofs		28	Gravel Surface - BUR		3	2001	CI	Y9	3	2022	Built Up roofing	30	9	\$ 12,500	
257		41	East High School	4.01	Roofs		29	Gravel Surface - BUR		3	2001	CI	Y9	3	2022	Built Up roofing	30	9	\$ 551,500	
258		41	East High School	4.01	Roofs		30	Gravel Surface - BUR		3	2001	CI	Y9	3	2022	Built Up roofing	30	9	\$ 239,900	
259		41	East High School	4.03	Tuck pointing / Sealant		Ext. E side 1967 Bldg	FB joints recessed and deteriorating		2		CI		2	2022	repoint brick joints			\$ 89,400	
260		41	East High School	4.03	Tuck pointing / Sealant		Ext E side 1924 bldg at	FB joints recessed and deteriorating		2		CI		2	2022	repoint brick joints			\$ 18,800	
261		41	East High School	4.03	Tuck pointing / Sealant		Ext W side of 1924 Bldg	FB joints recessed and deteriorating		2		CI		2	2022	repoint brick joints			\$ 22,800	
262		41	East High School	4.03	Tuck pointing / Sealant		E side 1967 Bldg	univent sealant cracked and separated		1		CI		2	2022	replace sealant around univent			\$ 600	
263		41	East High School	4.03	Tuck pointing / Sealant		E side 1967 bldg	control joint sealant cracked and separated		1		CI		2	2022	replace control joint sealant			\$ 900	
264		41	East High School	4.03	Tuck pointing / Sealant		S side 95 bldg	control joint sealant cracked and separated		1		CI		2	2022	replace control joint sealant			\$ 11,900	
265		41	East High School	4.04	Doors / Hardware		Door 7	HM Dr/Fr rusted and damaged		2		CI		2	2022	Replace with Alum Dr and hardware			\$ 12,100	
266		41	East High School	4.04	Doors / Hardware		Door 8	HM Dr/Fr rusted and damaged		2		CI		2	2022	Replace with Alum Dr and hardware			\$ 12,100	
267		41	East High School	4.04	Doors / Hardware		Door 12	HM Dr/Fr rusted and damaged		2		CI		2	2022	Replace with Alum Dr and hardware			\$ 24,400	
268		41	East High School	4.04	Doors / Hardware		Door 14	HM Dr/Fr rusted and damaged		2		CI		2	2022	Replace with Alum Dr and hardware			\$ 6,100	

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200	East High School				327,918	SF	Ron S/POB, Eric A, Eric A, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022 TOTAL PRIORITIES					\$ 29,987,800
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		
269		41	East High School	4.04	Doors / Hardware		Door 17	HM Dr/Fr rusted and damaged	2		CI		2	2022	Replace with Alum Dr and hardware			\$ 27,500		
270		41	East High School	4.04	Doors / Hardware		Door 24	HM Dr/Fr rusted and damaged	2		CI		2	2022	Replace with Alum Dr and hardware			\$ 12,100		
271		41	East High School	4.08	Painting and Plaster		Ext E side 1924 BldgRm	Window lintels showing rust	2		CI		2	2022	repaint lintels			\$ 800		
272		41	East High School	4.08	Painting and Plaster		Auto Shop	Pipe bollards rusting	2		CI		2	2022	repaint pipe bollards			\$ 800		
273		41	East High School	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Bollards Throughout	Bollards have nicks, scratches, and are rusting	2		CI		2	2022	Sand, Prime & Paint Gates			\$ 5,200		
274		41	East High School	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Door No. 17 Guardrail	Guardrail has nicks & scratches, and is rusting	2		CI		2	2022	Sand, Prime & Paint			\$ 3,500		
275		41	East High School	5.00 Interior (Building)								CI						\$ -		
276		41	East High School	5.01	Doors / Hardware		Rm 105, 107, 109, 110, 111, 112, 113, 115, 117, 119, 121, 122, 123, 124, 125, 126, 127 & 129	HM dr fr paint damaged and worn	2		CI		2	2022	Repaint dr frames			\$ 18,400		
277		41	East High School	5.01	Doors / Hardware		Rm 133, 136, 138, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152 & 153	HM dr fr paint damaged and worn	2		CI		2	2022	Repaint dr frames			\$ 5,900		
278		41	East High School	5.01	Doors / Hardware		Rm 219, 221, 223, 225, 226, 227, 228, 230, 231a, 231b, 237, 238, 238a240, 242	HM dr fr paint damaged and worn	2		CI		2	2022	Repaint dr frames			\$ 4,300		
279		41	East High School	5.01	Doors / Hardware		Rm 300, 301, 302, 306, 308, 312, 314, 318, 319, 320, 321, 322, 323	HM dr fr paint damaged and worn	2		CI		2	2022	Repaint dr frames			\$ 5,900		
280		41	East High School	5.01	Doors / Hardware		Rm 121, 122, 123, 124, 125, 126, 127, 129	Wd doors damaged	2		CI		2	2022	replace wood doors and hardware			\$ 51,700		
281		41	East High School	5.01	Doors / Hardware		Old Gym	Wd doors damaged	2		CI		2	2022	replace wood doors and hardware			\$ 68,900		

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200	East High School				327,918	SF	Ron S/POB, Eric A, Eric A, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022 TOTAL PRIORITIES					\$ 29,987,800
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		
282		41	East High School	5.01	Doors / Hardware		Cafeteria Janitor Closet	Wd doors damaged	2		CI		2	2022	replace wood doors and hardware			\$ 8,600		
		41	East High School	5.01	Doors / Hardware		Rm 219, 221, 223, 225, 226, 227, 228, 230, 231a, 231b, 237, 238, 238a240, 242	Wd doors damaged	2		CI		2	2022	replace wood doors and hardware			\$ 55,900		
283		41	East High School	5.01	Doors / Hardware		Main Cafeteria Doors	Doors have wire glass in them	2		CI		2	2022	replace with non-wire firerated glazing			\$ 500		
284		41	East High School	5.03	Flooring / Base		Rm 121, 122, 123, 124, 125, 126, 127 & 129	VCT floor seams separated, worn and damaged	2		CI		3	2022	Replace VCT Floor			\$ 41,500		
285		41	East High School	5.03	Flooring / Base		Rm 133, 136, 138, 143, 144,145,146, 147, 148, 149, 150	VCT floor seams separated, worn and damaged	2		CI		3	2022	Replace VCT Floor			\$ 61,100		
286		41	East High School	5.03	Flooring / Base		1924 Bldg Corridor outside Rm151 and 153	VCT floor seams separated, worn and damaged	2		CI		3	2022	Replace VCT Floor			\$ 6,200		
287		41	East High School	5.03	Flooring / Base		Rm 001	Quarry tile worn	2		CI		2	2022	remove and replace quarry tile floor			\$ 65,300		
288		41	East High School	5.03	Flooring / Base		1924 Bldg 1st flr Corridors	Quarry tile worn	2		CI		2	2022	remove and replace quarry tile floor in corridors			\$ 180,500		
289		41	East High School	5.03	Flooring / Base		1924 Bldg 2nd flr Corridors	Quarry tile worn	2		CI		2	2022	remove and replace quarry tile floor in corridors			\$ 152,100		
290		41	East High School	5.03	Flooring / Base		1924 Bldg 3rd flr Corridors	Quarry tile worn	2		CI		2	2022	remove and replace quarry tile floor in corridors			\$ 131,300		
291		41	East High School	5.03	Flooring / Base		Rm 231	Wood flr showing uneven finish	2		CI		2	2022	refinish wood floor			\$ 6,500		
292		41	East High School	5.03	Flooring / Base		Rm 304, 316	Wood flr showing uneven finish	2		CI		2	2022	refinish wood floor			\$ 9,200		
293		41	East High School	5.04	Ceiling / Acoustic Panels	ACT	1st Flr Boys/Girls Locker Room, Kitchen, Rm 143, 95 Corr at B/G Locker Rm	Ceiling Tile and Grid Damaged and stained	2		CI		2	2022	replace ACT ceiling and grid			\$ 51,200		
294		41	East High School	5.05	Wall Finishes (PT, VWC, etc)		Rm 119	Acoustical wall panels in band room torn, faded and damaged	2		CI		2	2022	replace acoustical panels			\$ 47,000		
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200	East High School				327,918	SF	Ron S/POB, Eric A, Eric A, John J, Alex W/Gary G/Blayne P, Ron E, Dave B						2022 TOTAL PRIORITIES					\$ 29,987,800		
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		
		41	East High School	5.06	Tile Applications		2nd Flr B/G Toilet at Rm 226	Wall Tile grout missing and damaged tile	2		CI		2	2022	match and touchup missing grout and replace damaged tiles			\$ 4,600		
296		41	East High School	5.10	REMODEL NG / ADDITIONS						CI		2	2022				\$ -		
297		41	East High School	6.00 Interior (Fixed Equipment)								CI							\$ -	
298		41	East High School	6.02	Interior Fixed Seating		Auditorium	Seat standards showing rust and chairs damaged and worn	2		CI		2	2022	replace auditorium seating			\$ 227,400		
299		41	East High School	6.02	Interior Fixed Seating		Auditorium Lower Balcony	Seat standards showing rust and chairs damaged and worn	2		CI		2	2022	replace auditorium seating			\$ 97,100		
300		41	East High School	6.02	Interior Fixed Seating		Auditorium Upper Balcony	Seat standards showing rust and chairs damaged and worn	2		CI		2	2022	replace auditorium seating			\$ 97,100		
301		41	East High School	6.08	Wall Pads		Old Gym	Gym pads worn and edges unfolding	2		CI		2	2022	replace gym pads			\$ 32,900		
302		41	East High School	6.09	Chalk Board / Marker board		Rm 105, 107, 112 , 115, 121, 122, 123, 124, 125, 126, 127, 129	Chalkboards in class room	2		CI		2	2022	replace with markerboards			\$ 28,800		
303		41	East High School	6.09	Chalk Board / Marker board		Rm 133, 136, 138, 143, 144,145,146, 147, 148, 149, 150, 151, 152 & 153	Chalkboards in class room	2		CI		2	2022	replace with markerboards			\$ 15,600		
304		41	East High School	6.09	Chalk Board / Marker board		Rm 201, 203, 205, 207, 209, 210, 211, 212, 213, 214, 216	Chalkboards in class room	2		CI		2	2022	replace with markerboards			\$ 11,600		
305		41	East High School	6.09	Chalk Board / Marker board		Rm 221, 223, 225, 227, 228, 230, 231, 231a, 234, 238a	Chalkboards in class room	2		CI		2	2022	replace with markerboards			\$ 26,100		
306		41	East High School	6.09	Chalk Board / Marker board		Rm 300, 301, 302, 306, 308, 312, 314, 318, 319, 320, 321, 322, 323	Chalkboards in class room	2		CI		2	2022	replace with markerboards			\$ 27,200		
307	combo	41	East High School	6.13	Cabinetry / Counter Tops / Stools	FE2	Rm 131	Casework delaminating and damaged, VCT floor seams	2		CI		2	2022	Finishes+ HS Cswk +MB/TB			\$ 24,300		
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200	East High School				327,918	SF	Ron S/POB, Eric A, Eric A, John J, Alex W/Gary G/Blayne P, Ron E, Dave B	2022 TOTAL PRIORITIES										\$ 29,987,800
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
309	combo	41	East High School	6.13	Cabinetry / Counter Tops / Stools	FE2	Rm 233, Rm 235	Casework delaminating and damaged, VCT floor seams	2		CI		2	2022	Finishes+ HS Cswk +MB/TB			\$ 52,200
310	combo	41	East High School	6.13	Cabinetry / Counter Tops / Stools	FE4a	Rm 201, 203, 205, 207, 209, 210, 211, 212, 213, 214, 216	Wd casework starting to show some damage, VCT floor fair, chalkboards in rm	2	2000	CI		3	2022	Finishes (less clg) + Lab Cswk +MB/TB, in 6-10 years			\$ 1,544,400
311		41	East High School	6.18	Kitchen Equipment		Kitchen	Shelving has some rust	2		CI		2	2022	Replace Shelving			\$ 300
312		41	East High School	6.18	Kitchen Equipment		Kitchen	Table with chipped painted base	2		CI		2	2022	Clean, prep and paint base			\$ 3,900
313		41	East High School	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator has rusted light fixtures	1		CI		2	2022	Replace light fixtures			\$ 2,200
314		41	East High School	6.18	Kitchen Equipment		Kitchen	Condensate Hood undersized - may not capture enough	2		CI		2	2022	Replace Condensate Hood			\$ 12,500
315		41	East High School	6.19	Cold Storage Rooms		Freezer	Low light level	2		CI		2	2022	Add LED			\$ 600
316		41	East High School	6.19	Cold Storage Rooms		Cooler	Ceiling panel seams are open	1		CI		2	2022	Seal seams			\$ 1,500
317		41	East High School	6.19	Cold Storage Rooms		Cooler	Dunnage Racks rusty	2		CI		2	2022	Replace rusty Dunnage Racks			\$ 600
318		41	East High School	6.19	Cold Storage Rooms		Cooler	No exterior coved base	2		CI		2	2022	Provide Base			\$ 1,400
319		41	East High School	7.00 HVAC							CI							\$ -
320		41	East High School	7.01	Boilers			Bryan RW1260-W-FDG, 12,600 MBH input, 10080 MBH Output, Nat Gas, Gordon Piatt, S16-G-75, 7.5 HP	3	2000	CI	Y8	2	2022	Replace boiler with condensing boiler	30	8	\$ 1,430,400
321		41	East High School	7.01	Boilers			Bryan RW1260-W-FDG, 12,600 MBH input, 10080 MBH Output, Nat Gas, Gordon Piatt, S16-G-75, 7.5 HP	3	2000	CI	Y8	2	2022	Replace boiler with condensing boiler	30	8	\$ 1,430,400
322		41	East High School	7.01	Boilers			Bryan RW850-W-FDG, 8,500 MBH input, 6,800 MBH Output, Nat Gas, Gordon Piatt, S14.9-G-30, 3 0 HP	3	2000	CI	Y8	2	2022	Replace boiler with condensing boiler	30	8	\$ 771,900
323		41	East High School	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Pump & AHU VFDs	2	2000	CI		2	2022	Replace pump VFDs. See pumps for cost	15	-7	\$ -
324		41	East High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Primary Heating Pump, B&G 1510-5A, 615 GPM, 20 ft., 7.5 HP, No VFD	3	2000	CI	Y8	2	2022	Replace heating pump	30	8	\$ 56,600
325		41	East High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Primary Heating Pump, B&G 1510-5A, 615 GPM, 20 ft., 7.5 HP, No VFD	3	2000	CI	Y8	2	2022	Replace heating pump	30	8	\$ 56,600

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200	East High School				327,918	SF	Ron S/POB, Eric A, Eric A, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022 TOTAL PRIORITIES					\$ 29,987,800
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST		
326		41	East High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Primary Heating Pump, B&G 1510-4AC, 420 GPM, 20 ft., 5 HP, No VFD	3	2000	CI	Y8	2	2022	Replace heating pump	30	8	\$ 38,800		
		41	East High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Secondary Heating Pump, 1,850 GPM, 115 ft., 60 HP, Yaskowa VFD	3	2000	CI	Y8	2	2022	Replace heating pump	30	8	\$ 56,600		
327		41	East High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Secondary Heating Pump, 1,850 GPM, 115 ft., 60 HP, Yaskowa VFD	3	2000	CI	Y8	2	2022	Replace heating pump	30	8	\$ 56,600		
		41	East High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Mezz	Primary Cooling Pump, B&G 1510-5BC, 860 GPM, 50 ft., 15 HP, No VFD	3	2000	CI	Y8	2	2022	Replace Cooling pump	30	8	\$ 56,600		
328		41	East High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Mezz	Primary Cooling Pump, B&G 1510-5BC, 860 GPM, 50 ft., 15 HP, No VFD	3	2000	CI	Y8	2	2022	Replace Cooling pump	30	8	\$ 56,600		
		41	East High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Mezz	Secondary Cooling Pump, 1,720 GPM, 120 ft., 75 HP, VFD	3	2000	CI	Y8	2	2022	Replace Cooling pump	30	8	\$ 56,600		
329		41	East High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			Automated Logic	2	2000	CI		2	2022	Update energy management system	15	-7	\$ 2,652,400		
		41	East High School	7.06	Energy Management Systems (24 volt low voltage)								2	2022	Update energy management system	15	-7	\$ 2,652,400		
330		41	East High School	7.07	Air handler units / ERU - dampers		3RD FL MEZZ	AHU Tag: AHU-1 2nd fl teachers Make: Trane Model: MCCA012GAY0AI Serial Number: K00K64702A CFM (total airflow): 6,500 System Type: Chilled & Hot water Fan and coil types: 7.5 HP, VFD.	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 168,200		
		41	East High School	7.07	Air handler units / ERU - dampers		3RD FL MEZZ	AHU Tag: AHU-1 2nd fl teachers Make: Trane Model: MCCA012GAY0AI Serial Number: K00K64702A CFM (total airflow): 6,500 System Type: Chilled & Hot water Fan and coil types: 7.5 HP, VFD.	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 168,200		
331		41	East High School	7.07	Air handler units / ERU - dampers		3RD FL MEZZ	AHU Tag: AHU-1 2nd fl teachers Make: Trane Model: MCCA012GAY0AI Serial Number: K00K64702A CFM (total airflow): 6,500 System Type: Chilled & Hot water Fan and coil types: 7.5 HP, VFD.	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 168,200		
		41	East High School	7.07	Air handler units / ERU - dampers		3RD FL MEZZ	AHU Tag: AHU-1 2nd fl teachers Make: Trane Model: MCCA012GAY0AI Serial Number: K00K64702A CFM (total airflow): 6,500 System Type: Chilled & Hot water Fan and coil types: 7.5 HP, VFD.	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 168,200		
332		41	East High School	7.07	Air handler units / ERU - dampers		3RD FL MEZZ	AHU Tag: AHU-1 2nd fl teachers Make: Trane Model: MCCA012GAY0AI Serial Number: K00K64702A CFM (total airflow): 6,500 System Type: Chilled & Hot water Fan and coil types: 7.5 HP, VFD.	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 168,200		
		41	East High School	7.07	Air handler units / ERU - dampers		3RD FL MEZZ	AHU Tag: AHU-1 2nd fl teachers Make: Trane Model: MCCA012GAY0AI Serial Number: K00K64702A CFM (total airflow): 6,500 System Type: Chilled & Hot water Fan and coil types: 7.5 HP, VFD.	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 168,200		
333		41	East High School	7.07	Air handler units / ERU - dampers		3RD FL MEZZ	AHU Tag: AHU-1 2nd fl teachers Make: Trane Model: MCCA012GAY0AI Serial Number: K00K64702A CFM (total airflow): 6,500 System Type: Chilled & Hot water Fan and coil types: 7.5 HP, VFD.	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 168,200		
		41	East High School	7.07	Air handler units / ERU - dampers		3RD FL MEZZ	AHU Tag: AHU-1 2nd fl teachers Make: Trane Model: MCCA012GAY0AI Serial Number: K00K64702A CFM (total airflow): 6,500 System Type: Chilled & Hot water Fan and coil types: 7.5 HP, VFD.	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 168,200		
334		41	East High School	7.07	Air handler units / ERU - dampers		3RD FL MEZZ	AHU Tag: AHU-1 2nd fl teachers Make: Trane Model: MCCA012GAY0AI Serial Number: K00K64702A CFM (total airflow): 6,500 System Type: Chilled & Hot water Fan and coil types: 7.5 HP, VFD.	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 168,200		
		41	East High School	7.07	Air handler units / ERU - dampers		3RD FL MEZZ	AHU Tag: AHU-1 2nd fl teachers Make: Trane Model: MCCA012GAY0AI Serial Number: K00K64702A CFM (total airflow): 6,500 System Type: Chilled & Hot water Fan and coil types: 7.5 HP, VFD.	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 168,200		

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200	East High School				327,918	SF	Ron S/POB, Eric A, Eric A, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022 TOTAL PRIORITIES			\$ 29,987,800	
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	
		41	East High School	7.07	Air handler units / ERU - dampers		3RD FL MEZZ	AHU Tag: AHU-3 Make: Trane Model: MCCA050B0C0 Serial Number: K00K64763A CFM (total airflow): 25,000 System Type: Fan and coil types: Chilled water and hot water	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 647,100	
335		41	East High School	7.07	Air handler units / ERU - dampers		3RD FL MEZZ	AHU Tag: AHU-4 Make: Trane Model: MCCA025B0C00000U Serial Number: K00K64778A CFM (total airflow): 12,500 System Type: Fan and coil types: Chilled water and hot water	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 323,500	
336		41	East High School	7.07	Air handler units / ERU - dampers		3RD FL MEZZ	AHU Tag: AHU-5 Make: Trane Model: MCCA050B0C0 Serial Number: K00K64763A CFM (total airflow): 25,000 System Type: Fan and coil types: Chilled water and Hot water, 25 HP, VFD	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 647,100	
337		41	East High School	7.07	Air handler units / ERU - dampers		3RD FL MEZZ	AHU Tag: AHU-6 Main Office Make: Trane Model: MCCA021MCL Serial Number: K00K64805A CFM (total airflow): 11,500 System Type: Fan and coil DX & Hot Water. 5 HP	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 357,200	
338		41	East High School	7.07	Air handler units / ERU - dampers		Mech room by 236	AHU Tag: AHU-7 Make: Trane Model: MCCA035UB0C00000U Serial Number: K01C28438B CFM (total airflow): 20,000 System Type: 20 HP sup fan, 7.5 HP ret fan, ABB VFDs. HW & Chilled.. Belt supply and return fan. Very dirty. Cooling coil downstream of heating coil.	3	2001	CI	Y18	3	2022	Clean AHU	40	19	\$ 517,700	
339		41	East High School	7.07	Air handler units / ERU - dampers														

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200	East High School				327,918	SF	Ron S/POB, Eric A, Eric A, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022 TOTAL PRIORITIES					\$ 29,987,800
201																		Life	Life	Projected
202																		Exp.	Rem	PROJECT
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	Pr.	Year	Action Recommended	(yrs)	ain	COST		
		41	East High School	7.07	Air handler units / ERU - dampers		Basement	AHU Tag: AHU-8 Make: Trane Model: MCCA035UB0C00000U Serial Number: K01C28438B CFM (total airflow): 20,000 System Type: 20 HP sup fan, 7.5 HP ret fan, ABB VFDs. HW & Chilled.. Belt supply and return fan. Very dirty. Cooling coil downstream of heating coil.	3	2001	CI	Y18	3	2022	Clean AHU	40	19	\$ 517,700		
340		41	East High School	7.07	Air handler units / ERU - dampers		Rm 143	AHU-9, Trane TSCA021U0A, 11,500 CFM, 10 HP	2	1985	CI	Y8	2	2022	Replace air handler. Select heating coil using low water temp (140 to 110)	40	3	\$ 297,600		
341		41	East High School	7.07	Air handler units / ERU - dampers		1st fl serving 1924	AC-10, Trane MCCA-21, 11,500 CFM, Chilled Water	1	2000	CI	Y18	3	2022	Replace air handler. Select heating coil using low water temp (140 to 110)	40	18	\$ 297,600		
342		41	East High School	7.07	Air handler units / ERU - dampers		1st fl serving 1924	AC-11, Trane MCCA-21, 11,500 CFM, Chilled Water	1	2000	CI	Y18	3	2022	Replace air handler. Select heating coil using low water temp (140 to 110)	40	18	\$ 297,600		
343		41	East High School	7.07	Air handler units / ERU - dampers		Mech Room by 231	AHU Tag: AHU-12 Make: Trane Model: MCCA021B0C00000U Serial Number: K92G36609 CFM (total airflow): 12,500 System Type: Fan and coil types: Chilled water er. Belt supply fan. Very dirty. VFD	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 323,500		
344		41	East High School	7.07	Air handler units / ERU - dampers		Mech Room by 237	AHU Tag: AHU-13 Make: Trane Model: MCCA021HBB0A0A0A Serial Number: K92G36594 CFM (total airflow): 12,500 System Type: Fan and coil types: Chilled water cooling only. Belt supply fan. Very dirty.	3	1992	CI	Y8	2	2022	Clean AHU	40	10	\$ 323,500		
345		41	East High School	7.07	Air handler units / ERU - dampers		3rd Fl	AHU-14, Trane MCCA 021, 11,500 CFM, HP sup fan, HP ret fan, ABB VFDs. HW & Chilled.	3	2000	CI	Y18	3	2022		40	18	\$ 297,600		
346		41	East High School	7.07	Air handler units / ERU - dampers		3rd Fl	AHU-15, Trane MCCA 021, 11,500 CFM, HP sup fan, HP ret fan, ABB VFDs. HW & Chilled.	3	2000	CI	Y18	3	2022		40	18	\$ 297,600		
347		41	East High School	7.07	Air handler units / ERU - dampers		Old Gym N	AHU 17, 10,000 CFM max, HW	2	2000	CI	Y18	3	2022		40	18	\$ 258,800		
348		41	East High School	7.07	Air handler units / ERU - dampers															

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200	East High School				327,918	SF	Ron S/POB, Eric A, Eric A, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022 TOTAL PRIORITIES			\$ 29,987,800
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
349		41	East High School	7.07	Air handler units / ERU - dampers		Old Gym C	AHU 18, 10,000 CFM max, HW	2	2000	CI	Y18	3	2022		40	18	\$ 258,800
350		41	East High School	7.07	Air handler units / ERU - dampers		Old Gym S	AHU 19, 10,000 CFM max, HW	2	2000	CI	Y18	3	2022		40	18	\$ 258,800
351		41	East High School	7.07	Air handler units / ERU - dampers		Wood	AHU-22, McQuay CAH006GAHC, SN F00U120301806, Max CFM 3,000, 1 5 HP, 115 V	3	1992	CI	Y8	2	2022	Replace air handler. Select heating coil using low water temp (140 to 110)	40	10	\$ 77,700
352		41	East High School	7.07	Air handler units / ERU - dampers		small engine	HV-23, Trane CCDB08, Max CFM 4,000, 2 HP	3	1992	CI	Y8	2	2022	Replace air handler. Select heating coil using low water temp (140 to 110)	40	10	\$ 103,600
353		41	East High School	7.07	Air handler units / ERU - dampers		Office 1st Fl	AC-24, Trane SWUB-B756-F, 1 HP, R-22, water cooled	2	1992	CI	Y8	1	2022	Replace air handler. Select heating coil using low water temp (140 to 110)	25	-5	\$ 62,200
354		41	East High School	7.07	Air handler units / ERU - dampers			AC-25, Trane SWUB-B756-F, 1 HP, R-22, water cooled	2	1992	CI	Y8	1	2022	Replace air handler. Select heating coil using low water temp (140 to 110)	25	-5	\$ 62,200
355		41	East High School	7.07	Air handler units / ERU - dampers		Weight/Fitness	AHU-2 (AHU-26), McQuay	2	1992	CI	Y8	2	2022	Replace air handler. Select heating coil using low water temp (140 to 110)	40	10	\$ 207,000
356		41	East High School	7.07	Air handler units / ERU - dampers		Gym	AHU-1 (AHU-27), McQuay,	2	1992	CI	Y8	2	2022	Replace air handler. Select heating coil using low water temp (140 to 110)	40	10	\$ 388,300
357		41	East High School	7.07	Air handler units / ERU - dampers		Locker	AHU-3 (AHU-28, McQuay,	2	1992	CI	Y8	2	2022	Replace air handler. Select heating coil using low water temp (140 to 110)	40	10	\$ 258,800
358		41	East High School	7.07	Air handler units / ERU - dampers		Auto	Trane	2	1992	CI	Y8	2	2022	Replace air handler. Select heating coil using low water temp (140 to 110)	40	10	\$ 207,000
359		41	East High School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		221, 223, 225, 227, 229	Unit Type: Unit Heater Make: AAF Herman Nelson Hot water heating.	2		CI		1	2022	Repalce Unit Ventilators with displacement and DOAS air handler	25		\$ 1,051,500
360		41	East High School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			Unit Type Heating Source (Hot Water or Steam) Fan Type (In-line/Roof Mounted/Utility Set)			CI			2022		25		\$ -
361		41	East High School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			Unit Type Heating Source (Hot Water or Steam) Fan Type (In-line/Roof Mounted/Utility Set)			CI			2022		25		\$ -
362		41	East High School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			Unit Type Heating Source (Hot Water or Steam) Fan Type (In-line/Roof Mounted/Utility Set)			CI			2022		25		\$ -
363		41	East High School	7.10	Exhaust fans - PRV / utility sets		201, 203, 205, 207, 209-214, 216	Exhaust hoods located in science areas in good condition	4		CI			2022		25		\$ -

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200	East High School				327,918	SF	Ron S/POB, Eric A, Eric A, John J, Alex W/Gary G/Blayne P, Ron E, Dave B							2022 TOTAL PRIORITIES					\$ 29,987,800
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	
364		41	East High School	7.15	Air Outlets/Inlets		Locker rooms below old gym	Supply diffusers are large round diffusers in rooms.	2		CI			2022	Revise air distribution	25		\$ -	
365		41	East High School	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			CH-1, Carrier model 30GXR350-F-690FB, SN 4000F36373, R-134A,	2	2000	CI	Y3	1	2022	Replace chiller	25	3	\$ 849,300	
366		41	East High School	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			CH-2, Carrier model 30GXR350-F-690FB, SN 4000F36368, R-134A,	2	2000	CI	Y3	1	2022	Replace chiller	25	3	\$ 849,300	
367		41	East High School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers			Condensing Unit, Trane model RAUCC254BU0300D000010	2	2000	CI	Y3	1	2022	Replace condensing unit. See air handler for cost	25	3	\$ -	
368		41	East High School	8.00 Plumbing								CI							\$ -
369		41	East High School	8.08	Plumbing Fixtures		Restrooms by 234 & 232	Floor mounted flush valve urinals, floor mounted flush vale water closet,	4		CI			2022		30		\$ -	
370		41	East High School	8.08	Plumbing Fixtures		Restrooms in 323	Floor mounted flush valve water closet. Single lever faucet lav	4		CI			2022		30		\$ -	
371		41	East High School	8.08	Plumbing Fixtures		Restrooms by 226	Floor mounted wall button flush urinals, 3 person wash station, wall mount flush valve water closets.	4		CI			2022		30		\$ -	
372		41	East High School	8.08	Plumbing Fixtures		Staff restrooms by 219	Floor mount flush valve water closet. Lever faucet lav. Insulation on lav dirty/rusty appears to have leak.	4		CI			2022		30		\$ -	
373		41	East High School	8.08	Plumbing Fixtures		Restrooms by 212	Wall mount flush valve urinal. Wall mount flush valve water closet. Three person wash station.	4		CI			2022		30		\$ -	
374		41	East High School	8.08	Plumbing Fixtures		201, 203, 205, 207, 209-214, 216	Science room sinks, eye wash and showers, and gas turrets in good condition	4		CI			2022		30		\$ -	
375		41	East High School	8.08	Plumbing Fixtures		Training room	Piping to ice machine and sink in good condition	4		CI			2022		30		\$ -	
376		41	East High School	8.08	Plumbing Fixtures		Restroom by training room	wall mount flush valve urinals, wall mount flush valve water closets, 4 person wash station	3		CI			2022	Replace wash station.	30		\$ -	
377		41	East High School	8.08	Plumbing Fixtures		Kitchen restrooms	Wall mount flush valve water closets, push button faucet lav.	4		CI			2022		30		\$ -	
378		41	East High School	8.10	Drinking Fountains		Corridor by 234 & 232	1 new water cooler with bottle filler, 3 porcelain drinking fountains	2		CI			2022	Replace porcelain drinking fountains	30		\$ -	

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200	East High School				327,918	SF	Ron S/POB, Eric A, Eric A, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022	TOTAL PRIORITIES		\$ 29,987,800
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
379		41	East High School	8.10	Drinking Fountains		corridor by 226	2 porcelain drinking fountains	2		CI			2022	Replace porcelain drinking fountains	30		\$ -
380		41	East High School	8.10	Drinking Fountains		corridor by 221	2 elkay water coolers in good condition	4		CI			2022		30		\$ -
381		41	East High School	8.10	Drinking Fountains		Cafeteria entry way	2 water coolers in good condition	4		CI			2022		30		\$ -
382		41	East High School	8.10	Drinking Fountains		Locker rooms under old gym	porcelain drinking fountains	2		CI			2022	Replace porcelain drinking fountains	30		\$ -
383		41	East High School	8.10	Drinking Fountains		Corridor by training room	6 in wall water coolers in good condition	4		CI			2022		30		\$ -
384		41	East High School	8.11	Fire suppression- source / pumps / distribution / heads		Building	No Fire Suppression Present	3		CI			2022	Install new fire suppression system			\$ -
385		41	East High School	8.15	Domestic Water Heaters		Mezz	Bock, OT199N, 199MBH in, 229 GPH, 99 Gal	3	2015	CI	Y8	2	2022	Replace water heater	15	8	\$ 89,000
386		41	East High School	8.15	Domestic Water Heaters		Basement Fan Room	Bock, OT2502N, 250MBH in, 282 GPH, 100 Gal	4	2019	CI	Y8	3	2022	Replace water heater when failed	15	12	\$ 89,000
387		41	East High School	8.15	Domestic Water Heaters		Basement Fan Room	Bock, OT2502N, 250MBH in, 282 GPH, 100 Gal	4	2019	CI	Y8	3	2022	Replace water heater when failed	15	12	\$ 89,000
388		41	East High School	8.15	Domestic Water Heaters		Basement Fan Room	Two (2) 500 gallon vertical storage tanks	4	2019	CI	Y8	3	2022	Replace water heater when failed	15	12	\$ 89,000
389		41	East High School	9.00 Electrical							CI							\$ -
390		41	East High School	9.01	Electrical Study Update / Main / medium voltage /		Elec Rm	3000A 277/480V Main service Switchboard	3		CI			2022	No action required			\$ -
391		41	East High School	9.05	Fire Alarm		Elec Rm	Addressible Fire Alarm			CI		0	2022	Replace with Fire Alarm w/ Voice Evacuation if doing more than 10% renovations			\$ -
392		41	East High School	9.08	Emergency generators / battery backup systems /		Grn Rm next to Boiler Rm	100KW Kohler Generator	3		CI			2022	No action required	25		\$ -
393		41	East High School	10.00 Lighting							CI							\$ -
394		41	East High School	10.01	Lighting - Lamps / ballasts / controls		Throughout Bldg	Fluorescent Lighting	2		CI		2	2022	Replace with LED			\$ 424,300
395		41	East High School	11.00 Technology / Security							CI							\$ -
396		41	East High School	11.01	Stuctured cabling		Building	good	4		CI		0	2022	no work			\$ -
397		41	East High School	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			\$ 6,500
398		41	East High School	11.02	Classroom technology systems		Classrooms	good	4		CI		0	2022	no work			\$ -
399		41	East High School	11.03	Local Sound systems		Gym	good	4		CI		0	2022	no work			\$ -
400		41	East High School	11.03	Local Sound systems		Auditorium	good	4		CI		0	2022	no work			\$ -

Green Bay Area Public Schools
Facility Condition Index

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	East High School				327,918	SF	Ron S/POB, Eric A, Eric A, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022	TOTAL PRIORITIES			\$ 29,987,800
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	
401		41	East High School	11.03	Local Sound systems		Auditorium	Wireless microphones (16) Shure ULP4 470-506 MHz	4		CI		0	2022	no work			\$ -	
402		41	East High School	11.04	Master Clock Systems		Building	good.	4		CI		0	2022	no work			\$ -	
403		41	East High School	11.05	Building Paging systems		Building	good	4		CI		0	2022	no work			\$ -	
404		41	East High School	11.06	Access Control		Building	good	4		CI		0	2022	no work			\$ -	
405		41	East High School	11.06	Handicapped door operators		Main Entry	Handicapped operators do not work properly.	2		CI		2	2022	program door operators for proper operation			\$ 1,700	
406		41	East High School	11.06	Handicapped door operators		Door 9	Neither interior nor exterior handicapped operators do not	2		CI		2	2022	program door operators for proper operation			\$ 1,700	
407		41	East High School	11.06	Handicapped door operators		Door 25	Neither interior nor exterior handicapped operators do not	2		CI		2	2022	program door operators for proper operation			\$ 1,700	
408		41	East High School	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	3		CI		2	2022	replace existing Honeywell panel with District standard DMP.			\$ 48,500	
409		41	East High School	11.07	Burgler Alarm System		Building	Several exterior doors do not have door position contacts	3		CI		2	2022	Install door position contacts on exterior doors.			\$ 14,600	
410		41	East High School	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	no work			\$ -	

PREBLE HIGH 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.
- **Site/Playground Areas**
 - Remove & repair broken gazebo wood steps.
 - Remove & raise brick pavers to prevent trip hazard.
 - Resecure loose retaining wall caps – fall hazard if climbed on.
 - Sand, prime & paint metal guardrails & railings.
 - Sand, prime & paint bollards.
- **Site Athletic Facilities (stadium field, running track, ball fields, & tennis courts)**
 - Stadium Field – Natural grass field – Plan for future replacement and installation with synthetic turf.
 - Running Track – Plan for future resurfacing and restriping.
 - Tennis Courts – Plan for future resurfacing and restriping.

2 EXTERIOR ENVELOPE

- **Wall Systems**
 - Door 15 Cast Stone on lintel is bowing out and face brick damaged. Remove stone and replace face brick.





- Lintels are bowing down, rusting and deteriorating (rust jacking) due to water infiltration into walls.



Tuckpoint above windows and investigate parapet flashing above. Replace lintels.

- **Tuckpointing/Sealant**
 - At multiple locations the control joint and vent sealant is cracked, separated, or missing. It is recommended to replace the control joint and vent sealant.



- **Doors/Hardware**

- Several exterior hollow metal doors and frames are rusting. Replace doors and frames with aluminum doors and frames.



- **Window Systems**

- Where lintels were replaced due to rust jacking the windows will need to be replaced with new windows

3 INTERIOR

- **Doors/Hardware**

- At many locations doors are damaged, sagging and don't latch properly. The doors should be replaced, re-hung and hardware replaced.

- **Chalk Boards**

- Many rooms have chalkboards in the classrooms. Replace chalkboards with markerboards.



- **Cabinetry, floors, and ceilings**

- Multiple rooms have old ceilings, VCT floors that are worn, chalkboards, casework and doors that are sagging and worn. Replace finishes and equipment in the rooms.





4 FOOD SERVICE

- On Site Food Preparation and Cooking per Owner
- Replace non NSF and rusted equipment.

5 MECHANICAL

– Boilers and Pumps

- The boilers are Original (1998) and the heating pumps are older and both should be replaced within 10 years

– Air Handlers

- Most of the Air Handlers are original (1997) and are at 35% of their useful life expectancy.
- There are over 55-unit ventilators that should be replaced.

– Chillers and Pumps

- The Chillers are original R-22 machines and should be replaced.
- Two R-22 condensing units should be replaced.

– Water Heaters

- Three Water Heaters are Condensing water heaters replaced in 2015.
- One water heater in the old boiler room should be replaced with a condensing water heater.

– Plumbing

- The plumbing fixtures are in good condition.

6 ELECTRICAL

– Electric Service

- The building is fed by two electric services. One 3000A 480Y/277v and one 2000A 480Y/277V.

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

– Electric Switchboards, Panels and Distribution Equipment

- 277/480V is distributed throughout the building for mechanical loads and lighting. Dry type transformers located in mechanical rooms provide 120/2078V power for receptacles and miscellaneous power needs.
- There is spare capacity in most panelboards. No work is required at this time.

– Fire Alarm

- The fire alarm system is a Simplex 4020 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 35KW Kohler natural gas generator located in a separate room next to the Electrical Room.
- The generator feeds separate life safety and non-life safety systems.
- No work is required on the emergency power system at this time.

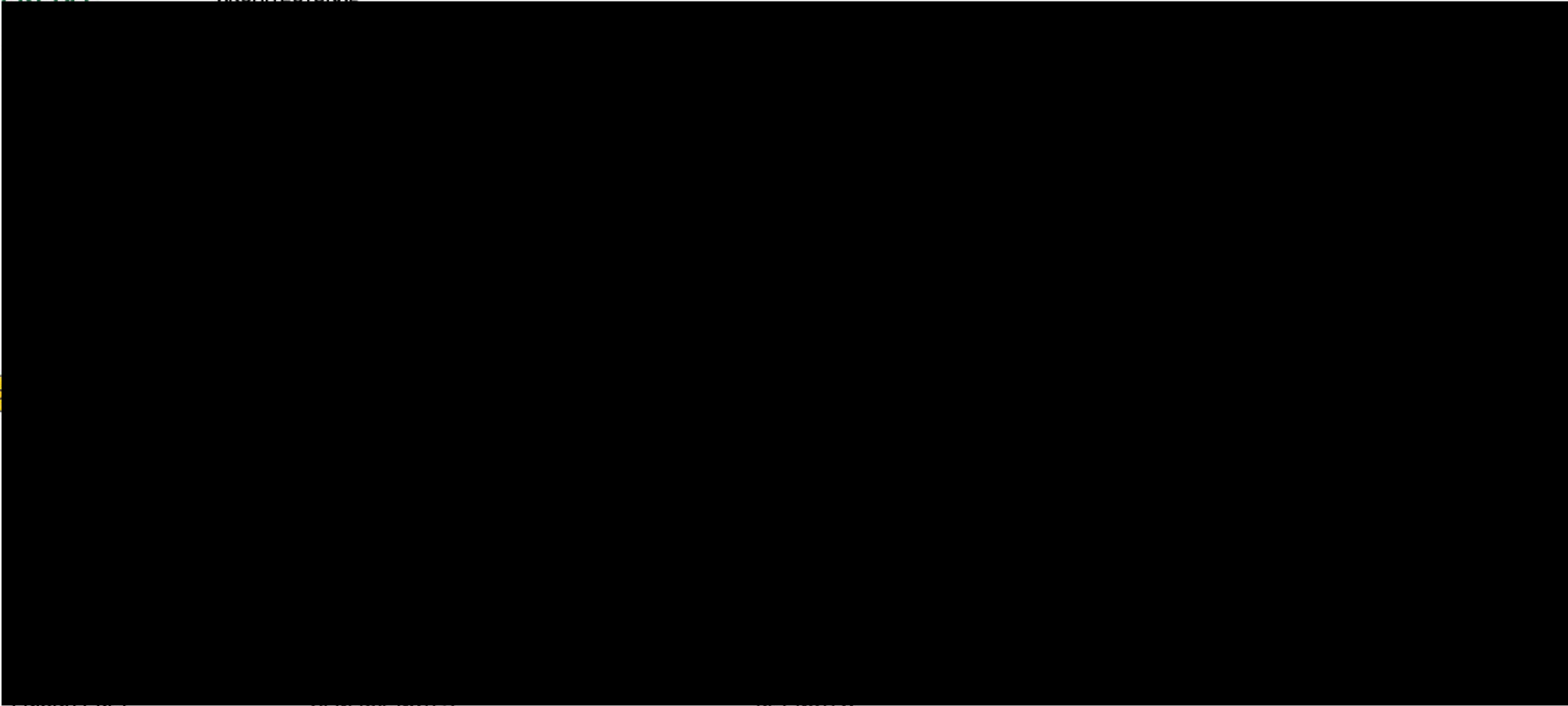
– Lighting - Lamps / ballasts / controls

- Lighting levels appear to be adequate in all spaces. All spaces in the building except the Auditorium have recently been upgraded to LED lighting.
- The Auditorium lighting should be upgraded to LED.
- **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.
- Data room near Room 123 is very warm and needs better ventilation.
- Main gymnasium sound system has a loud audible hum.










PRERIE ARCHITECTURAL



PROJECT PREP

GENERAL NOTES

KEY NOTES

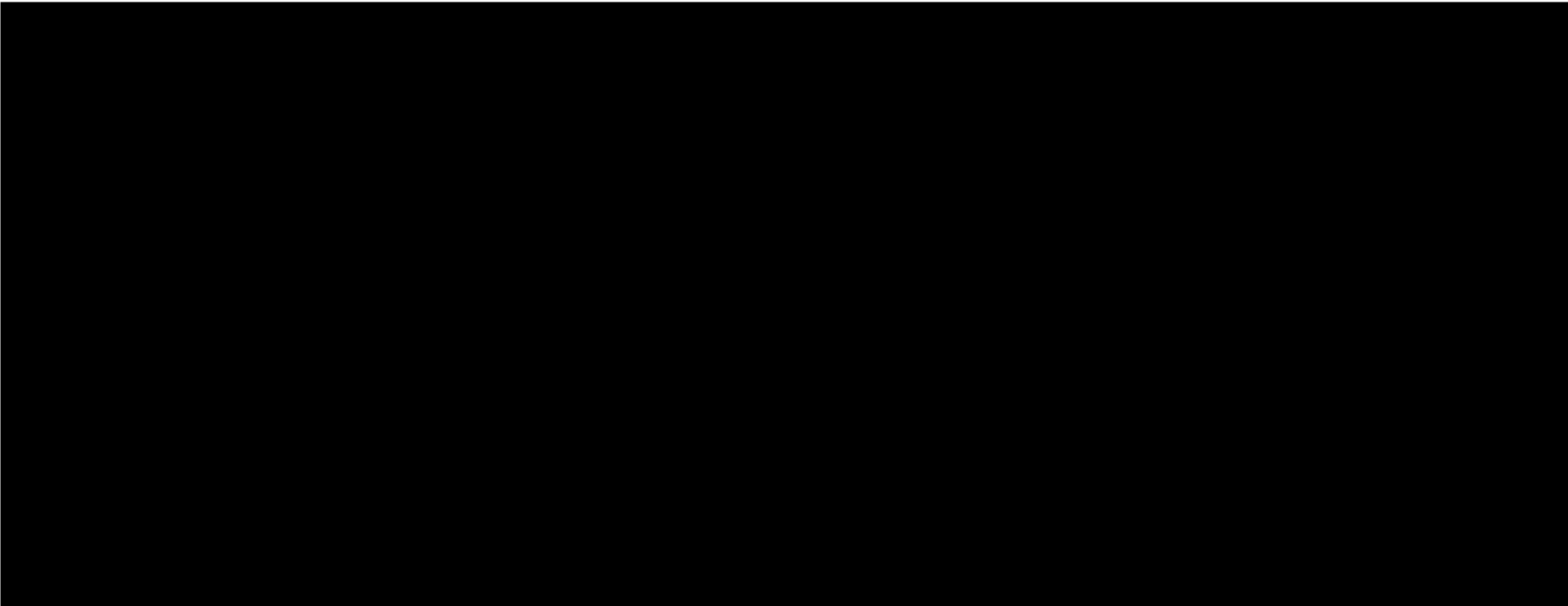
URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

- 1 SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED
- 2 BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
- 3 REPLACE CHALKBOARDS WITH MARKERBOARDS THROUGH OUT BUILDING










- DR REPLACE DOOR AND FRAME
- FE3A REPLACE FINISHES AND EQUIPMENT
- FE5 REPLACE FINISHES AND EQUIPMENT
- FE6 REPLACE FINISHES AND EQUIPMENT
- KE KITCHEN EQUIPMENT - CAN OPENER, SHELVING
- ST REPAIR STONE AT LINTEL

PREBLE
HIGH SCHOOL

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

KEY NOTES

- FE2A REPLACE FINISHES AND EQUIPMENT
- FE4 REPLACE FINISHES AND EQUIPMENT






PREBLE
HIGH SCHOOL
FACILITY ANALYSIS

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR





PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION



KEY NOTES

 Replace Unit Ventilators

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

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

PREBLE
HIGH SCHOOL
FACILITY ANALYSIS

MECHANICAL
SECOND FLOOR

ELECTRICAL
SECOND FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION



KEY NOTES

-  Replace Cabinet Unit Heater
-  Replace Chilled Water Pump
-  Unit Ventilator

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

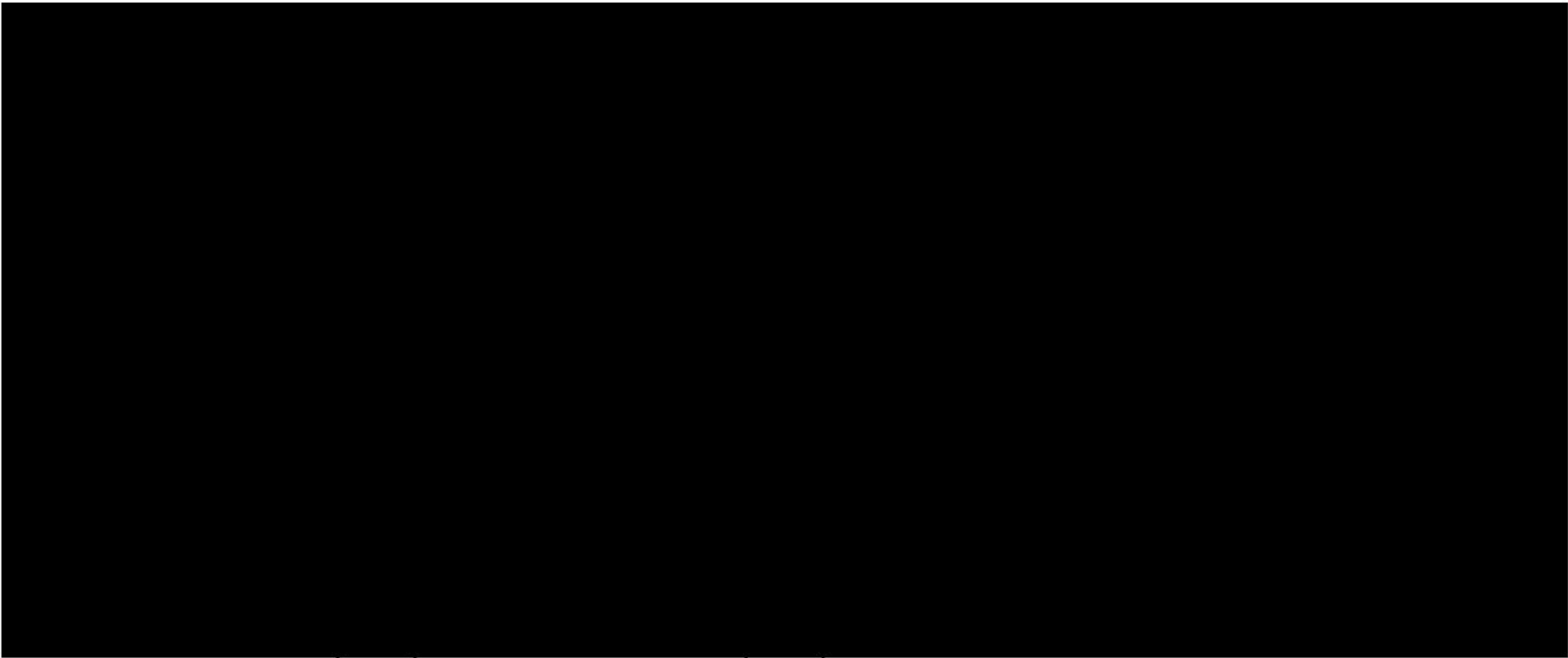
KEY NOTES

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

PREBLE
HIGH SCHOOL
BUILDING AGE

KEY FIRST FLOOR

- 1955
- 1958
- 1962
- 1963
- 1985
- 1997



Green Bay Area Public Schools
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197						5%	\$ 16 59	7,037,900	1.2 Cond.						Priority High (1)			\$ 8,059,200
198							\$ 68.74	29,157,800	3 Cond.						Priority Med (2)			\$ 20,306,100
199							\$ 0 63	268,700	4.5 Cond.						Priority Low (3)			\$ 8,099,100
200	Preble High School				424,195 SF		Ron S/POB, Phil O, Phil O, John J, Alex W/Gary G/Blayne P, Ron E, Dave B						2022	TOTAL PRIORIT ES				\$ 36,464,400
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
204		42									CI			2022				
205		42	Preble High School	1 04		0		sample row to copy			CI		2	2022				\$ -
206		42	Preble High School	1.00 SITE - Hard surfaces														\$ -
207		42	Preble High School	1 01	Asphalt paving		Asphalt Pavement Areas	Per SD's Asphalt Paser Assessment (2019/2021)(4+/1+ yrs old) Older pvmnt areas see below	4		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			\$ 1,700
208		42	Preble High School	1 01	Asphalt paving		North Parking Lot	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI		2	2022	Clean and fill cracks			\$ 2,500
209		42	Preble High School	1 01	Asphalt paving		North Parking Lot	Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			\$ 8,400
210		42	Preble High School	1 01	Asphalt paving		Stadium Parking Lot	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI		2	2022	Clean and fill cracks			\$ 4,800
211		42	Preble High School	1 01	Asphalt paving		Stadium Parking Lot	Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			\$ 21,000
212		42	Preble High School	1 01	Asphalt paving		Skyline Parking Lot	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI		2	2022	Clean and fill cracks			\$ 4,600
213		42	Preble High School	1 01	Asphalt paving		Skyline Parking Lot	Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			\$ 11,000
214		42	Preble High School	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			\$ 9,800
215		42	Preble High School	1 02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			\$ 87,300
216		42	Preble High School	1 02	Concrete walks / curbs		Danz Ave - City Sidewalks	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			\$ 41,500
217		42	Preble High School	1 02	Concrete walks / curbs		Gazebo Brick Pavers	Trip Hazard - Brick pavers have settled	1		CI		1	2022	Remove brick pavers, add additional aggregate, & reinstall pavers			\$ 1,700
218		42	Preble High School	2.00 SITE - Activity Spaces														\$ -
219	POB	42	Preble High School	2 02	Athletic Fields		Running Track	Track surface is pitting and ashalt starting to show through	2		CI		2	2022	Resurface track - \$150,000 for Track surfacing, \$130,000 for structural spray			\$ 415,400
220		42	Preble High School	2 02	Athletic Fields		Stadium Field	Currently natural grass field & is in good condition	3		CI		4	2022	Continued Yearly Maintenance and Mowing			\$ -

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200	Preble High School				424,195	SF	Ron S/POB, Phil O, Phil O, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022 TOTAL PRIORIT ES					\$ 36,464,400
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		
	POB	42	Preble High School	2 05	Hard surface play areas		Tennis Court	Tennis Courts are in good condition (7) doubles courts	3		CI		4	2022	Future resurfacing and restriping (41,000 Sf)			\$ -		
221	POB	42	Preble High School	2 05	Hard surface play areas		Tennis Court	No Tennis Court Lights	3		CI		3	2022	Add lights to tennis court area			\$ 208,300		
222		42	Preble High School	3.00 SITE - Drainage / Landscaping							CI								\$ -	
223		42	Preble High School	3 03	Retaining Walls		East Drive	Loose Retaining Wall Caps	2		CI		2	2022	Clean off blocks & re-glue cap stones in place			\$ 600		
224		42	Preble High School	4.00 Exterior (Building Envelope)							CI								\$ -	
225		42	Preble High School	4 01	Roofs			Roofing information provided by Owner			CI			2022				\$ -		
226		42	Preble High School	4 01	Roofs	Sec	1	Gravel Surface - BUR	3	2010	CI	Y18	3	2022	Gravel Surface - BUR	30	18	\$ 254,900		
227		42	Preble High School	4 01	Roofs		2A	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 318,800		
228		42	Preble High School	4 01	Roofs		2B	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 65,500		
229		42	Preble High School	4 01	Roofs		3	Gravel Surface - BUR	3	2010	CI	Y18	3	2022	Gravel Surface - BUR	30	18	\$ 297,300		
230		42	Preble High School	4 01	Roofs		4	Gravel Surface - BUR	3	2012	CI	Y18	3	2022	Gravel Surface - BUR	30	20	\$ 217,900		
231		42	Preble High School	4 01	Roofs		5A	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 712,600		
232		42	Preble High School	4 01	Roofs		5B	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 74,900		
233		42	Preble High School	4 01	Roofs		6	Gravel Surface - BUR	3	2015	CI	Y23	3	2022	Gravel Surface - BUR	30	23	\$ 281,700		
234		42	Preble High School	4 01	Roofs		7	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 585,900		
235		42	Preble High School	4 01	Roofs		8	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 499,200		
236		42	Preble High School	4 01	Roofs		9	Gravel Surface - BUR	3	2012	CI	Y20	3	2022	Gravel Surface - BUR	30	20	\$ 23,000		
237		42	Preble High School	4 01	Roofs		10	Gravel Surface - BUR	3	2012	CI	Y20	3	2022	Gravel Surface - BUR	30	20	\$ 51,200		
238		42	Preble High School	4 01	Roofs		11	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 17,700		
239		42	Preble High School	4 01	Roofs		12	Gravel Surface - BUR	3	2000	CI	Y8	3	2022	Gravel Surface - BUR	30	8	\$ 209,800		
240		42	Preble High School	4 01	Roofs		13	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 363,400		
241		42	Preble High School	4 01	Roofs		14	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 37,300		
242		42	Preble High School	4 01	Roofs		15	Gravel Surface - BUR	3	2000	CI	Y8	3	2022	Gravel Surface - BUR	30	8	\$ 200,100		
243		42	Preble High School	4 01	Roofs															

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200	Preble High School				424,195	SF	Ron S/POB, Phil O, Phil O, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022 TOTAL PRIORIT ES					\$ 36,464,400
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST		
244		42	Preble High School	4 01	Roofs		16	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 58,400		
245		42	Preble High School	4 01	Roofs		17	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 130,300		
246		42	Preble High School	4 01	Roofs		18	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 371,400		
247		42	Preble High School	4 01	Roofs		19	Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Gravel Surface - BUR	30	19	\$ 353,200		
248		42	Preble High School	4 01	Roofs		20	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 100,900		
249		42	Preble High School	4 01	Roofs		21	Gravel Surface - BUR	3	2015	CI	Y23	3	2022	Gravel Surface - BUR	30	23	\$ 306,800		
250		42	Preble High School	4 01	Roofs		22A	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 44,900		
251		42	Preble High School	4 01	Roofs		22B	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 55,000		
252		42	Preble High School	4 01	Roofs		23	Gravel Surface - BUR	3	2012	CI	Y20	3	2022	Gravel Surface - BUR	30	20	\$ 102,700		
253		42	Preble High School	4 01	Roofs		24A	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 343,100		
254		42	Preble High School	4 01	Roofs		24B	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 75,100		
255		42	Preble High School	4 01	Roofs		25	Gravel Surface - BUR	3	2014	CI	Y22	3	2022	Gravel Surface - BUR	30	22	\$ 705,200		
256		42	Preble High School	4 01	Roofs		26A	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 156,700		
257		42	Preble High School	4 01	Roofs		26B	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 123,800		
258		42	Preble High School	4 01	Roofs		27	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 9,900		
259		42	Preble High School	4 01	Roofs		28	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 49,100		
260		42	Preble High School	4 01	Roofs		29	Gravel Surface - BUR	3	1999	CI	Y7	3	2022	Gravel Surface - BUR	30	7	\$ 51,700		
261		42	Preble High School	4 02	Wall systems		55 wing at Roof	Rust jacking at windows	2		CI		2	2022	remove window and brick to repair lintels			\$ 22,100		
262		42	Preble High School	4 02	Wall systems		55 wing	Top of chimney open cores on brick	2		CI		2	2022	infill open cores of FB			\$ 800		
263		42	Preble High School	4 02	Wall systems		63 wing Aud Walls at roof	FB cracked	2		CI		2	2022	repair/replace face brick			\$ 800		
264		42	Preble High School	4 02	Wall systems		97 wing	Stone sill cracked and damaged	2		CI		2	2022	repair/replace stone sill			\$ 500		
265		42	Preble High School	4 02	Wall systems		Ext corner Rm 108	Verticle joint grout cracked and damaged some brick damaged	2		CI		2	2022	repair face brick and make soft joint			\$ 2,700		
266		42	Preble High School	4 02	Wall systems		Rm 106 ,Rm 129	Ext stone window sill cracked and damaged	2		CI		2	2022	repair stone sill			\$ 900		

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200	Preble High School				424,195 SF		Ron S/POB, Phil O, Phil O, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022 TOTAL PRIORIT ES					\$ 36,464,400
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		
267		42	Preble High School	4 02	Wall systems		Rm 112, 114	Rust jacking at windows	2		CI			2	2022 remove window and brick to repair lintels			\$ 14,700		
268		42	Preble High School	4 02	Wall systems		Rm 207, 209	Rust jacking at windows	2		CI			2	2022 remove window and brick to repair lintels			\$ 14,700		
269		42	Preble High School	4 02	Wall systems		Rm 117	FB and stone head damaged	2		CI			2	2022 repair/replace face brick and stone			\$ 3,000		
270		42	Preble High School	4 02	Wall systems		Door 15	Stone at lintel is pushing out at center joint, not much bearing depth left on lintel at center - potential safety hazard	1		CI			1	2022 remove and repair stone - investigate potential water problem, blocking of weeps, etc, that may cause water to be stuck, freeze, push stone out			\$ 3,000		
271		42	Preble High School	4 02	Wall systems		Door 15	FB around stone lintel is damaged and needs to be removed for lintel stone work	1		CI			2	2022 repair/replace face brick			\$ 3,200		
272		42	Preble High School	4 03	Tuck pointing / Sealant		55 wing Roof wall	control joints cracked and separated	1		CI			1	2022 replace control joint sealant			\$ 7,700		
273		42	Preble High School	4 03	Tuck pointing / Sealant		63 wing Aud Walls at roof	control joints cracked and separated	1		CI			1	2022 replace control joint sealant			\$ 2,700		
274		42	Preble High School	4 03	Tuck pointing / Sealant		97 Gym wall E and N,	control joints cracked and separated	1		CI			1	2022 replace control joint sealant			\$ 5,200		
275		42	Preble High School	4 03	Tuck pointing / Sealant		Ext Wall Control Joint	control joint sealant hard and starting to crack	2		CI			2	2022 replace control joint sealant			\$ 17,900		
276		42	Preble High School	4 03	Tuck pointing / Sealant		Ext Wall Control Joint	control joint sealant hard and starting to crack	2		CI			2	2022 replace control joint sealant			\$ 12,000		
277		42	Preble High School	4 03	Tuck pointing / Sealant		West side univents	univent sealant cracking and hard	2		CI			2	2022 replace sealant around univent			\$ 4,600		
278		42	Preble High School	4 03	Tuck pointing / Sealant		Door 29	door frame sealant cracked and hard	2		CI			2	2022 replace sealant around door frame			\$ 300		
279		42	Preble High School	4 03	Tuck pointing / Sealant		Rm 108 Ext Joint	change change grout joint to sealant	2		CI			2	2022 install sealant			\$ 400		
280		42	Preble High School	4 03	Tuck pointing / Sealant		55 wing at Roof	sealant around louvers is cracked and separated	1		CI			1	2022 replace sealant around louvers			\$ 2,200		
281		42	Preble High School	4 04	Doors / Hardware		Door 1	HM frame and doors rusting	2		CI			2	2022 replace dr/fr with alum dr/fr			\$ 73,000		
282		42	Preble High School	4 04	Doors / Hardware		Door 5	HM frame and doors rusting	2		CI			2	2022 replace dr/fr with alum dr/fr			\$ 24,400		
283		42	Preble High School	4 04	Doors / Hardware		Door 24	Hm frame and doors showing rust	2		CI			2	2022 replace dr/fr with alum dr/fr			\$ 15,400		
284		42	Preble High School	4 04	Doors / Hardware		Door 25	HM frame and doors showing rust	2		CI			2	2022 replace dr/fr with alum dr/fr			\$ 15,400		
285		42	Preble High School	4 04	Doors / Hardware		Door 28	HM frame and doors showing rust, some damage to frame	2		CI			2	2022 replace dr/fr with alum dr/fr			\$ 15,400		
286		42	Preble High School	4 06	Window systems		55 wing at Roof	windows at lintel repair will be removed.	2		CI			2	2022 replace with new windows			\$ 72,600		
287		42	Preble High School	4 06	Window systems		Rm 112, 114	windows at lintel repair will be removed.	2		CI			2	2022 replace with new windows			\$ 73,000		

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200	Preble High School				424,195	SF	Ron S/POB, Phil O, Phil O, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022 TOTAL PRIORIT ES					\$ 36,464,400
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288		42	Preble High School	4 06	Window systems		Rm 207, 209	windows at lintel repair will be removed.	2		CI		2	2022	replace with new windows			\$ 73,000		
289		42	Preble High School	4 06	Window systems		Rm 211, 244	Window sash broken and not operable	2		CI		2	2022	repair window sash			\$ 1,500		
290		42	Preble High School	4 08	Painting and Plaster		Door 30 at Roof and 1955	paint is fading and showing rust	2		CI		2	2022	repaint door			\$ 1,300		
291		42	Preble High School	4 08	Painting and Plaster		55 wing Roof walls	Window lintel showing slight rust	2		CI		2	2022	repaint lintels			\$ 1,500		
292		42	Preble High School	4 08	Painting and Plaster		Dr 15, 22, 23, 26	Door overhang lintels showing rust	2		CI		2	2022	scrape and repaint overhang lintels			\$ 500		
293		42	Preble High School	4 08	Painting and Plaster		Door 21	Large window South of door 21 lintel showing rust	2		CI		2	2022	scrape and repaint lintel			\$ 100		
294		42	Preble High School	4 08	Painting and Plaster		OH door at Rm 179	Jamb and lintel stl showing rust	2		CI		2	2022	repaint jambs and lintel			\$ 300		
295		42	Preble High School	4 09	Loading Dock / Ext. Stairs / Railings / Bollards		Roof ladders	paint is fading and showing slight rust	2		CI		2	2022	repaint roof ladders			\$ 5,200		
296		42	Preble High School	4 09	Loading Dock / Ext. Stairs / Railings / Bollards		Handrails Throughout Site	Handrails have nicks & scratches, and is rusting	2		CI		2	2022	Sand, Prime & Paint			\$ 28,400		
297		42	Preble High School	4 09	Loading Dock / Ext. Stairs / Railings / Bollards		Guardrails Throughout Site	Guardrails have nicks & scratches, and is rusting	2		CI		2	2022	Sand, Prime & Paint			\$ 24,400		
298		42	Preble High School	4 09	Loading Dock / Ext. Stairs / Railings / Bollards		Gazebo by Greenhouse	Gazebo Steps are uneven and trip hazard	2		CI		2	2022	Resonstruct gazebo wood steps			\$ 800		
299		42	Preble High School	5.00 Interior (Building)								CI							\$ -	
300		42	Preble High School	5 01	Doors / Hardware		Rm 101	Double door to office doesn't close, hardware in poor	2		CI		2	2022	Replace door hardware			\$ 3,200		
301		42	Preble High School	5 01	Doors / Hardware		Rm 135E	Door sags and damaged	2		CI		2	2022	replace door and door hardware			\$ 4,400		
302		42	Preble High School	5 01	Doors / Hardware		PE Rm 171, 172	Wood door damaged and not latching	2		CI		2	2022	replace door and door hardware			\$ 8,600		
303		42	Preble High School	5 01	Doors / Hardware		Double Wd door at stair near Rm 199D	door has large crack at mag holder	1		CI		2	2022	Replace wood door and hardware			\$ 11,700		
304		42	Preble High School	5 01	Doors / Hardware		HM doors at Gym across from Rm 178	HM doors not latching, doors sagging	2		CI		2	2022	rehang and Replace door hardware			\$ 6,200		
305		42	Preble High School	5 01	Doors / Hardware		Corridor Doors between Gym 166 and Rm 178	Wood door not latching door sagging	2		CI		2	2022	rehang and Replace door hardware			\$ 11,700		
306		42	Preble High School	5 01	Doors / Hardware		Dbl Stair doors between Rm 214 and 228	Hardware not latching,	2		CI		2	2022	Replace door hardware			\$ 14,300		

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307		42	Preble High School	5 01	Doors / Hardware		Dbl doors between Rm 249 and 250	Doors sagging and not latching, door closers damaged	2		CI		2	2022	rehang and Replace door hardware			\$ 9,500		
308		42	Preble High School	5 01	Doors / Hardware		Rm 264 and 265	Door and hardware damaged and not latching properly	2		CI		2	2022	replace door and door hardware			\$ 12,600		
309		42	Preble High School	5 01	Doors / Hardware		Rm 101	Paint on door and frame in poor condition	2		CI		2	2022	repaint door and frame			\$ 1,700		
310		42	Preble High School	5 03	Flooring / Base		Door 1 Vestibule, Ramp near Rm 136A	Ceramic Tile base at corner damaged	2	2	CI		2	2022	Repair tile base			\$ 300		
311		42	Preble High School	5 03	Flooring / Base		Rm 107, 109, 113, 115, 117, 118,119	VCT flooring worn and seams separating, some cracked	2		CI		3	2022	replace VCT			\$ 49,300		
312		42	Preble High School	5 03	Flooring / Base		Rm 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133	VCT flooring worn and seams separating, some cracked	2		CI		3	2022	replace VCT			\$ 68,600		
313		42	Preble High School	5 03	Flooring / Base		Rm 135G	VCT flooring worn and seams separating, some cracked	2		CI		3	2022	remove and replace with epoxy floor and intregral cove base			\$ 1,900		
314		42	Preble High School	5 03	Flooring / Base		Cooler Rm 142	Vinyl base missing	2		CI		2	2022	Install vinyl base in room to maintain food handling cleanliness			\$ 300		
315		42	Preble High School	5 03	Flooring / Base		Rm 149, 151, 153A, 154, 161, 162, 163, 163A, 180A	VCT flooring worn and seams separating, some cracked	2		CI		3	2022	replace VCT			\$ 57,100		
316		42	Preble High School	5 03	Flooring / Base		Gym 166	Track lines faded and worn	2		CI		2	2022	Repaint track lines			\$ 12,500		
317		42	Preble High School	5 03	Flooring / Base		Stor 193, Inst Str 197, 199B	VCT flooring worn and seams separating, some cracked	2		CI		3	2022	Replace VCT			\$ 12,400		
318		42	Preble High School	5 03	Flooring / Base		Rm 200, 201, 202, 204, 205, 206, 207, 208, 209, 210, 211, 212 ,213 ,214, 214A, 221 ,222	VCT flooring worn and seams separating, some cracked	2		CI		3	2022	replace VCT			\$ 91,300		
319		42	Preble High School	5 03	Flooring / Base		Rm 237, 238, 239, 241, 242, 245, 246, 247, 249, 250	VCT flooring worn and seams separating, some cracked	2		CI		3	2022	replace VCT			\$ 64,600		
320		42	Preble High School	5 03	Flooring / Base		Rm 244, 264, 265	VCT flooring worn and seams separating, some cracked	2		CI		3	2022	replace VCT			\$ 29,200		

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		42	Preble High School	5 03	Flooring / Base	F2	Rm 215, 231, 231A	VCT flooring worn and seams separating, old 2x2 ceiling tile	2		CI		2	2022	ACT clg + VCT flooring			\$ 9,700		
321		42	Preble High School	5 04	Ceiling / Acoustic Panels	VACT	Rm 135B	Ceiling grid rusting	2		CI		2	2022	replace grid and ceiling tiles			\$ 13,300		
322		42	Preble High School	5 05	Wall Finishes (PT, VWC, etc)		Rm 142	unpainted cmu wall	2		CI		2	2022	paint wall to maintain food handling cleanliness			\$ 2,100		
323		42	Preble High School	6.00 Interior (Fixed Equipment)								CI							\$ -	
324		42	Preble High School	6 03	Lockers - Corridor		1st flr Corridor from Rm 122 to 123	Lockers dented, paint faded and peeling	2		CI		2	2022	replace lockers			\$ 29,300		
325		42	Preble High School	6 03	Lockers - Corridor		1st flr Corridor from Rm 117 to 132	Lockers dented, paint faded and peeling	2		CI		2	2022	replace lockers			\$ 66,000		
326		42	Preble High School	6 03	Lockers - Corridor		2nd flr Corridor from Rm 216-220	Lockers dented, paint faded and peeling	2		CI		2	2022	replace lockers			\$ 51,300		
327		42	Preble High School	6 03	Lockers - Corridor		2nd Flr West Corridor from Rm 211-234	Lockers dented, paint faded and peeling	2		CI		2	2022	replace lockers			\$ 87,800		
328		42	Preble High School	6 09	Chalk Board / Marker board		Rm 105, 106, 110, 112, 114, 115, 117	chalkboard in rooms	2		CI		2	2022	replace with marker boards			\$ 7,400		
329		42	Preble High School	6 09	Chalk Board / Marker board		Rm 108, 118, 119	chalkboard in rooms	2		CI		2	2022	replace with marker boards			\$ 6,700		
330		42	Preble High School	6 09	Chalk Board / Marker board		Rm 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133	chalkboard in rooms	2		CI		2	2022	replace with marker boards			\$ 35,500		
331		42	Preble High School	6 09	Chalk Board / Marker board		Rm 138, 140 ,141, 153, 154,	chalkboard in rooms	2		CI		2	2022	replace with marker boards			\$ 9,900		
332		42	Preble High School	6 09	Chalk Board / Marker board		Rm 201, 202 ,205, 206, 207, 208,209, 210,211, 212, 213	Chalkboard in rooms	2		CI		2	2022	replace with marker boards			\$ 11,600		
333		42	Preble High School	6 09	Chalk Board / Marker board		Rm 200, 202, 206, 221,222	Chalkboard in rooms	2		CI		2	2022	replace with marker boards			\$ 10,400		
334		42	Preble High School	6 09	Chalk Board / Marker board		Rm 237, 238, 239, 240, 241, 242, 243, 245, 246, 247,	Chalkboard in rooms	2		CI		2	2022	replace with marker boards			\$ 11,600		
335		42	Preble High School	6 09	Chalk Board / Marker board		Rm 238, 248, 250	Chalkboard in rooms	2		CI		2	2022	replace with marker boards			\$ 1,500		
336		42	Preble High School	6 09	Chalk Board / Marker board															

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337		42	Preble High School	6.09	Chalk Board / Marker board		Rm 242, 246, 249, 264, 265	Chalkboard in rooms	2		CI		2	2022	replace with marker boards			\$ 10,400		
338		42	Preble High School	6.13	Cabinetry / Counter Tops / Stools		Main 101	Casework in between Rm 101D and 101E doors sagging	2		CI		2	2022	replace casework			\$ 21,300		
339		42	Preble High School	6.13	Cabinetry / Counter Tops / Stools		Room 204, 212, 213	plam Window stool delaminating and particle board swelling	2		CI		2	2022	replace with solid surface stools			\$ 3,200		
340		42	Preble High School	6.13	Cabinetry / Counter Tops / Stools		Dr 24	Stools along the length of windows on either side of dr 24 delaminating and particle board swelling	2		CI		2	2022	replace with solid surface stools			\$ 6,700		
341	combo	42	Preble High School	6.13	Cabinetry / Counter Tops / Stools	FE2a	Rm 251, 252, 254, 255, 256, 257, 258,259, 260, 261, 262	casework worn, doors sagging, VCT chipped, cracked, seams separating, blackboards in room	2		CI		2	2022	Finishes (less clg) + HS Cswk +MB/TB			\$ 251,000		
342	combo	42	Preble High School	6.13	Cabinetry / Counter Tops / Stools	FE3a	F.A.C.S. Rm 139, Art 180, 180B, 182, Art 183, Ag 185, 186, 185, Ag 187	Casework chipped, doors sagging, plam delaminating, VCT floors are worn, seams separated	2		CI		2	2022	Finishes (less clg) + Project Cswk +MB/TB			\$ 444,000		
343	combo	42	Preble High School	6.13	Cabinetry / Counter Tops / Stools	FE4	Rm 216, 217, 218,219,220,223, 225, 227, 228, 229, 230, 231, 232, 234, 235	Casework chipped, doors sagging, ends of casework sagging, old 2x2 ceiling tile stained/damaged, VCT seams separated, worn, blackboards in rooms, plam stools delaminating	2		CI		2	2022	Finishes+ Lab Cswk +MB/TB			\$ 1,696,000		
344	combo	42	Preble High School	6.13	Cabinetry / Counter Tops / Stools	FE5	Instrumental Rm 197	VCT seams separated, acoustical panels stained and torn, old 2x2 ceiling tile	2		CI		2	2022	Finishes+ Music Equip +MB/TB			\$ 141,800		
345	combo	42	Preble High School	6.13	Cabinetry / Counter Tops / Stools	FE5	Choral Rm 189	VCT seams separated, acoustical panels stained and torn, old 2x2 ceiling tile	2		CI		2	2022	Finishes+ Music Equip +MB/TB			\$ 106,800		
346	combo	42	Preble High School	6.13	Cabinetry / Counter Tops / Stools	FE6	Choral 189 - Practice Rooms	VCT seams separated, acoustical panels stained and torn, old 2x2 ceiling tile	2		CI		2	2022	Finishes+ Music Practice Equip +MB/TB			\$ 112,400		
347	combo	42	Preble High School	6.13	Cabinetry / Counter Tops / Stools	FE6	Instrumental Rm 197 - Practice rooms	VCT seams separated, acoustical panels stained and torn, old 2x2 ceiling tile	2		CI		2	2022	Finishes+ Music Practice Equip +MB/TB			\$ 198,500		
348		42	Preble High School	6.18	Kitchen Equipment		Kitchen	Shelving rusty in Warewashing and Custodal	2		CI		2	2022	Replace Shelving			\$ 1,400		
349		42	Preble High School	6.18	Kitchen Equipment		Kitchen	Can Opener non NSF	1		CI		2	2022	Provide NSF Can Opener			\$ 3,200		
350		42	Preble High School	6.19	Cold Storage Rooms		Cooler	Temp probe unstretched at Room 142	3		CI		2	2022	Extend tempertuare probe to get more accurate temp readings			\$ 100		

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351		42	Preble High School	6.19	Cold Storage Rooms		Freezer	Ice on floor below evaporator	2		CI		2	2022	Service Evaporator			\$ 2,300		
352		42	Preble High School	6.19	Cold Storage Rooms		Cooler	Low light level	2		CI		2	2022	Provide light at 142			\$ 2,500		
353		42	Preble High School	7.00	HVAC							CI							\$ -	
354		42	Preble High School	7 01	Boilers		Boiler rm	Cleaver Brooks, CBE700250125, 10,500 MBH in., Reillo Burner, VFD, 60 PSI relief	3	1998	CI	Y5	2	2022	Replace boilers with condensing boilers	30	6	\$ 1,192,000		
355		42	Preble High School	7 01	Boilers		Boiler rm	Cleaver Brooks, CBE700250125, 10,500 MBH in., Reillo Burner, VFD, 60 PSI relief	3	1998	CI	Y5	2	2022	Replace boilers with condensing boilers	30	6	\$ 1,192,000		
356		42	Preble High School	7 01	Boilers		Boiler rm	Cleaver Brooks, CBE700250125, 10,500 MBH in., Reillo Burner, VFD, 60 PSI relief	3	1998	CI	Y5	2	2022	Replace boilers with condensing boilers	30	6	\$ 1,192,000		
357		42	Preble High School	7 02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Yaskawa VFDs in fair condition	2	1998	CI		2	2022	Replace pump VFDs. See pumps for pricing	15	-9	\$ -		
358		42	Preble High School	7 05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Secondary Hot Water Pump: Pump Tag: P-1 Make: TACO Model: FE4010E2KOG2LOA Serial Number: 1986020506 GPM/Head (ft) 900gpm/35ft Pump Type: (Base Mount)	3	1997	CI	Y5	2	2022	Replace heating water pump including VFD	30	5	\$ 112,200		
359		42	Preble High School	7 05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Secondary Hot Water Pump: Pump Tag: P-2 Make: TACO Model: FE4010E2KOG2LOA Serial Number: 1986020506 GPM/Head (ft): 505gpm/110ft Pump Type: (Base Mount)	3	1997	CI	Y5	2	2022	Replace heating water pump including VFD	30	5	\$ 112,200		
360		42	Preble High School	7 05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Secondary Hot Water Pump: Pump Tag: P-5 Make: TACO Model: FE4010E2KOG2LOA Serial Number: 1986020506 GPM/Head (ft): 575gpm/75ft Pump Type: (Base Mount) 20 HP	3	1997	CI	Y5	2	2022	Replace heating water pump including VFD	30	5	\$ 112,200		

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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		
361		42	Preble High School	7 05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Secondary Hot Water Pump: Pump Tag: P-6 Make: TACO Model: FE4010E2U1G2L0A Serial Number: 1986020506 GPM/Head (ft): 565gpm/75ft Pump Type: (Base Mount)	3	1997	CI	Y5	2	2022	Replace heating water pump including VFD	30	5	\$ 112,200		
362		42	Preble High School	7 05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		244 Mech Room	Secondary Hot Water Pump: Pump Tag: P-7 Make: TACO Model: FE4010E2KOG2LOA Serial Number: 1986020506 GPM/Head (ft): 505gpm/110ft Pump Type: (Base Mount)	3	1998	CI	Y5	2	2022	Replace heating water pump including VFD	30	6	\$ 112,200		
363		42	Preble High School	7 05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		244 Mech Room	Stand By Hot Water Pump: Pump Tag: P-8 Make: Taco Model: FE4010E2K1G2LOA Serial Number: 19860205 GPM/Head (ft): 505gpm/110ft Pump Type: (Base Mount)	3	1998	CI	Y5	2	2022	Replace heating water pump including VFD	30	6	\$ 112,200		
364		42	Preble High School	7 05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Rm 178	Secondary Hot Water Pump: Pump Tag: P-9 Make: TACO Model: FE4010E2U1G2L0A Serial Number: 1986020506 GPM/Head (ft): 635gpm/155ft Pump Type: (Base Mount) 40 HP, VFD	3	1997	CI	Y5	2	2022	Replace heating water pump including VFD	30	5	\$ 112,200		
365		42	Preble High School	7 05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Rm 178	Secondary Hot Water Pump: Pump Tag: P-10 Make: TACO Model: FE4010E2U1G2L0A Serial Number: 1986020506 GPM/Head (ft): 635gpm/155ft Pump Type: (Base Mount) 40 HP, VFD	3	1997	CI	Y5	2	2022	Replace heating water pump including VFD	30	5	\$ 112,200		
366		42	Preble High School	7 05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		269 Mech Mezz	Primary Chilled Water Pump: Pump Tag: P-11 Make: TACO Model: FE6008E2HIF2L0A Serial Number: 198602 09 GPM/Head (ft): 650gpm/40ft Pump Type: (Base Mount) Pump shows rust from condensation.	2	1998	CI	Y5	2	2022	Replace chilled water pump including VFD	30	6	\$ 112,200		

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Preble High School				424,195	SF	Ron S/POB, Phil O, Phil O, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022 TOTAL PRIORIT ES					\$ 36,464,400
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST		
367		42	Preble High School	7 05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		269 Mech Mezz	Stand By Chilled Water Pump: Pump Tag: P-10 Make: TACO Model: FE4010E2KIG2E0 Serial Number: 198602 11 GPM/Head (ft): 650gpm/80ft Pump Type: (Base Mount) Pump shows rust from condensation.	2	1997	CI	Y5	2	2022	Replace chilled water pump including VFD	30	5	\$ 112,200		
368		42	Preble High School	7 05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		244 Mech Room	Primary Chilled Water Pump: Pump Tag: P-13 Make: TACO Model: FE6008E2HIF2LOA Serial Number: 19860213 GPM/Head (ft): 790gpm/40ft Pump Type: (Base Mount)	2	1998	CI	Y5	2	2022	Replace chilled water pump including VFD	30	6	\$ 112,200		
369		42	Preble High School	7 05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		244 Mech Room	Secondary Chilled Water Pump: Pump Tag: P-14 Make: TACO Model: FE5010E2LIG2LOA Serial Number: 19860215 GPM/Head (ft): 790gpm/80ft Pump Type: (Base Mount)	2	1998	CI	Y5	2	2022	Replace chilled water pump including VFD	30	6	\$ 112,200		
370		42	Preble High School	7 06	Energy Management Systems (24 volt low voltage)			DDC Controls	3		CI		2	2022	Update energy management system	15		\$ 3,431,000		
371		42	Preble High School	7 07	Air handler units / ERU - dampers		Gym 167	AC-1, Trane MCCA050, Max CFM 23,000 CFM, 25 HP, HW, CW, VFD, CF-1 Ret Fan, 15 HP, VFD	3	1997	CI	Y15	2	2022	Replace with new air handler, select with low temp (140 to 110) heating coils	40	15	\$ 595,300		
372		42	Preble High School	7 07	Air handler units / ERU - dampers		Gym 167	AC-2, Trane MCCA050, Max CFM 23,000 CFM, 30 HP, HW, CW, VFD, CF-1 Ret Fan, 15 HP, VFD	3	1997	CI	Y15	2	2022	Replace with new air handler, select with low temp (140 to 110) heating coils	40	15	\$ 595,300		
373		42	Preble High School	7 07	Air handler units / ERU - dampers		Lobby 168	AC-3, Trane MCCA050, Max CFM 6,900 CFM, 10 HP, HW, CW, VFD, CF-1 Ret Fan, 15 HP, VFD	3	1997	CI	Y15	1	2022	Replace with new air handler, select with low temp (140 to 110) heating coils, Includes DX condensing units.	40	15	\$ 214,400		
374		42	Preble High School	7 07	Air handler units / ERU - dampers		Wrestling 266	AC-4, Trane MCCA050, Max CFM 21,600 CFM, 25 HP, HW, CW, VFD, CF-1 Ret Fan, 15 HP, VFD	3	1997	CI	Y15	2	2022	Replace with new air handler, select with low temp (140 to 110) heating coils	40	15	\$ 559,100		

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200	Preble High School				424,195	SF	Ron S/POB, Phil O, Phil O, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022 TOTAL PRIORIT ES					\$ 36,464,400
201																				
202																				
203	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Orig. / Repl.	Fund	Yr	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST		
375		42	Preble High School	7 07	Air handler units / ERU - dampers		244 Mech Room (Serves 1st Floor Unit F	AHU Tag: AC-5 Make: Trane Model: MCCA 050 Serial Number: K97K20297A CFM (total airflow) 30,000 System Type: Fan and coil types: Hot water and chilled water coils. Belt supply fan. CF-1 is return fan in it own cabinet.	3	1997	CI	Y15	2	2022	Replace with new air handler, select with low temp (140 to 110) heating coils	40	15	\$ 776,500		
376		42	Preble High School	7 07	Air handler units / ERU - dampers		269 Mech Room (Serves 1st Floor Unit A & B)	AHU Tag: AHU-6 Make: Trane Model: MCCA050 Serial Number: K98F57472 CFM (total airflow): 30,000 System Type: Fan and coil types: Hot water and chilled water coils. Belt supply fan in unit. CF-2 is return fan in its own cabinet.	3	1998	CI	Y15	2	2022	Replace with new air handler, select with low temp (140 to 110) heating coils	40	16	\$ 776,500		
377		42	Preble High School	7 07	Air handler units / ERU - dampers		269 Mech Room (Serves 2nd Floor Unit A & B)	AHU Tag: AHU-7 Make: Trane Model: MCCA050 Serial Number: K98F57597 CFM (total airflow): 30,000 System Type: Fan and coil types: Hot water and chilled water coils. Belt supply fan in unit. CF-3 is return fan in its own cabinet.	3	1998	CI	Y15	2	2022	Replace with new air handler, select with low temp (140 to 110) heating coils	40	16	\$ 776,500		
378		42	Preble High School	7 07	Air handler units / ERU - dampers		Music	AC-8, Trane <CCA030, Max CFM 15,000, 20 HP, VFD, HW & CW, CF-4, VFD	3	1997	CI	Y15	2	2022	Replace with new air handler, select with low temp (140 to 110) heating coils	40	15	\$ 388,300		
379		42	Preble High School	7 07	Air handler units / ERU - dampers		Commons	AC-9, Trane MCCA066, Max CFM 33,000, 30 HP, HW & CW	3	1997	CI	Y15	2	2022	Replace with new air handler, select with low temp (140 to 110) heating coils	40	15	\$ 854,100		
380		42	Preble High School	7 07	Air handler units / ERU - dampers		269 Mech Room (Serves IMC/Support Services)	AHU Tag: AHU-10 Make: Trane Model: MCCA035 Serial Number: K98F57466 CFM (total airflow): 15,000 System Type: Fan and coil types: Hot water and chilled water coils. Belt supply fan in unit. CF-5 is return fan in its own cabinet. Hot water piping connection shows leakage.	3	1998	CI	Y15	2	2022	Replace with new air handler, select with low temp (140 to 110) heating coils	40	16	\$ 388,300		

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200	Preble High School				424,195	SF	Ron S/POB, Phil O, Phil O, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022 TOTAL PRIORIT ES					\$ 36,464,400
201																				
202																				
203	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Orig. / Repl.	Fund	Yr	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST		
381		42	Preble High School	7 07	Air handler units / ERU - dampers		269 Mech Room (Serves Unit A Offices)	AHU Tag: AHU-11 Make: Trane Model: MCCA021 Serial Number: K98E45348 CFM (total airflow): 12,500 System Type: Fan and coil types: Hot water heating DX cooling. Belt supply fan in unit. CF-6 is return fan in its own cabinet.	3	1998	CI	Y15	1	2022	Replace with new air handler, select with low temp (140 to 110) heating coils, Includes DX condensing units.	40	16	\$ 388,300		
382		42	Preble High School	7 07	Air handler units / ERU - dampers		Basement	AC-12, Trane, MCCA012, 6,000 Max CFM, 7.5 HP, HW & CW	3	1997	CI	Y15	2	2022	Replace with new air handler, select with low temp (140 to 110) heating coils	40	15	\$ 155,300		
383		42	Preble High School	7 07	Air handler units / ERU - dampers		Auditorium	AC-13, Trane MCCA040, Max CFM 20,000, 15 HP, HW & CW, CF-10 Ret fan, Trane MCCA040, 7.5 HP	3	1997	CI	Y15	2	2022	Replace with new air handler, select with low temp (140 to 110) heating coils	40	15	\$ 517,700		
384		42	Preble High School	7 07	Air handler units / ERU - dampers		250A Mech Room (Serves 2nd E-F)	AHU Tag: AC-14 Make: Trane Model: MCCA040 Serial Number: K97K18506A CFM (total airflow): 22,600 System Type: Fan and coil types: Hot water and chilled water coils. Belt supply fan. CF-8 is return fan in it own cabinet.	3	1997	CI	Y15	2	2022	Replace with new air handler, select with low temp (140 to 110) heating coils	40	15	\$ 584,900		
385		42	Preble High School	7 07	Air handler units / ERU - dampers		244 Mech Room (Serves 1ts E-F)	AHU Tag: AC-15 Make: Trane Model: MCCA 025 Serial Number: K97K16910A CFM (total airflow) 15,000 System Type: Fan and coil types: Hot water and chilled water coils. Belt supply fan. CF-9 is return fan in it own cabinet.	3	1997	CI	Y15	2	2022	Replace with new air handler, select with low temp (140 to 110) heating coils	40	15	\$ 388,300		
386		42	Preble High School	7 08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		217, 219, 223, 225, 227, 229, 232, 235	Unit Ventilator Location: Ceiling Make: Trane Heating Source (Hot Water and chilled water)	3	1998	CI	Y5	1	2022	Remove unit ventilators and upgrade ventilation system.	25	1	\$ 2,607,600		
387		42	Preble High School	7 08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		117-119, 125, 127, 129, 131, 211, 212, 213, 228, 230, 234	Unit Ventilator Location: Exterior wall Make: Trane Heating Source (Hot Water and chilled water)	3	1998	CI	Y5	1	2022	Remove unit ventilators and upgrade ventilation system.	25	1	\$ 3,209,400		

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200	Preble High School				424,195	SF	Ron S/POB, Phil O, Phil O, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022 TOTAL PRIORIT ES					\$ 36,464,400
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		
388		42	Preble High School	7 08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		North classroom wing 2nd floor	Hot water convectors in good condition	4		CI				2022		25	\$ -		
389		42	Preble High School	7 08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		North classroom wing 2nd floor Corridor to south classroom wing	2 hot water cabinet unit heaters in poor condition in ceiling.	2		CI				2022		25	\$ -		
390		42	Preble High School	7 08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Stairs by 250A	Hot water cabinet unit heater in good condition.	3		CI				2022		25	\$ -		
391		42	Preble High School	7.10	Exhaust fans - PRV / utility sets			(31) PRVs Average 1100 CFM		1997	CI				2022	Replace exhaust fans when failed	25	0	\$ -	
392		42	Preble High School	7.10	Exhaust fans - PRV / utility sets			(9) Utility sets, Average 1,800 CFM		1997	CI				2022	Replace exhaust fans when failed	25	0	\$ -	
393		42	Preble High School	7.10	Exhaust fans - PRV / utility sets			(14) Ceiling Exhaust fans, 200 CFM average		1997	CI				2022	Replace exhaust fans when failed	25	0	\$ -	
394		42	Preble High School	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			WC-1, Trane RTAA-240, 240 Ton, 650 GPM, R-22	2	1997	CI	Y2	1	2022 Replace chiller		25	0	\$ 582,300		
395		42	Preble High School	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			WC-2, Trane RTAA-300, 300 Ton, 790 GPM, R-22	2	1997	CI	Y2	1	2022 Replace chiller		25	0	\$ 727,900		
396		42	Preble High School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AC-11	Condensing unit, Trane RAUCC254BP03D, 25 ton, R-22	2	1997	CI	Y2	1	2022 Replace condensing unit. See air handler for pricing		25	0	\$ -		
397		42	Preble High School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AC-3	Condensing unit, Trane RAUCC204BP03D, 20 ton, R-22		1997	CI	Y2	1	2022 Replace condensing unit. See air handler for pricing		25	0	\$ -		
398		42	Preble High School	8.00 Plumbing								CI							\$ -	
399		42	Preble High School	8 08	Plumbing Fixtures		216, 218, 219, 220, 228, 235	Science classroom sinks are in good condition	3		CI				2022		30	\$ -		
400		42	Preble High School	8 08	Plumbing Fixtures		Restrooms by 216	Floor mounted flush valve urinal, push button faucet Lav, wall mounted flush valve water closets	4		CI				2022		30	\$ -		
401		42	Preble High School	8 08	Plumbing Fixtures		Restroom by 238	Floor mounted flush valve water closet and counter mounted push button faucet lav.	3		CI				2022		30	\$ -		
402		42	Preble High School	8 08	Plumbing Fixtures		Restroom by 236C	Floor mounted flush valve water closet, wall mount dual lever faucet lav.	4		CI				2022		30	\$ -		

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200	Preble High School				424,195	SF	Ron S/POB, Phil O, Phil O, John J, Alex W/Gary G/Blayne P, Ron E, Dave B								2022 TOTAL PRIORIT ES					\$ 36,464,400
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST		
403		42	Preble High School	8 08	Plumbing Fixtures		Restrooms by 113	Floor mounted flush valve urinal, push button faucet Lav, wall mounted flush valve water closets	4		CI			2022		30		\$ -		
404		42	Preble High School	8.10	Drinking Fountains		Restrooms by 216	Water coolers in good condition.	4		CI			2022		30		\$ -		
405		42	Preble High School	8.10	Drinking Fountains		Corridor by 124 & 113	Water coolers in good condition. One with bottle filler and one without.	4		CI			2022		30		\$ -		
406		42	Preble High School	8.10	Drinking Fountains		Corridor by 238 & 246	Water coolers in good condition.	3		CI			2022		30		\$ -		
407		42	Preble High School	8.11	Fire suppression- source / pumps / distribution / heads		Building	No existing fire suppression system	3		CI			2022	Install new fire suppression system including new water service to street	30		\$ -		
408		42	Preble High School	8.15	Domestic Water Heaters		Boiler rm	Bock water heater, CE119-GA, 100 Gallon, 24,000 watts @ 480v	2		CI	Y2	1	2022	Replace water heater with conensing type water heater	25		\$ 89,000		
409		42	Preble High School	8.15	Domestic Water Heaters		Old Boiler rm	AO Smith Duramax, DW-720S112E, 720 MBH in, 583,200 out, AO Smith remote storage TJV-750A	2	1998	CI	Y2	1	2022	Replace water heater with conensing type water heater	25	1	\$ 89,000		
410		42	Preble High School	8.15	Domestic Water Heaters		Kit Mezz	AO Smith Cyclone, BTH-250-200, 250MBH in, 290 9 GPH, 135 Deg	4	2015	CI	Y10	3	2022	Replace water heater when failed	25	18	\$ 89,000		
411		42	Preble High School	8.15	Domestic Water Heaters		Kit Mezz	AO Smith Cyclone, BTH-250-200, 250MBH in, 290 9 GPH, 150 Deg.	4	2015	CI	Y10	3	2022	Replace water heater when failed	25	18	\$ 89,000		
412		42	Preble High School	8.15	Domestic Water Heaters		Kit Mezz	AO Smith Remote Storage tank, TJV-500A	4	2015	CI	Y10	3	2022	Replace water heater when failed	25	18	\$ 89,000		
413		42	Preble High School	9.00 Electrical								CI							\$ -	
414		42	Preble High School	9 01	Electrical Study Update / Main / medium voltage /		Elec Rm	3000A 277/480V Main service Switchboard	3		CI		0	2022	No action required			\$ -		
415		42	Preble High School	9 01	Electrical Study Update / Main / medium voltage /		Elec Rm	2000A 277/480V Main service Switchboard	3		CI		0	2022	No action required			\$ -		
416		42	Preble High School	9 05	Fire Alarm		Elec Rm	Addressible Fire Alarm Simplex 4020			CI		0	2022	Replace with Fire Alarm w/ Voice Evacuation if doing more than 10% renovations			\$ -		
417		42	Preble High School	9 08	Emergency generators / battery backup systems / inverters		Gm Rm next to Electrical Rm	35KW Kohler Generator	3		CI		0	2022	No action required	25		\$ -		
418		42	Preble High School	10.00 Lighting								CI							\$ -	
419		42	Preble High School	10 01	Lighting - Lamps / ballasts / controls		Auditorium	Incandesebnt Lighting	2		CI		2	2022	Replace with LED			\$ 97,000		
420		42	Preble High School	11.00 Technology / Security								CI							\$ -	

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201	Bldg			Cat.		Item	Room No.(s) /		1-5		Install		Fnl		Life			Life	Projected PROJECT COST	
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)		Cond.		Repl.	Fund	Yr	Pr.	Year	Action Recommended	Exp. (yrs)	Rem ain		
421		42	Preble High School	11 01	Stuctured cabling		Building		good	4		CI		0	2022	no work			\$ -	
422		42	Preble High School	11 02	Classroom technology systems		Classrooms		good	4		CI		0	2022	no work			\$ -	
423		42	Preble High School	11 03	Local Sound systems		Main Gym		OK, a loud audible hum is coming from the sound	3		CI		2	2022	check grounding in system			\$ 1,700	
424		42	Preble High School	11 03	Local Sound systems		Aux Gym		good. (1) Shure SLXD4 system. Frequency (MHz):	4		CI		0	2022	no work			\$ -	
425		42	Preble High School	11 03	Local Sound systems		Auditorium		good	4		CI		0	2022	no work			\$ -	
426		42	Preble High School	11 03	Local Sound systems		Auditorium		(2) Shure SLX4 systems on desk. frequencies (MHz): 572-	2		CI		2	2022	replace the 7 illegal systems in the 600MHZ range			\$ 22,700	
427		42	Preble High School	11 03	Local Sound systems		Cafeteria		(5) Shure SLX4 systems, frequencies (MHz): 470-494	4		CI		0	2022	no work			\$ -	
428		42	Preble High School	11 04	Master Clock Systems		Building		good.	4		CI		0	2022	no work			\$ -	
429		42	Preble High School	11 05	Building Paging systems		Building		good	4		CI		0	2022	no work			\$ -	
430		42	Preble High School	11 06	Access Control		Building		good	4		CI		0	2022	no work			\$ -	
431		42	Preble High School	11 06	Handicapped door operators		Main Entry		Handicapped operators work properly.	5		CI		0	2022	no work			\$ -	
432		42	Preble High School	11 06	Handicapped door operators		Gym Entry		Handicapped operators work properly.	5		CI		0	2022	no work			\$ -	
433		42	Preble High School	11 07	Burgler Alarm System		Building		good. Several exterior doors do not have door position	3		CI		2	2022	add door position contacts			\$ 17,900	
434		42	Preble High School	11 08	Video Surveillance System		Building		Very good	5		CI		0	2022	no work			\$ -	

SOUTHWEST HIGH SCHOOL

1 SITE

- **Parking Lot(s) Asphalt Pavement**
 - Continue general maintenance (i.e., crack cleaning, filling, and sealcoating).
 - Remove & replace full depth east parking lot asphalt pavement & restripe.
 - Remove & replace asphalt pavement at stadium ticket booth – Trip hazard is present.
- **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**
 - Remove & raise front plaza brick pavers – Trip hazard present.
 - Remove & raise stadium ticket booth brick pavers – Trip hazard present.
 - Sand, prime & paint metal columns.
 - Sand, prime & paint bollards.
- **Site Athletic Facilities (stadium field, running track, ball fields, & tennis courts)**
 - Stadium Field – Currently a synthetic turf field – plan for future replacement of synthetic turf.
 - Running Track – Plan for future resurfacing and restriping.

- Tennis Courts - Remove & replace asphalt surface with fiberglass membrane additive – Reset chain link fence post – Resurface and restripe courts.

2 EXTERIOR ENVELOPE

- Aluminum storefronts leaky and worn.
- Replace with new storefronts.



- Translucent panels in poor condition.
- Replace translucent panels.



- Vinyl siding poor condition at baseball concession/press box.
- Replace with fiber cement panels or similar.
-



3 INTERIOR

- Wood gym floor and bleachers poor condition.
- Replace resilient wood floor and new retractable plastic seat bleachers.



- Epoxy/quartz flooring failing.
- Replace with new ceramic tile flooring address water infiltration issue.



4 FOOD SERVICE

- On Site Food Preparation and Cooking per Owner
 - Replace non NSF and rusted equipment. Provide exhaust systems at the FACS oven and serving area Panini. Replace walk-in cooler and freezer.

5 MECHANICAL

- **Boilers and Pumps**
 - The boilers are original (1970 & 2000) and should be replaced along with the heating pumps.

- **Air Handlers**

- Most of the Air Handlers are 1970 and 2000 vintage. The 1970 vintage air handlers (17) should be replaced

- **Chillers and Pumps**

- The Chillers are R-134A air cooled and need replacing within 5 years
 - There is a condensing unit that should be replaced

- **Water Heaters**

- The Water Heaters are Condensing water heaters replaced in 2011 & 2012.

- **Plumbing**

- The Plumbing fixtures are in good condition.
 - The showers are leaking and need replacing.
 - The pool has many issues (piping materials, pumps, level controls, tiles)

6 ELECTRICAL

- **Electric Service**

- The building is served by a pad mounted 480V, 3-phase, transformer. This feeds a 3000A, 408V, 3-phase, 4-wire switchboard located in the Main Electrical Room.
 - This service is adequate for the building. No action required.

- **Electric Switchboards, Panels, and Distribution Equipment**

- The switchboard was installed during the 2000 addition to the building and is in good condition. There are 277/480V and 120/208V distribution and

- branch circuit panels, and transformers serving various spaces of the building.
- The switchboards and panels are all in good working condition and do not need any action. Panels installed pre-2000 need to be examined frequently for any signs of deterioration.
- **Fire Alarm System**
 - The fire alarm system is a relatively new addressable Simplex 4100 system located in the Mian Electrical room.
 - Review the fire alarm system 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 in this building.
 - Review the emergency needs of the building to determine the type of emergency power system required.
- **Lighting – Lamps / Ballasts / Controls**
 - Lighting levels appear to be mostly adequate in all spaces. All recessed fluorescent light fixtures in the building were being replaced with LED fixtures at the time of this walk thru. Surface mounted fixtures are fluorescent fixtures. Light fixtures in the Commons area are recessed LED downlight fixtures.

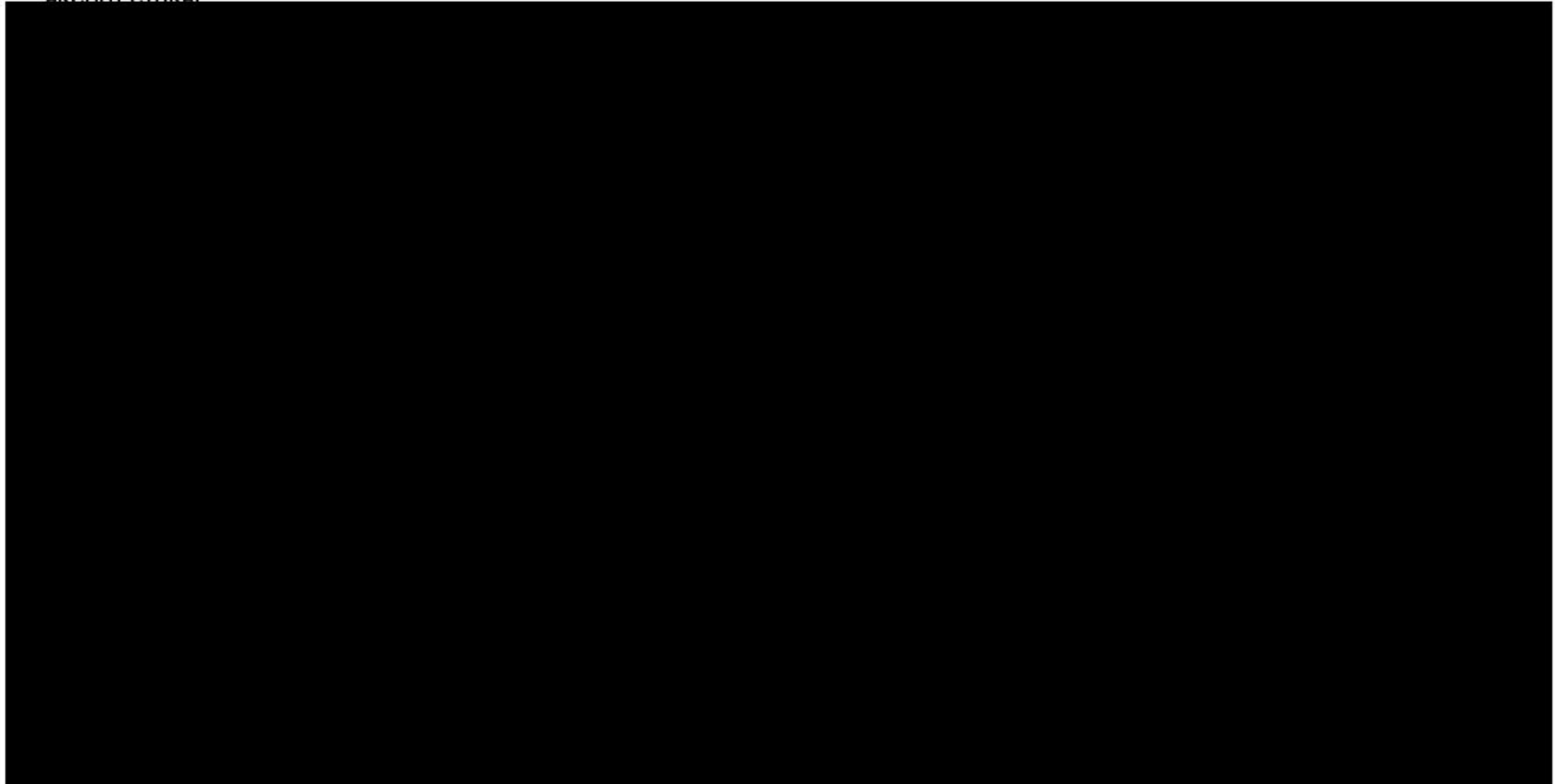
- Replace all surface mounted fluorescent fixtures with LED fixtures. Add occupancy sensors in all spaces for lighting controls and improve energy efficiency.
- **Emergency Lighting / Exit Signs**
 - Emergency lighting is battery pack fluorescent fixtures. Exit signs are fluorescent fixtures.
 - Replace emergency lights and exit signs with LED fixtures.
- **Security Lighting (Exterior)**
 - There are no exterior emergency security lights at this building.
 - Provide exterior emergency security light fixtures at all entrances.
- **Parking Lot Lighting**
 - Parking lot is lit with pole mounted LED fixtures.
 - No action required.

7 TECHNOLOGY










- Technology systems are generally good.
 - Data room Level 1 near Room 2435 is very hot and needs ventilation. Heat is caused by electrical transformers in same room.
 - Data room Level 2 near Media Center is very hot and needs ventilation. Heat is caused by electrical transformers in same room.
 - Doors 1 and 4 handicapped exterior door pushbuttons do not work properly.
 - Old Simplex clocks are failing constantly.

**SOUTHWEST
HIGH SCHOOL**
FACILITY ANALYSIS

ARCHITECTURAL

















PRIORITY KEY

URGENT	MEDIUM	LOW
		
		
		
FINISHES		
FINISHES AND EQUIPMENT		
REMODELING		

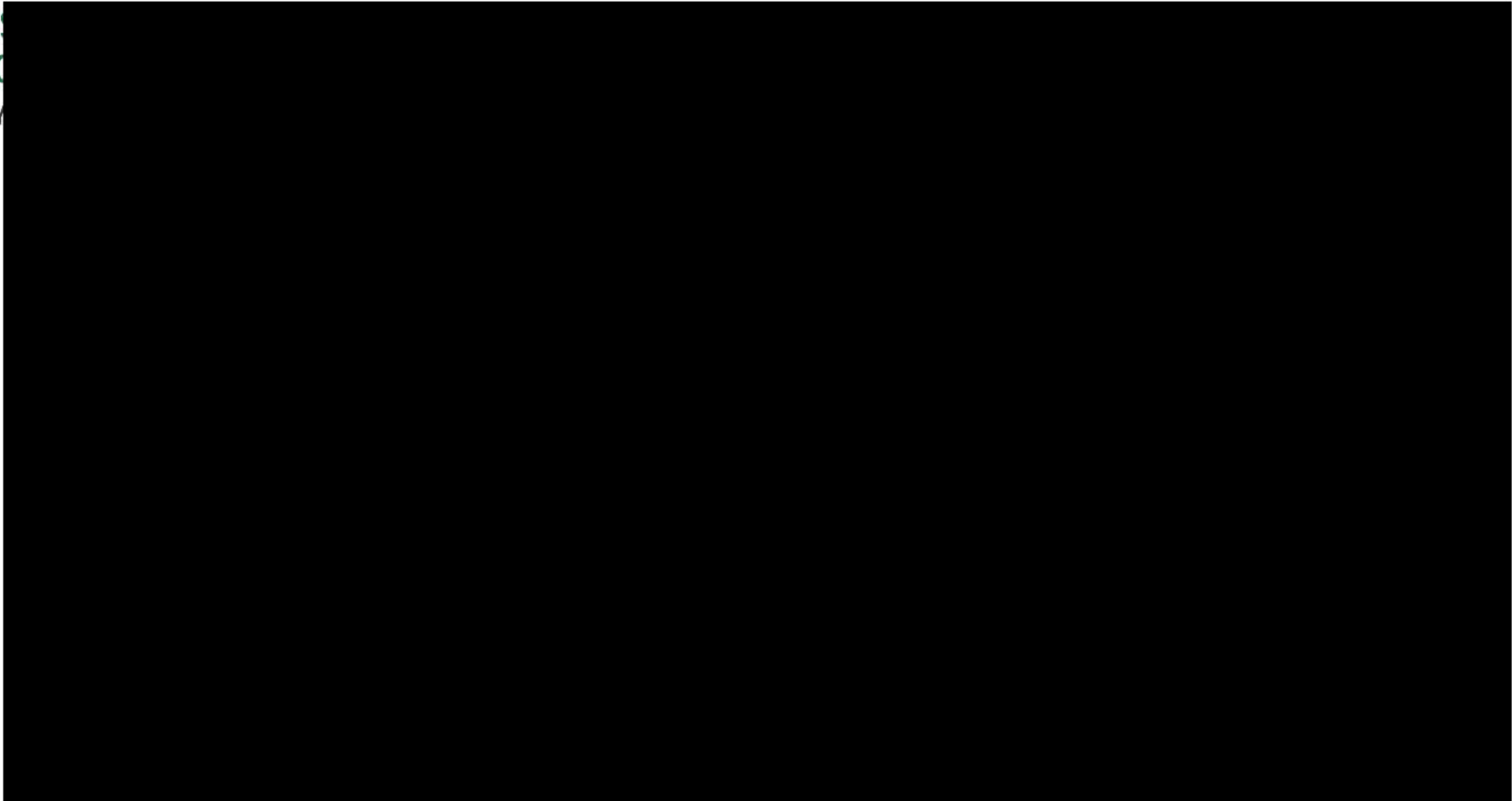
GENERAL NOTES

- 1 - REPLACE SEALANT AT SOME STONE SILLS CAPS AND PROVIDE NEW SEALANT AT BASE OF WALL AND CONC WALK.
- 2 - LOW PRESSURE WASH MILDEW/SOILED PRECAST PANELS AND STONE SILLS.
- 3 - REPLACE POOR CONDITION VINYL SIDING AT BASEBALL CONCESSION / PRESS BOX WITH CEMENT BD SIDING OR SIM.
- 4 - REPLACE CHALK BOARDS ON MET BRACKETS WITH NEW MARKERBOARDS ON MET BRACKETS (63) ROOMS

KEY NOTES

 REPLACE POOR CONDITION ACT WITH ACT	 REPLACE POOR CONDITION VCT WITH VCT	 REPLACE WOOD BLEACHERS WITH NEW PLASTIC BLEACHERS
 REPLACE ALUMINUM WINDOWS AND STOREFRONT	 REPLACE POOR CONDITION CPT WITH CPT TILE	 REPLACE TRANSLUCENT WINDOW PANELS
 CONCRETE RESTORATION PRECAST STONE	 REPLACE VAT FLOOR AND ACT CEILING WITH NEW VCT FL AND ACT CLG	 PROVIDE NEW SQF AG, AQUA
 KITCHEN EQUIPMENT - COOLER AND FREEZER	 MODERATE REMODEL + \$75,000/ RM, CWK, PLBG, AND FINISHES	 REPLACE LOCKERS
 REPLACE WOOD GYM FLOOR	 REPLACE CHBD WITH MKBD 31 ROOMS	A T S R

SOUTHWEST
HIGH SCHOOL
FACILITY ANALYSIS



PRIORITY KEY



FINISHES
FINISHES AND
EQUIPMENT
REMODELING

GENERAL NOTES

- 1 - REPLACE SEALANT AT SOME STONE SILLS CAPS AND PROVIDE NEW SEALANT AT BASE OF WALL AND CONC WALK.
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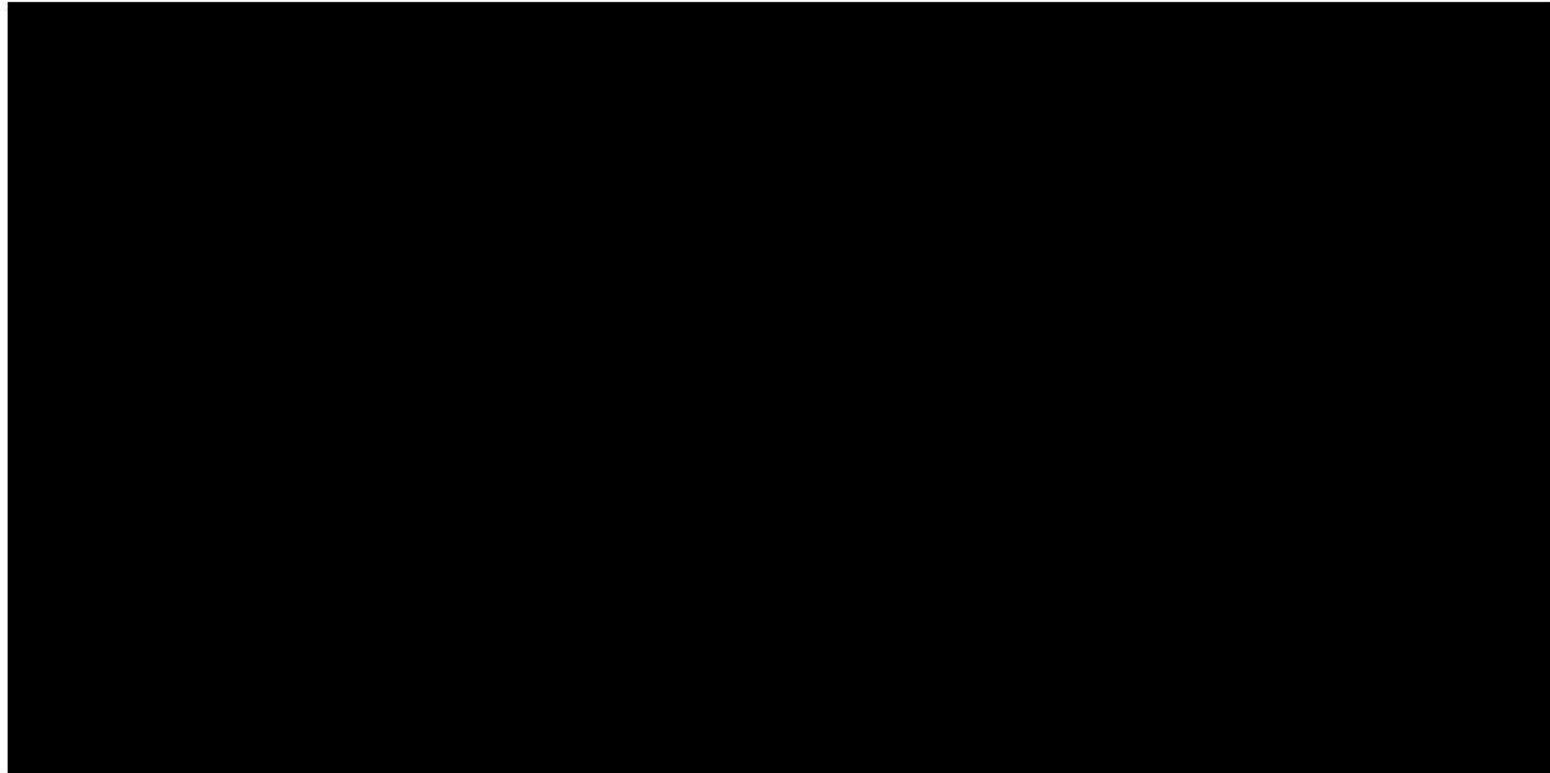
KEY NOTES

- | | | | | | |
|--------|---|--------|---|---------------|---|
| (ACT) | REPLACE POOR CONDITION ACT WITH ACT | (VCT) | REPLACE POOR CONDITION VCT WITH VCT | (BL) | REPLACE WOOD BLEACHERS WITH NEW PLASTIC BLEACHERS |
| (WDW) | REPLACE ALUMINUM WINDOWS AND STOREFRONT | (CPT) | REPLACE POOR CONDITION CPT WITH CPT TILE | (TRAN) | REPLACE TRANSLUCENT WINDOW PANELS |
| (CONC) | CONCRETE RESTORATION PRECAST STONE | (F1) | REPLACE VAT FLOOR AND ACT CEILING WITH NEW VCT FL AND ACT CLG | (SQF) | PROVIDE NEW SQF AG, AQUA |
| (KE) | KITCHEN EQUIPMENT - COOLER AND FREEZER | (MOD+) | MODERATE REMODEL + \$75,000/ RM, CWK, PLBG, AND FINISHES | (LKR) | REPLACE LOCKERS |
| (WDFL) | REPLACE WOOD GYM FLOOR | (MKBD) | REPLACE CHBD WITH MKBD 32 ROOMS | A T S + R 175 | |

SOUTHWEST HIGH SCHOOL

FACILITY ANALYSIS

ARCHITECTURAL LOWER LEVEL AND TUNNEL



PRIORITY KEY



FINISHES
FINISHES AND
EQUIPMENT
REMODELING

- 1 - REPLACE SEALANT AT SOME STONE SILLS CAPS AND PROVIDE NEW SEALANT AT BASE OF WALL AND CONC WALK.
- 2 - LOW PRESSURE WASH MILDEW/SOILED PRECAST PANELS AND STONE SILLS.
- 3 - REPLACE POOR CONDITION VINYL SIDING AT BASEBALL CONCESSION / PRESS BOX WITH CEMENT BD SIDING OR SIM.
- 4 - REPLACE CHALK BOARDS ON MET BRACKETSWITH NEW MARKERBOARDS ON MET BRACKETS (63)ROOMS

- (ACT) REPLACE POOR CONDITION ACT WITH ACT
- (WDW) REPLACE ALUMINUM WINDOWS AND STOREFRONT
- (CONC) CONCRETE RESTORATION PRECAST STONE
- (KE) KITCHEN EQUIPMENT - COOLER AND FREEZER
- (WDFL) REPLACE WOOD GYM FLOOR

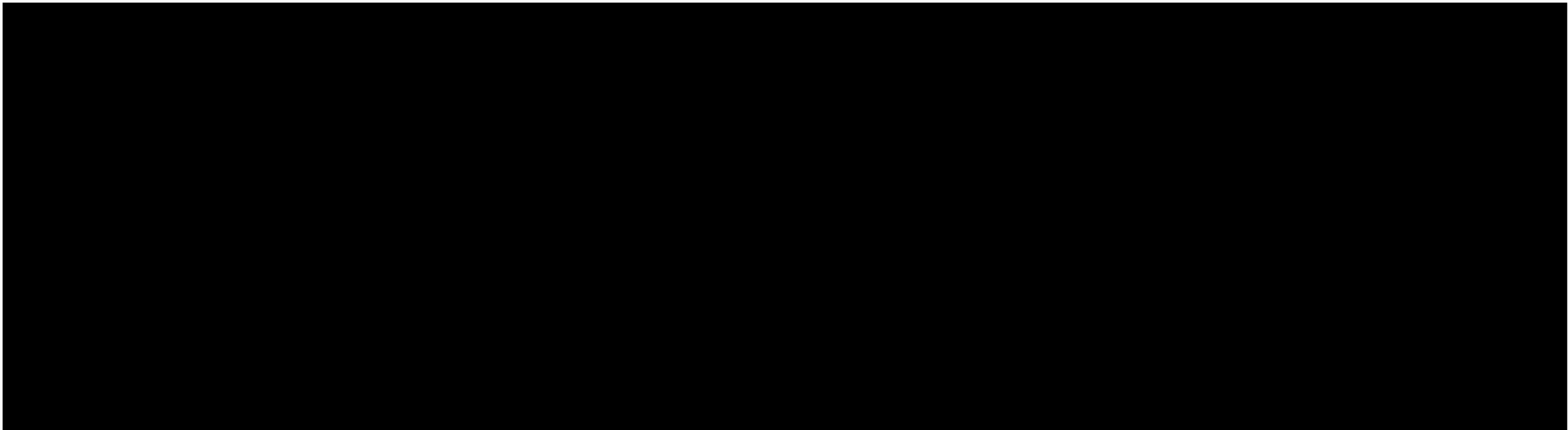
- (VCT) REPLACE POOR CONDITION VCT WITH VCT
- (CPT) REPLACE POOR CONDITION CPT WITH CPT TILE
- (F1) REPLACE VAT FLOOR AND ACT CEILING WITH NEW VCT FL AND ACT CLG
- (MOD+) MODERATE REMODEL + \$75,000/ RM, CWK, PLBG, AND FINISHES

- (BL) REPLACE WOOD BLEACHERS WITH NEW PLASTIC BLEACHERS
- (TRAN) REPLACE TRANSLUCENT WINDOW PANELS
- (SQF) PROVIDE NEW SQF AG, AQUA
- (LKR) REPLACE LOCKERS

**SOUTHWEST
HIGH SCHOOL**
FACILITY ANALYSIS

**MECHANICAL
FIRST FLOOR**

**ELECTRICAL
FIRST FLOOR**



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION

KEY NOTES

-  Replace Air Handling Unit
-  Replace Cabinet Unit Heater
-  Replace Finned Tube Radiation

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

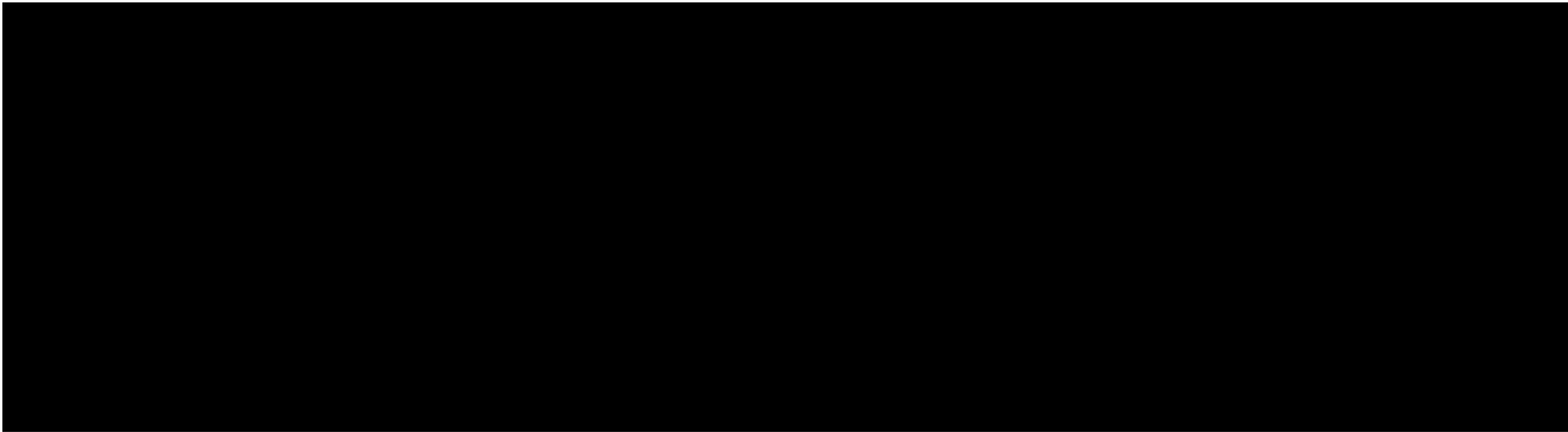
KEY NOTES

-  REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.
-  REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING.
-  ADD OCCUPANCY SENSORS FOR ENERGY EFFICIENCY.

**SOUTHWEST
HIGH SCHOOL**
FACILITY ANALYSIS

**MECHANICAL
SECOND FLOOR**

**ELECTRICAL
SECOND FLOOR**



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION

KEY NOTES

 Replace Air Handling Unit

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

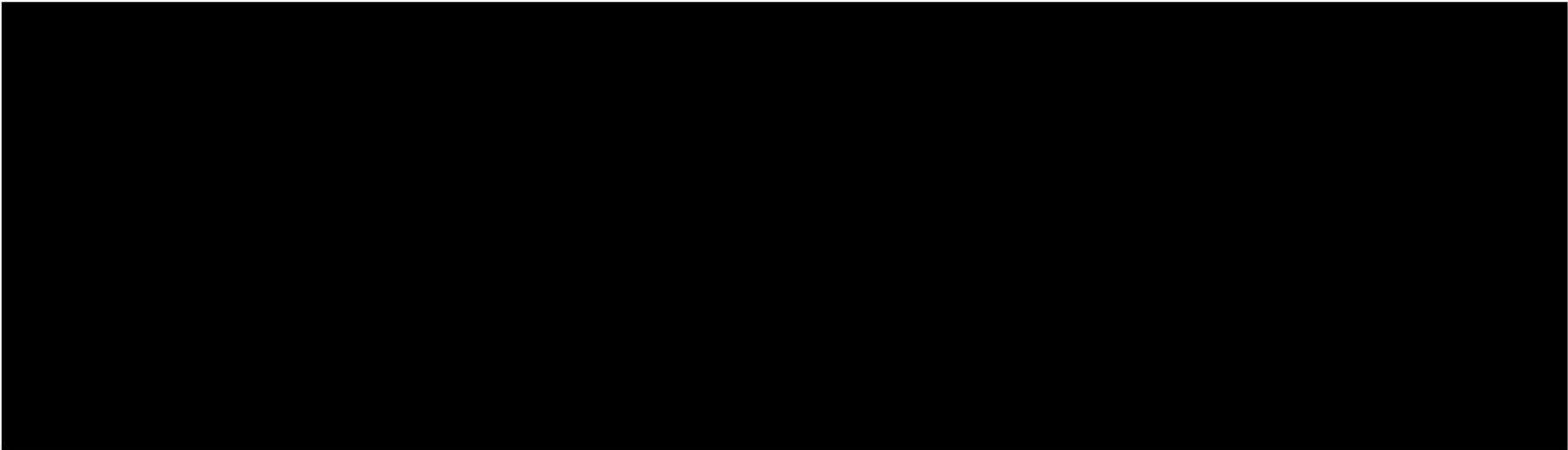
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**SOUTHWEST
HIGH SCHOOL**
FACILITY ANALYSIS

MECHANICAL
LOWER LEVEL AND TUNNEL

ELECTRICAL
LOWER LEVEL AND TUNNEL



PRIORITY KEY



URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION

KEY NOTES

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

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

SOUTHWEST
HIGH SCHOOL

BUILDING AGE

KEY

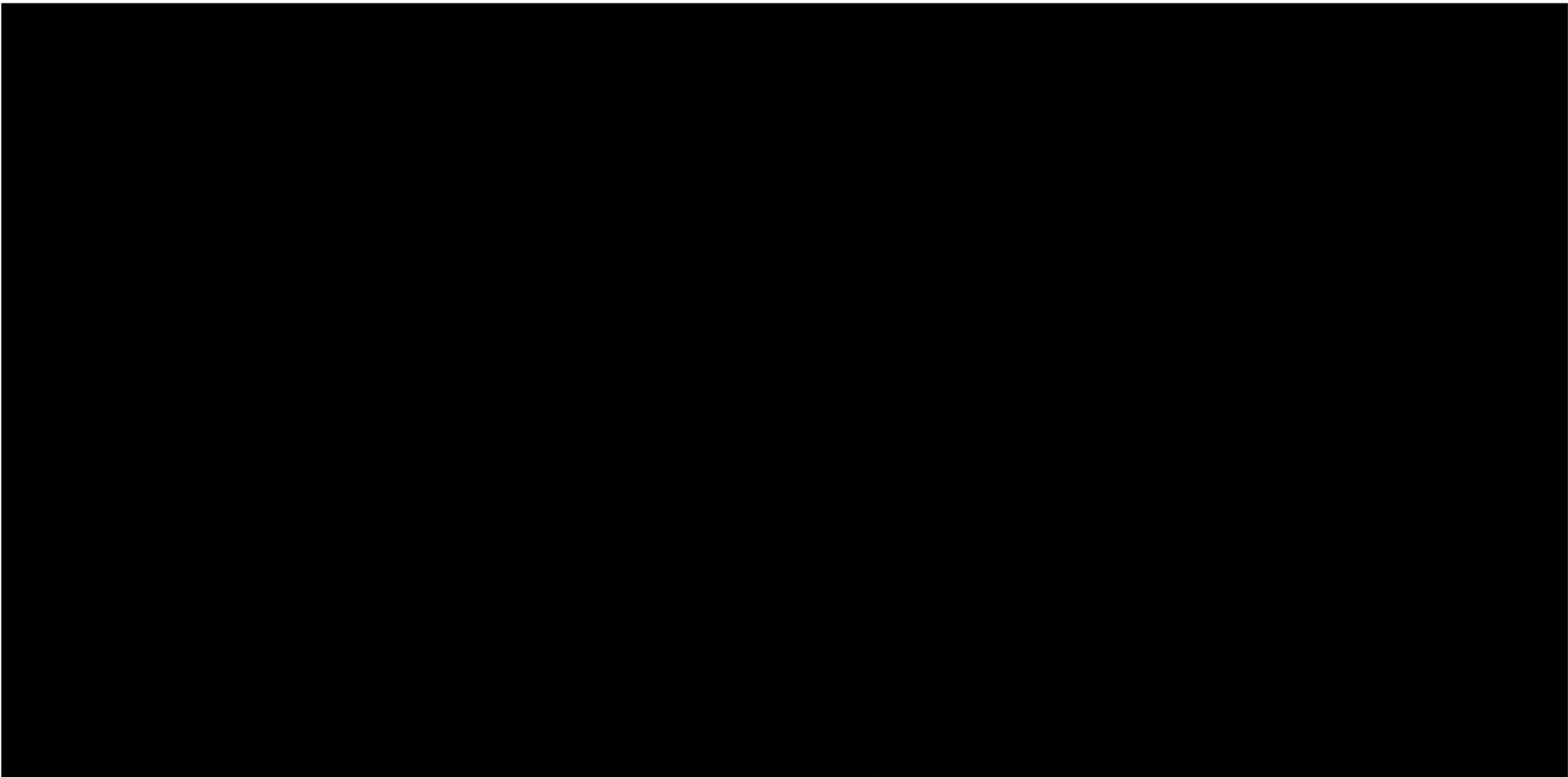
FIRST FLOOR



1970



2000



Green Bay Area Public Schools
Facility Condition Index

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						14%	\$ 43.65	14,452,700	1.2	Cond.					Priority High (1)			\$ 5,862,900
198							\$ 43.25	14,319,000	3	Cond.					Priority Med (2)			\$ 17,947,500
199							\$ 11.24	3,722,400	4.5	Cond.					Priority Low (3)			\$ 8,683,700
200	Southwest High School				331,102	SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A				Dave B			2022	TOTAL PRIORITIES			\$ 32,494,100
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. (yrs)	Projected PROJECT COST
204		43								CI				2022				
205		43	Southwest High School	1.04		0		sample row to insert			CI			2	2022			\$ -
206		43	Southwest High School	1.00	SITE - Hard surfaces													\$ -
207		43	Southwest High School	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		43	Southwest High School	1.01	Asphalt paving		East Parking Lot	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI			2	2022 Full depth asphalt removal & replacement.			\$ 252,500
209		43	Southwest High School	1.01	Asphalt paving		Stadium Ticket Booth	Trip Hazard - Asphalt pavement settled by Entry Gate Post	1		CI			1	2022 Full depth asphalt removal & replacement - Correct Aggregate Base Material			\$ 8,800
210		43	Southwest High School	1.02	Concrete walks / curbs		Around HS Building	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI			2	2022 Clean and fill expansion joints			\$ 24,600
211		43	Southwest High School	1.02	Concrete walks / curbs		Stadium Bldgs	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI			2	2022 Clean and fill expansion joints			\$ 2,800
212		43	Southwest High School	1.02	Concrete walks / curbs		Door No. 1 - Main Entry	Trip Hazard - Conc Pvmnt spalling, cracked, uneven	1		CI			1	2022 Remove & replace concrete			\$ 74,700
213		43	Southwest High School	1.02	Concrete walks / curbs		Throughout Site	Trip Hazard - Conc Pvmnt cracked, uneven	1		CI			1	2022 Remove & replace concrete			\$ 33,300
214		43	Southwest High School	1.02	Concrete walks / curbs		Door #4 & #5, and front plaza	Trip Hazard - Brick Pavers have Settled	1		CI			1	2022 Remove brick pavers, add additional aggregate, & reinstall pavers			\$ 7,500
215		43	Southwest High School	1.02	Concrete walks / curbs		Stadium Ticket Booth	Trip Hazard - Brick Pavers have Settled	2		CI			2	2022 Remove brick pavers, add additional aggregate, & reinstall pavers			\$ 1,700
216		43	Southwest High School	1.02	Concrete walks / curbs		Stadium Restroom	Trip Hazard - Conc Pvmnt cracked, uneven	1		CI			1	2022 Remove & replace concrete			\$ 2,800
217		43	Southwest High School	2.00	SITE - Activity Spaces													\$ -
218		43	Southwest High School	2.02	Athletic Fields		Synthetic Turf	Good Condition, no noticeable work needed (Astro Turf per Soccer Coach)	4	2017	CI	Y10	3	2022 Continue Routine Maintenance - Future Removal & Replacement Cost		15	10	\$ 1,142,300
219	POB	43	Southwest High School	2.02	Athletic Fields		Synthetic Turf	No Existing Shock Pad	4	2017	CI	Y10	3	2022 Future Option - Add shock pad in the future		15	10	\$ 215,900
220		43	Southwest High School	2.02	Athletic Fields		Synthetic Turf	Good Condition, no noticeable work needed	4	2017	CI	Y25	3	2022 Continue Routine Maintenance - Future Removal & Replacement Cost (2nd time)		15	10	\$ 1,142,300
221	POB	43	Southwest High School	2.02	Athletic Fields		Synthetic Turf	No Existing Shock Pad	4	2017	CI	Y25	3	2022 Future Option - Add shock pad in the future (2nd time)		15	10	\$ 215,900

Green Bay Area Public Schools
Facility Condition Index

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Southwest High School				331,102	SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A					Dave B		2022 TOTAL PRIORITIES			\$ 32,494,100			
201	Install																	Life	Life	Projected
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.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	Rem	PROJECT		
	POB	43	Southwest High School	2.05	Hard surface play areas		Tennis Courts	Few new & old pavement cracks, surface weathering	3		CI		3	2022	Complete Reconstruct of Tennis Courts (40,000 Sf) -(5) Doubles Courts/(2) Singles Courts_\$520,000			COST		
222	POB	43	Southwest High School	2.05	Hard surface play areas		Tennis Courts	Optional - Pavement Surface Upgrade	3		CI		3	2022	Add layer of fiberglass membrane to court surface (40,000 Sf) -(5) Doubles Courts/(2) Singles Courts			\$ 771,400		
223	POB	43	Southwest High School	2.05	Hard surface play areas		Tennis Courts	No tennis court lighting	3		CI		3	2022	Add lights to tennis court area			\$ 311,500		
224	POB	43	Southwest High School	2.05	Hard surface play areas		Tennis Courts	No tennis court lighting	3		CI		3	2022	Add lights to tennis court area			\$ 185,500		
225		43	Southwest High School	2.05	Hard surface play areas		Running Track	Base in good condition - few cracks - Structural Resurfacing Coat Added in 2016	3		CI		2	2022	Resurfacing of track/track events w/ structural spray & restripe	8	2	\$ 252,100		
226		43	Southwest High School	3.00 SITE - Drainage / Landscaping								CI						\$ -		
227		43	Southwest High School	3.01	Grass / Turf			no comments this section			CI		2	2022				\$ -		
228		43	Southwest High School	4.00 Exterior (Building Envelope)								CI						\$ -		
229		43	Southwest High School	4.01	Roofs			Roofing information provided by Owner			CI		2	2022				\$ -		
230		43	Southwest High School	4.01	Roofs		1	BUR	3	2003	CI	Y11	3	2022	Gravel Surface BUR	30	11	\$ 132,700		
231		43	Southwest High School	4.01	Roofs		2	Thermo Plastic	3	1997	CI	Y1	2	2022	Gravel Surface BUR	20	-5	\$ 39,300		
232		43	Southwest High School	4.01	Roofs		3	BUR	3	2008	CI	Y16	3	2022	Gravel Surface BUR	30	16	\$ 285,200		
233		43	Southwest High School	4.01	Roofs		4	BUR	3	2009	CI	Y17	3	2022	Gravel Surface BUR	30	17	\$ 182,700		
234		43	Southwest High School	4.01	Roofs		5	BUR	3	2003	CI	Y11	2	2022	Gravel Surface BUR	30	11	\$ 136,200		
235		43	Southwest High School	4.01	Roofs		6	SBS Mod BUR	3	2009	CI	Y22	3	2022	Gravel Surface BUR	35	22	\$ 33,900		
236		43	Southwest High School	4.01	Roofs		7	BUR	3	2009	CI	Y17	3	2022	Gravel Surface BUR	30	17	\$ 142,800		
237		43	Southwest High School	4.01	Roofs		8	SBS Mod BUR	3	2009	CI	Y22	3	2022	Gravel Surface BUR	35	22	\$ 33,900		
238		43	Southwest High School	4.01	Roofs		9	BUR	3	2009	CI	Y17	3	2022	Gravel Surface BUR	30	17	\$ 189,200		

Green Bay Area Public Schools
Facility Condition Index

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Southwest High School				331,102	SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A	Dave B						2022	TOTAL PRIORITIES			\$ 32,494,100
201																		
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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
239		43	Southwest High School	4.01	Roofs		10	BUR	3	1997	CI	Y5	2	2022	Gravel Surface BUR	30	5	\$ 460,500
240		43	Southwest High School	4.01	Roofs		11A	BUR	3	1997	CI	Y5	2	2022	Gravel Surface BUR	30	5	\$ 265,400
241		43	Southwest High School	4.01	Roofs		11B	BUR	3	1997	CI	Y5	2	2022	Gravel Surface BUR	30	5	\$ 97,100
242		43	Southwest High School	4.01	Roofs		12A	BUR	3	1997	CI	Y5	2	2022	Gravel Surface BUR	30	5	\$ 91,700
243		43	Southwest High School	4.01	Roofs		12B	BUR	3	1997	CI	Y5	2	2022	Gravel Surface BUR	30	5	\$ 26,300
244		43	Southwest High School	4.01	Roofs		13A	Smooth Surf BUR	3	2009	CI	Y17	3	2022	Gravel Surface BUR	30	17	\$ 94,700
245		43	Southwest High School	4.01	Roofs		13B	Smooth Surf BUR	3	2009	CI	Y17	3	2022	Gravel Surface BUR	30	17	\$ 38,600
246		43	Southwest High School	4.01	Roofs		14	Ballasted EPDM	3	1997	CI	Y1	2	2022	Gravel Surface BUR	20	-5	\$ 1,528,100
247		43	Southwest High School	4.01	Roofs		15	BUR	3	2001	CI	Y9	2	2022	Gravel Surface BUR	30	9	\$ 43,000
248		43	Southwest High School	4.01	Roofs		16	BUR	3	1997	CI	Y5	2	2022	Gravel Surface BUR	30	5	\$ 111,600
249		43	Southwest High School	4.01	Roofs		17	BUR	3	1997	CI	Y5	2	2022	Gravel Surface BUR	30	5	\$ 552,400
250		43	Southwest High School	4.01	Roofs		18	BUR	3	1997	CI	Y5	2	2022	Gravel Surface BUR	30	5	\$ 351,400
251		43	Southwest High School	4.01	Roofs		19	Thermo Plastic	3	1997	CI	Y1	2	2022	Gravel Surface BUR	20	-5	\$ 4,300
252		43	Southwest High School	4.01	Roofs		20	Thermo Plastic	3	1997	CI	Y1	2	2022	Gravel Surface BUR	20	-5	\$ 8,400
253		43	Southwest High School	4.01	Roofs		21	Thermo Plastic	3	1997	CI	Y1	2	2022	Gravel Surface BUR	20	-5	\$ 6,600
254		43	Southwest High School	4.01	Roofs		22	Thermo Plastic	3	1997	CI	Y1	2	2022	Gravel Surface BUR	20	-5	\$ 1,700
255		43	Southwest High School	4.01	Roofs		23	Thermo Plastic	3	1997	CI	Y1	2	2022	Gravel Surface BUR	20	-5	\$ 1,700
256		43	Southwest High School	4.01	Roofs		24	BUR	3	2001	CI	Y9	2	2022	Gravel Surface BUR	30	9	\$ 11,200
257		43	Southwest High School	4.01	Roofs		25	Thermo Plastic	3	1997	CI	Y1	2	2022	Gravel Surface BUR	20	-5	\$ 1,700
258		43	Southwest High School	4.01	Roofs		26	BUR	3	2001	CI	Y9	2	2022	Gravel Surface BUR	30	9	\$ 28,800
259		43	Southwest High School	4.01	Roofs		27	BUR	3	2001	CI	Y9	2	2022	Gravel Surface BUR	30	9	\$ 105,500
260		43	Southwest High School	4.01	Roofs		28	BUR	3	2001	CI	Y9	2	2022	Gravel Surface BUR	30	9	\$ 306,500
261		43	Southwest High School	4.01	Roofs		29	BUR	3	2001	CI	Y9	2	2022	Gravel Surface BUR	30	9	\$ 137,400
262		43	Southwest High School	4.01	Roofs		30	BUR	3	2001	CI	Y9	2	2022	Gravel Surface BUR	30	9	\$ 39,300

Green Bay Area Public Schools
Facility Condition Index

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201																		
202																		
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	Projected PROJECT COST
263		43	Southwest High School	4.01	Roofs		31	Thermo Plastic	3		CI	Y1	2	2022	Gravel Surface BUR	20		\$ 1,700
264		43	Southwest High School	4.01	Roofs		32	Thermo Plastic	3		CI	Y1	2	2022	Gravel Surface BUR	20		\$ 1,700
265		43	Southwest High School	4.01	Roofs		33	BUR	3	2001	CI	Y9	2	2022	Gravel Surface BUR	30	9	\$ 86,000
266		43	Southwest High School	4.01	Roofs		34	BUR	3	2001	CI	Y9	2	2022	Gravel Surface BUR	30	9	\$ 97,700
267		43	Southwest High School	4.01	Roofs			gutter at entry canopy	2	1970	CI		2	2022	replace with new gutter section			\$ -
268		43	Southwest High School	4.01	Roofs			downspout at door 23	1	1970	CI		1	2022	replace downspout - route over door 22			\$ -
269		43	Southwest High School	4.02	Wall systems			corner at dr 14	2	1970	CI		2	2022	Repair brick			\$ 300
270		43	Southwest High School	4.02	Wall systems			numerous locations around building	2	1970	CI		3	2022	low pressure wash			\$ 5,200
271		43	Southwest High School	4.02	Wall systems			numerous locations	2	1970	CI		2	2022	low pressure wash (fix overflow drains to spill out from building)			\$ 11,700
272		43	Southwest High School	4.02	Wall systems			baseball concession	2	1970	CI		2	2022	replace with more durable fiber cement siding			\$ 20,300
273		43	Southwest High School	4.02	Wall systems			baseball dugouts	2	1970	CI		2	2022	replace with durable 1' wide fiber cement panel			\$ 4,500
274		43	Southwest High School	4.02	Wall systems			bulging corners and pcc pnls	2	1970	CI		2	2022	concrete restoration			\$ 500
275		43	Southwest High School	4.02	Wall systems			metal wall panels at entry and commons	2	1970	CI		3	2022	low pressure wash			\$ 4,000
276		43	Southwest High School	4.03	Tuck pointing / Sealant			near drs 6, 7, 18, 19, 20, 24, 31	1	1970	CI		1	2022	provide new backer rod and sealant			\$ 4,400
277		43	Southwest High School	4.04	Doors / Hardware			greenhouse and storage building	1	1970	CI		1	2022	replace hm door and frame			\$ 15,000
278		43	Southwest High School	4.04	Doors / Hardware			drs 11,12,13	2	1970	CI		2	2022	prep and repaint			\$ 900
279		43	Southwest High School	4.04	Doors / Hardware			OH dr next to dr 12	2	1970	CI		2	2022	replace with new oh door			\$ 21,800
280		43	Southwest High School	4.04	Doors / Hardware			drs 8 and 9	2	1970	CI		2	2022	replace with new bottom sweep			\$ 600
281		43	Southwest High School	4.05	Curtainwall / Storefront			dr 4	2	1970	CI		2	2022	replace with new AL entrance frames (6)			\$ 48,900

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Southwest High School				331,102	SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A					Dave B		2022 TOTAL PRIORITIES					\$ 32,494,100	
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	Exp. (yrs)	Rem ain	PROJECT COST		
		43	Southwest High School	4.05	Curtainwall / Storefront		commons North curtain wall and upper fl stair wdws	al curtain wall leaky and cold (custodian)	1	1970	CI		1	2022	replace with new AL curtain wall			\$ 186,800		
282		43	Southwest High School	4.07	Louvers / Screenwalls / Fenestration		pool kalwall panels	kalwall panels in poor condition	2	1970	CI		2	2022	replace with new translucent panels system			\$ 52,100		
283		43	Southwest High School	4.08	Painting and Plaster		lintels above drs 2, 8, 9, 16, 21, 23, 26, 29	rust starting on exposed lintels	2	1970	CI		2	2022	prep and paint existing lintels			\$ 1,000		
284		43	Southwest High School	4.08	Painting and Plaster		canopy soffit at door 2	longitudinal crack	2	1970	CI		2	2022	cut in new control joint			\$ 1,000		
285		43	Southwest High School	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		oh door near dr 10, dr 5 stoop slab and walk under canopy, stoop slab at dr 1	concrete breaking / spalling / cracking	2	1970	CI		2	2022	remove and replace with new conc			\$ 83,700		
286		43	Southwest High School	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		North & West Canopies	Bottom of columns are rusting	2		CI		2	2022	grind, prime, & paint			\$ 5,300		
287		43	Southwest High School	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		East Side of Bldg & Along Greenhouse	Bollards have nicks, scratches, and are rusting	2		CI		2	2022	Sand, Prime & Paint Bollards			\$ 6,200		
288		43	Southwest High School	5.00 Interior (Building)								CI						\$ -		
289		43	Southwest High School	5.01	Doors / Hardware		Dry Foods	wood door poor condition	2	1970	CI		2	2022	replace with new wood door			\$ 4,500		
290		43	Southwest High School	5.03	Flooring / Base		1200 Gym	gym floor poor condition	2	1970	CI		2	2022	re-finish existing wood floor			\$ 182,400		
291		43	Southwest High School	5.03	Flooring / Base		J001, J014	SQF flooring failing	2	1970	CI		2	2022	replace with new ct flooring (adress water infiltration below grade walls)			\$ 89,800		
292		43	Southwest High School	5.03	Flooring / Base		1100, 1100, 1700	VCT flooring poor condition	2	1970	CI		3	2022	replace with new VCT flooring			\$ 26,100		
293		43	Southwest High School	5.03	Flooring / Base		practice rooms	VCT flooring poor condition	2	1970	CI		3	2022	replace with new VCT flooring			\$ 3,700		
294		43	Southwest High School	5.03	Flooring / Base		H011, F012	VCT flooring poor condition	2	1970	CI		3	2022	replace with new VCT flooring			\$ 4,500		
295		43	Southwest High School	5.03	Flooring / Base		3155	VCT flooring poor condition	2	1970	CI		3	2022	replace with new PCT or SQF also need a floor drain(s)			\$ 31,500		
296		43	Southwest High School	5.03	Flooring / Base		3135A aqua culture	CONC need cleanable waterproof floor over existing conc	2	1970	CI		2	2022	new PCT or SQF also need a floor drain(s)			\$ 33,200		
297		43	Southwest High School	5.03	Flooring / Base		3005, 3015, 3105A	VCT flooring poor condition	2	1970	CI		3	2022	replace with new VCT flooring			\$ 23,100		
298		43	Southwest High School	5.03	Flooring / Base		3100	Broadloom CPT poor condition	2	1970	CI		3	2022	replace with new CPT tile			\$ 25,800		
299		43	Southwest High School																	

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200	Southwest High School				331,102		SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A				Dave B		2022 TOTAL PRIORITIES					\$ 32,494,100
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	
300		43	Southwest High School	5.03	Flooring / Base		back kitchen area	VCT flooring poor condition	2	1970	CI		3	2022	replace with new VCT flooring			\$ 1,500	
301		43	Southwest High School	5.03	Flooring / Base		Dry Food St	no cove base	2	1970	CI		3	2022	provide new VB			\$ 300	
302		43	Southwest High School	5.03	Flooring / Base		football concessions	has flooring but no cove base	2	1970	CI		3	2022	provide new VB			\$ 800	
303		43	Southwest High School	5.03	Flooring / Base		baseball concessions building	sealed conc floor with no cove base - not cleanable for food service	2	1970	CI		2	2022	Provide VCT flooring and cove base			\$ 3,000	
304		43	Southwest High School	5.04	Ceiling / Acoustic Panels	ACT	1100, 1180	2x4 act ceiling poor condition	2	1970	CI		2	2022	replace with new 2X2 act ceiling (Choir/Band may need additional \$)			\$ 21,400	
305		43	Southwest High School	5.04	Ceiling / Acoustic Panels		H009, F007	2x4 act ceiling poor condition	2	1970	CI		2	2022	replace with new 2X2 act ceiling,consider plaster over F007			\$ 8,400	
306		43	Southwest High School	5.04	Ceiling / Acoustic Panels		kitchen, serving	2x4, 2x2 act ceiling poor condition	2	1970	CI		2	2022	replace with new 2X2 act ceiling			\$ 8,000	
307		43	Southwest High School	5.05	Wall Finishes (PT, VWC, etc)		Kitchen	sharp inside corner (not cleanable)	2	1970	CI		2	2022	provide gdb chase, paint & VB			\$ 500	
308		43	Southwest High School	5.05	Wall Finishes (PT, VWC, etc)		Serving	brick with raked jionts at ea end	2	1970	CI		2	2022	provide painted gbd furred wall and vb			\$ 4,400	
309		43	Southwest High School	5.10	REMODEL NG / ADDITIONS						CI		2	2022				\$ -	
310		43	Southwest High School	6.00 Interior (Fixed Equipment)								CI						\$ -	
311		43	Southwest High School	6.01	Interior Bleachers		1200 Gym	wood bleachers poor condition	2	1970	CI		2	2022	replace with new bleacher system			\$ 768,700	
312		43	Southwest High School	6.04	Lockers - Athletic		J006, J009 pool lkr rms	lockers poor condition	2	1970	CI		2	2022	replace lockers			\$ 50,100	
313		43	Southwest High School	6.04	Lockers - Athletic		J001, J014 team lkr rooms	lockers poor condition	2	1970	CI		2	2022	replace lockers			\$ 185,000	
314		43	Southwest High School	6.04	Lockers - Athletic		H013, F013 coach lkr	lockers poor condition	2	1970	CI		2	2022	replace lockers			\$ 6,200	
315		43	Southwest High School	6.06	Curtain / Wall Dividers - gym		1200 Gym	gym divider curtains poor condition	2	1970	CI		2	2022	rreplace with new gym divider curtain			\$ 124,900	
316		43	Southwest High School	6.09	Chalk Board / Marker board		3240, 3205, 2060, 2055, 2040, 2030, 2020, 2010, 2105, 2310, 2225, 2215, 2210, 2200, 2405, 2415, 2435, 2445, 2455, 2550, 2560, 2625, 2410, 2605, 2350, 2340, 2610, 2630, 2640, 2660, 1700	chalk board on brackets	2	1970	CI		2	2022	replace with 4'H MKBD on exg brackets			\$ 88,400	

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200	Southwest High School				331,102	SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A	Dave B		2022 TOTAL PRIORITIES								\$ 32,494,100
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
317		43	Southwest High School	6.09	Chalk Board / Marker board		4660, 4635, 4650, 4650, 4640, 4375, 4615, 4620, 4610, 4605, 4615, 4600, 4115, 4400, 4405, 4410, 4415, 4355, 4255,4245, 4050, 4235, 4305, 4030, 4020, 4010, 4000, 4105, 4205, 4200, 4210, 4215	chalk board on brackets	2	1970	CI		2	2022	replace with 4'H MKBD on exg brackets			\$ 79,500
318		43	Southwest High School	6.13	Cabinetry / Counter Tops / Stools		Band, Choir office	wd casework poor condition (floors in good condition)	2	1970	CI		2	2022	replace with new plam casework (inc 1 sink per rm)			\$ 15,100
319		43	Southwest High School	6.13	Cabinetry / Counter Tops / Stools		2340, 2350, 2340A, 2660	wd science casework poor condition	2	1970	CI		2	2022	Moderate remodel + \$75,00 per classroom			\$ 1,234,000
320		43	Southwest High School	6.13	Cabinetry / Counter Tops / Stools		13 class rms first floor, 29 class rms 2nd floor	tall cab with legs poor condition (not attached)	2	1970	CI		2	2022	replace with 6' tall mobile casework			\$ 169,600
321		43	Southwest High School	6.15	Restroom Partitions		F014, H014, F005, H005	toilet and shower partitions coaches area	2	1970	CI		2	2022	replace with new plastic partitions			\$ 17,900
322		43	Southwest High School	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Scullery Sink	1		CI		2	2022	Provide separate Hand Sink			\$ 8,600
323		43	Southwest High School	6.18	Kitchen Equipment		Kitchen	Can Opener is not NSF at Kitchen and Serving	1		CI		2	2022	Replace Can Opener with Edlund 270			\$ 6,500
324		43	Southwest High School	6.18	Kitchen Equipment		Kitchen	Rusted Work Table and Scullery Sink legs	2		CI		2	2022	Replace legs			\$ 4,000
325		43	Southwest High School	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator not installed above FACS Convection Oven	1		CI		2	2022	Provide Exhaust Ventilator			\$ 170,700
326		43	Southwest High School	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator lights rusted	1		CI		2	2022	Replace Exhaust Ventilator lights and provide new gaskets - Verify Quantity			\$ 2,500
327		43	Southwest High School	6.18	Kitchen Equipment		Kitchen	Panini mesh hood is listed as residential use only and not for use in commercial applications	1		CI		1	2022	Replace Exhaust Ventilator (Hood), ductwork, fan, insulation, MUA			\$ 101,500
328		43	Southwest High School	6.19	Cold Storage Rooms		Cooler	Classrooms behind Walk-ins are wet during hot and humid times of the year	1		CI		1	2022	Replace Walk-ins and provide air flow and additoinal air gap between walk-ins and adjacent walls			\$ 70,300
329		43	Southwest High School	6.19	Cold Storage Rooms		Cooler	Classrooms behind Walk-ins are wet during hot and humid times of the year	1		CI		1	2022	Provide transfer fan and provide (2) grills, with associated ductwork, and controls			\$ 15,600

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200	Southwest High School				331,102	SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A					Dave B		2022 TOTAL PRIORITIES					\$ 32,494,100
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST	
330		43	Southwest High School	6.19	Cold Storage Rooms		Cooler	Shelving is rusty at Cooler and Freezer	1		CI			1	2022 Replace rusted shelving			\$ 2,100	
331		43	Southwest High School	6.19	Cold Storage Rooms		Cooler	Cooler interior corner is rusty	2		CI			2	2022 Repair rusted corner			\$ 1,500	
332		43	Southwest High School	6.19	Cold Storage Rooms		Cooler	Light level low	2		CI			2	2022 Provide (1) LED in Cooler and Freezer			\$ 1,000	
333		43	Southwest High School	6.22		0					CI			2	2022			\$ -	
334		43	Southwest High School	7.00	HVAC							CI							\$ -
335		43	Southwest High School	7.01	Boilers		Boiler Room	Kewanee L3W 200 G, 8,370 MBH in, 6,695 out, Industrial Combustion DG-84S	2	1970	CI	Y3	1	2022	Replace boilers with condensing boilers	30	-22	\$ 942,200	
336		43	Southwest High School	7.01	Boilers		Boiler Room	Kewanee L3W 200 G, 8,370 MBH in, 6,695 out, Industrial Combustion DG-84S	2	1970	CI	Y3	1	2022	Replace boilers with condensing boilers	30	-22	\$ 942,200	
337		43	Southwest High School	7.01	Boilers		Boiler Room	Superior, 6-5-750L-IC, 6,300 MBH in, 5,040 MBH out, Industrial Combustion burner, MG-63P	3	2000	CI	Y3	1	2022	Replace boilers with condensing boilers	30	8	\$ 715,200	
338		43	Southwest High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Primary Heating pump, B&G 80-5x7, 440 GPM @ 20Ft, 5 HP	2	2000	CI	Y3	1	2022	Replace primary heating pump	30	8	\$ 38,800	
339		43	Southwest High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Primary Heating pump, B&G 80-5x7, 440 GPM @ 20Ft, 5 HP	2	2000	CI	Y3	1	2022	Replace primary heating pump	30	8	\$ 38,800	
340		43	Southwest High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Primary Heating pump, B&G 80-5x7, 317 GPM @ 20Ft, 3 HP	2	2000	CI	Y3	1	2022	Replace primary heating pump	30	8	\$ 38,800	
341		43	Southwest High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Secondary Heating Pump, B&G 1510-6G, 1250 GPM @ 120 Ft, 50 HP, VFD	2	2000	CI	Y3	1	2022	Replace pump and VFD	30	8	\$ 56,600	
342		43	Southwest High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Secondary Heating Pump, B&G 1510-6G, 1250 GPM @ 120 Ft, 50 HP, VFD	2	2000	CI	Y3	1	2022	Replace pump and VFD	30	8	\$ 56,600	
343		43	Southwest High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Primary Cooling Pump, B&G, 1510-5BC, 750 GPM @ 35 Ft, 15 HP	2	2000	CI	Y3	1	2022	Replace pump	30	8	\$ 56,600	
344		43	Southwest High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Primary Cooling Pump, B&G, 1510-5BC, 750 GPM @ 35 Ft, 15 HP	2	2000	CI	Y3	1	2022	Replace pump	30	8	\$ 56,600	
345		43	Southwest High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Secondary Cooling Pump, B&G, 1510-6G,1500 GPM @ 140 Ft, 60 HP, VFD	2	2000	CI	Y3	1	2022	Replace pump and VFD	30	8	\$ 56,600	
346		43	Southwest High School	7.06	Energy Management Systems (24 volt low voltage)			DDC Controls	3	2000	CI		2	2022	Replace controls that have exceeded life expectancies	15	-7	\$ 2,678,000	

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200	Southwest High School				331,102	SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A					Dave B		2022 TOTAL PRIORITIES				\$ 32,494,100
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
		43	Southwest High School	7.07	Air handler units / ERU - dampers		3105 (Serves 3105)	AHU Tag: SH1-AHU-1 Make: Trane Model: Torrivent Serial Number: CFM (total airflow):(10,000) System Type: Fan and coil types: Hot water heating only, belt supply fan.	3	1970	CI	Y3	1	2022	Replace AHU	40	-12	\$ 258,800
347		43	Southwest High School	7.07	Air handler units / ERU - dampers		SHOP	AHU Tag: AHU-2 Make: Trane Model: Torrivent Serial Number: CFM (total airflow): 8000 System Type: Fan and coil types: Hot water coil only, belt drive fan without a cover.	2	1970	CI	Y3	1	2022	Replace AHU	40	-12	\$ 207,000
348		43	Southwest High School	7.07	Air handler units / ERU - dampers		3135 (Serves 3135 and fish room)	AHU Tag: AHU-3 Make: Trane Model: Torrivent Serial Number: CFM (total airflow): 2700 System Type: Fan and coil types: Hot water coil only, belt drive fan without a cover.	2	1970	CI	Y3	1	2022	Replace AHU	40	-12	\$ 69,900
349		43	Southwest High School	7.07	Air handler units / ERU - dampers		Mech Mezz Area A	AHU Tag: AHU-5 Make: Large Built Up Unit Model: Serial Number: CFM (total airflow): (40,000) System Type: Fan and coil types:Hot water and chilled water coils dirty. Large belt supply fan. Unit is pre-2000. Coils very dirty.	2	1970	CI	Y3	2	2022	Clean casing, Replace AHU components, (coils, fans, VFDs controls)	40	-12	\$ 1,035,400
350		43	Southwest High School	7.07	Air handler units / ERU - dampers		Mech Mezz around auditorium	AHU Tag: AHU-6 Make: Large Built Up Unit Model: Serial Number: CFM (total airflow): (40,000) System Type: Fan and coil types:Hot water and chilled water coils dirty. Large belt supply fan. Unit is pre-2000. Coils very dirty.	2	1970	CI	Y3	2	2022	Clean casing, Replace AHU components, (coils, fans, VFDs controls)	40	-12	\$ 1,035,400
351		43	Southwest High School	7.07	Air handler units / ERU - dampers													

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200	Southwest High School				331,102	SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A, Dave B						2022 TOTAL PRIORITIES					\$ 32,494,100		
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		
		43	Southwest High School	7.07	Air handler units / ERU - dampers		Mech Mezz around auditorium	AHU Tag: AHU-7 Make: Trane Model: M-35 Climate Changer Serial Number: K1A195374 CFM (total airflow):17,500 System Type: Fan and coil types: Chilled water coil only. Belt supply fan. Unit in poor condition.	2	1970	CI	Y3	2	2022	Replace AHU	40	-12	\$ 452,900		
352		43	Southwest High School	7.07	Air handler units / ERU - dampers		Mech Mezz around auditorium (Serves Corridor)	AHU Tag: AHU-8 Make: Trane Model: Torrivent Serial Number: CFM (total airflow):(5,000) System Type: Fan and coil types: Hot water heating only, belt supply fan.	3	1970	CI	Y3	2	2022	Replace AHU	40	-12	\$ 129,400		
353		43	Southwest High School	7.07	Air handler units / ERU - dampers		Mech Mezz around auditorium (Serves Girls locker room)	AHU Tag: AHU-9 Make: Trane Model: Torrivent Serial Number: (10,000) CFM (total airflow): System Type: Fan and coil types: Hot water heating only, belt supply fan.	3	1970	CI	Y3	2	2022	Replace AHU	40	-12	\$ 258,800		
354		43	Southwest High School	7.07	Air handler units / ERU - dampers		Mech Mezz around auditorium (Serves Weight Room)	AHU Tag: AHU-10 Make: Trane Model: Torrivent Serial Number: CFM (total airflow):(10,000) System Type: Fan and coil types: Hot water heating only, belt supply fan.	3	1970	CI	Y3	2	2022	Replace AHU	40	-12	\$ 258,800		
355		43	Southwest High School	7.07	Air handler units / ERU - dampers		Mech Mezz around auditorium (Serves Gym Northwest)	AHU Tag: AHU-11 Make: Trane Model: Torrivent Serial Number: CFM (total airflow):(10,000) System Type: Fan and coil types: Hot water heating only, belt supply fan.	3	1970	CI	Y3	2	2022	Replace AHU	40	-12	\$ 258,800		
356		43	Southwest High School	7.07	Air handler units / ERU - dampers		Mech Mezz around auditorium (Serves West gym center)	AHU Tag: AHU-12 Make: Trane Model: Torrivent Serial Number: CFM (total airflow): System Type: Fan and coil types: Belt Supply fan with no belt cover. Hot water heating only.	2	1970	CI	Y3	2	2022	Replace AHU	40	-12	\$ 258,800		
357		43	Southwest High School	7.07	Air handler units / ERU - dampers		Mech Mezz around auditorium (Serves West gym center)	AHU Tag: AHU-12 Make: Trane Model: Torrivent Serial Number: CFM (total airflow): System Type: Fan and coil types: Belt Supply fan with no belt cover. Hot water heating only.	2	1970	CI	Y3	2	2022	Replace AHU	40	-12	\$ 258,800		

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	Southwest High School				331,102	SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A, Dave B								2022 TOTAL PRIORITIES				\$ 32,494,100
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST	
358		43	Southwest High School	7.07	Air handler units / ERU - dampers		Mech Mezz around auditorium (Serves Pool)	AHU Tag: AHU-13 Make: Trane Model: Torrivent Serial Number: CFM (total airflow): (10,000) System Type: Fan and coil types: Belt Supply fan with no belt cover. Hot water heating only.	2	1970	CI	Y3	2	2022	Replace AHU	40	-12	\$ 258,800	
359		43	Southwest High School	7.07	Air handler units / ERU - dampers		Mech Mezz around auditorium (Serves Old boys team locker room)	AHU Tag: AHU-14 Make: Trane Model: Torrivent Serial Number: CFM (total airflow)(5,000) System Type: Fan and coil types: Belt Supply fan. Hot water heating only.	2	1970	CI	Y3	2	2022	Replace AHU	40	-12	\$ 129,400	
360		43	Southwest High School	7.07	Air handler units / ERU - dampers		Mech Mezz around auditorium (Serves Boys locker room)	AHU Tag: AHU-15 Make: Trane Model: Torrivent Serial Number: CFM (total airflow): (10,000) System Type: Fan and coil types: Hot water heating only, belt supply fan.	3	1970	CI	Y3	2	2022	Replace AHU	40	-12	\$ 258,800	
361		43	Southwest High School	7.07	Air handler units / ERU - dampers		Mech Mezz around auditorium (Serves Gym south west)	AHU Tag: AHU-16 Make: Trane Model: Torrivent Serial Number: CFM (total airflow) 8000 System Type: Fan and coil types: Belt Supply fan. Hot water heating only.	2	1970	CI	Y3	2	2022	Replace AHU	40	-12	\$ 207,000	
362		43	Southwest High School	7.07	Air handler units / ERU - dampers		Gym Area	AHU Tag: AHU-17 Make: Trane Model: MCCA 008 Serial Number: K01E58862B CFM (total airflow): (4,000) System Type: Fan and coil types: Hot water w pump Belt Drive Supply fan.	3	2000	CI	Y15	3	2022	Replace AHU	40	18	\$ 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	Southwest High School				331,102	SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A, Dave B						2022 TOTAL PRIORITIES					\$ 32,494,100
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
363		43	Southwest High School	7.07	Air handler units / ERU - dampers		South Mech Mezz	AHU Tag: (AHU-18) Make: LARGE BUILT UP UNIT Model: Serial Number: CFM (total airflow): (40,000) System Type: Fan and coil types: Hot water and chilled water coils dirty. Large belt supply fan. Unit is pre-2000. Coils Very dirty.	2	1970	CI	Y3	2	2022	Clean casing, Replace AHU components, (coils, fans, VFDs controls)	40	-12	\$ 1,035,400
364		43	Southwest High School	7.07	Air handler units / ERU - dampers		South Mech Mezz (Serves CAD lab)	AHU Tag: AHU-19 Make: Trane Model: MCCA017 Serial Number: K00F05641A CFM (total airflow): 8500 System Type: Fan and coil types: Hot water and chilled water coils. Cooling coils show significant dents Supply and return belt fans	3	2000	CI	Y15	3	2022	Replace AHU	40	18	\$ 219,900
365		43	Southwest High School	7.07	Air handler units / ERU - dampers		South Mech Mezz	AHU Tag: AHU-20 Make: Trane Model: MCCA010 Serial Number: CFM (total airflow): 5,000 System Type: Fan and coil types: Hot water and chilled water coils dirty. Large belt supply fan. Unit is pre-2000. Coils Very dirty.	3	2000	CI	Y15	3	2022	Clean casing, Replace AHU components, (coils, fans, VFDs controls)	40	18	\$ 1,035,400
366		43	Southwest High School	7.07	Air handler units / ERU - dampers		Mech Mezz by 4620 (Serves 2000 Science area)	AHU Tag: AHU-21 Make: Trane Model: MCCA035 Serial Number: K00F05737A CFM (total airflow): 17,170 System Type: Fan and coil types: Hot water and chilled water coils. Clean coils. RF-3 is associated belt supply fan.	3	2000	CI	Y15	3	2022	Replace AHU	40	18	\$ 444,400

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200	Southwest High School				331,102	SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A, Dave B						2022 TOTAL PRIORITIES					\$ 32,494,100		
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		
367		43	Southwest High School	7.07	Air handler units / ERU - dampers		Gym Mech Mezz	AHU Tag: AHU-22 Make: Trane Model: MCCA 025 Serial Number: K00F05760A CFM (total airflow): 15,000 System Type: Fan and coil types: Hot water and chilled water coils are dirty. Belt supply fan and auxillary belt return fan in its own cabinet RF-4.	3	2000	CI	Y15	3	2022	Replace AHU	40	18	\$ 388,300		
368		43	Southwest High School	7.07	Air handler units / ERU - dampers		Music Area	AHU Tag: AHU-23 Make: Trane Model: MCCA 006 Serial Number: CFM (total airflow): 1200 System Type: Fan and coil types: Hot water and chilled coils. Good condition. Belt Drive Supply fan. 3 HP	4	2000	CI	Y15	3	2022	Replace AHU	40	18	\$ 31,100		
369		43	Southwest High School	7.07	Air handler units / ERU - dampers		Gym Area	AHU Tag: AHU-24 Make: Trane Model: Torrivent T-12 Serial Number: K1A195092 CFM (total airflow): 5,000 System Type: Fan and coil types: Hot water . Belt Drive Supply fan.	2	2000	CI	Y15	3	2022	Replace AHU	40	18	\$ 129,400		
370		43	Southwest High School	7.07	Air handler units / ERU - dampers		Gym Area	AHU Tag: AHU-25 Make: Trane Model: MCCA 008 Serial Number: K00F05788A CFM (total airflow): 4,890 System Type: Fan and coil types: Hot water and chilled coils. Good condition. Belt Drive Supply fan. 3 HP	4	2000	CI	Y15	3	2022	Replace AHU	40	18	\$ 126,500		
371		43	Southwest High School	7.07	Air handler units / ERU - dampers		Gym Area	AHU Tag: AHU-26 Make: Trane Model: MCCA 010 Serial Number: K01E58862B CFM (total airflow): 4,800 System Type: Fan and coil types: Hot water and chilled coils. Good condition. Belt Drive Supply fan. 5 HP	4	2000	CI	Y15	3	2022	Replace AHU	40	18	\$ 124,200		

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Southwest High School				331,102	SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A	Dave B						2022 TOTAL PRIORITIES					\$ 32,494,100	
201																		Life	Life	Projected PROJECT COST
202	Bldg		Cat.	Item	Room No.(s) /	1-5	Install	Orig. /	Fnl	Exp.	Rem	ain								
203	Note	No.	Location										Code	Area No.(s)	Cond.	Repl.	Fund	Yr	Pr.	Year
		43	Southwest High School	7.07	Air handler units / ERU - dampers		Gym Area	AHU Tag: AHU-27 Make: Trane Model: MCCA 008 Serial Number: K01E58862B CFM (total airflow): 4,380 System Type: Fan and coil types: Hot water w pump Belt Drive Supply fan.	3	2000	CI	Y15	3	2022	Replace AHU	40	18	\$ 113,400		
372		43	Southwest High School	7.07	Air handler units / ERU - dampers		Mech Mezz around auditorium	AHU Tag: AHU-28 Make: Trane Model: MCCA 010 Serial Number: K01E58862B CFM (total airflow): 5,000 System Type: Fan and coil types: Hot water and DX coils. Good condition. Belt Drive Supply fan.	4	2000	CI	Y15	3	2022	Replace AHU	40	18	\$ 129,400		
373		43	Southwest High School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Corridor by 4255	Hot water perforated ceiling.	2		CI			2022	Remove perforated ceiling.	25		\$ -		
374		43	Southwest High School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		1st and 2nd floor west corridor	Hot water cabinet unit heaters in good condition	4		CI			2022		25		\$ -		
375		43	Southwest High School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		3240 & vestibule next to 3240	Hot water cabinet unit heater and hot water finned tube radiation are in poor conditiion.	2		CI			2022	Replace CUH and FTR	25		\$ -		
376		43	Southwest High School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		South classroom wing vestibules	Hot water cabinet unit heaters in acceptbale condition	3		CI			2022	Replace cabinet unit heaters	25		\$ -		
377		43	Southwest High School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		West Staircase	One cabinet unit heater in poor condition. Cabinet unit heater and unit heater in good condition.	3		CI			2022	Replace cabinet unit heaters	25		\$ -		
378		43	Southwest High School	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		CH-1	Carrier 30Gx-350-Y-630LA, 350 Ton, R134A, Makeshift Insect screens	1	2000	CI	Y3	1	2022	Replace Chiller	25	3	\$ 849,300		
379		43	Southwest High School	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		CH-2	Carrier 30Gx-350-Y-630LA, 350 Ton, R134A, Makeshift Insect screens	2	2000	CI	Y3	1	2022	Replace Chiller	25	3	\$ 849,300		
380		43	Southwest High School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers			Cond Unit, Krack, KOC-030-L7K, R-404A	2	2000	CI	Y3	1	2022	Replaced condensing unit	25	3	\$ -		
381		43	Southwest High School	8.00	Plumbing						CI							\$ -		
382		43	Southwest High School															\$ -		

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200	Southwest High School				331,102	SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A,				Dave B		2022 TOTAL PRIORITIES			\$ 32,494,100		
201	Install																	
202	Orig. /																	
203	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Repl.	Fund	Yr	Fnl Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
		43	Southwest High School	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Mech Mezz around auditorium	Recirc pumps in good condition.	4		CI			2022		30		\$ -
383		43	Southwest High School	8.08	Plumbing Fixtures		Restrooms by 4415	Urinals are floor mounted with no visible flushing mechanicsm. Push button faucet lavs, wall hung flush valve water closets.	2		CI			2022	Replace floor mount urinals	30		\$ -
384		43	Southwest High School	8.08	Plumbing Fixtures		Restroom by auditorium	Urinals are floor mounted with no visible flushing mechanicsm. Also 2 wall hung flush valve urinals Push button faucet lavs, wall hung flush valve water closets.	2		CI			2022	Replace floor mount urinals	30		\$ -
385		43	Southwest High School	8.08	Plumbing Fixtures		Restrooms by 3218	floor mounted urinals, push button lavatories, wall hung flush valve lavatories.	2		CI			2022	Replace Urinals	30		\$ -
386		43	Southwest High School	8.08	Plumbing Fixtures		Science Classrooms 2350, 2605, 2615, 2560, 2550, 2640, 2660	Science sinks are in good condition	3		CI			2022	Replace science room sinks	30		\$ -
387		43	Southwest High School	8.08	Plumbing Fixtures		3105	Laundry tubs are in good condition	3		CI			2022	Replace laundry tubs	30		\$ -
388		43	Southwest High School	8.08	Plumbing Fixtures		3010	Laundry tubs are in very good condition	4		CI			2022		30		\$ -
389		43	Southwest High School	8.08	Plumbing Fixtures		3015 Art Room	one of the two art sinks are leaking.	2		CI			2022	Fix leak or replace sink.	30		\$ -
390		43	Southwest High School	8.08	Plumbing Fixtures		3005	art room sinks are in good condition	3		CI			2022		30		\$ -
391		43	Southwest High School	8.10	Drinking Fountains		2nd floor	Water coolers in very good condition.	4		CI			2022		30		\$ -
392		43	Southwest High School	8.10	Drinking Fountains		South classroom wing	Water coolers are in good condition and some were being replaced as we were in the building	3		CI			2022		30		\$ -
393		43	Southwest High School	8.11	Fire suppression- source / pumps / distribution / heads		Building	No existing fire suppression system	2		CI			2022	Install new fire suppression system	25		\$ -
394		43	Southwest High School	8.15	Domestic Water Heaters		Tunnel	AO Smith Cyclone, BTH 199 100, 199 MBH in, 230 GPH out,	4	2012	CI	Y3	3	2022	Replace water heater	15	5	\$ 89,000
395		43	Southwest High School	8.15	Domestic Water Heaters		Mech Mezz around auditorium	A.O Smith Water Heater. Model: BTH 250 100 Serial: 1148M000514 & 1205M001366 Input: 250,000 btuh/hr	4	2011	CI	Y3	3	2022	Replace water heater	15	4	\$ 89,000
396																		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Southwest High School				331,102	SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A					Dave B		2022 TOTAL PRIORITIES					\$ 32,494,100	
201																		Life	Life	Projected
202																		Exp.	Rem	PROJECT
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	Pr.	Year	Action Recommended	(yrs)	ain	COST		
		43	Southwest High School	8.15	Domestic Water Heaters		Mech Mezz around auditorium	A.O Smith Water Heater. Model: BTH 250 100 Serial: 1148M000514 & 1205M001366 Input: 250,000 btuh/hr	4	2011	CI	Y3	3	2022	Replace water heater	15	4	\$ 89,000		
397		43	Southwest High School	9.00	Electrical							CI							\$ -	
398		43	Southwest High School	9.01	Electrical Study Update / Main / medium voltage /		Main Electrical Rm	3000A, 480V, 3-phase, 4-wire Main Switchboard in Good	4	2000	CI		0	2022	No action required			\$ -		
399		43	Southwest High School	9.01	Electrical Study Update / Main / medium voltage /		Main Electrical Rm	1000A, 208V, 3-phase, 4-wire Distribution Switchboard in	4	2000	CI		0	2022	No action required			\$ -		
400		43	Southwest High School	9.01	Electrical Study Update / Main / medium voltage /		Main Electrical Rm	300KVA, 480V Primary - 208V Secondary , 3-phase, 4-	4	2000	CI		0	2022	No action required			\$ -		
401		43	Southwest High School	9.05	Fire Alarm		Main Electrical Rm	Addressable Simplex 4100 Fire Alarm System	3	2000	CI		0	2022	Replace with Voice Evacuation System if remodelling more than 10% of building.	25	3	\$ -		
402		43	Southwest High School	9.08	Emergency generators / battery backup systems /			No emergency generator in building	3		CI		3	2022	Evaluate emergency power needs	25		\$ -		
403		43	Southwest High School	10.00	Lighting							CI							\$ -	
404		43	Southwest High School	10.01	Lighting - Lamps / ballasts / controls		Classrooms, offices and Hallways	Recessed LED light fixtures being installed in Classrooms, offices and Hallways	5	2022	CI		3	2022	Add occupancy sensors for energy efficiency			\$ 326,100		
405		43	Southwest High School	10.01	Lighting - Lamps / ballasts / controls		All remaining Spaces other than noted	Surface mounted lights are fluorescent fixtures with switches	2	2000	CI		2	2022	Replace with LED light fixtures and add occupancy sensors for energy efficiency			\$ 649,500		
406		43	Southwest High School	10.03	Special purpose lighting - theaters		Gymnasium 1200	Surface mounted fluorescent Gym lights	2	2000	CI		2	2022	Replace with LED light fixtures and add occupancy sensors for energy efficiency			\$ 139,400		
407		43	Southwest High School	10.03	Special purpose lighting - theaters		Auditorium	House Lights - Recessed fluorescent downlights lights	2	2000	CI		2	2022	Replace with LED light fixtures with appropriate dimming system			\$ 97,000		
408		43	Southwest High School	10.04	Security Lighting (Exterior)			Wall mounted LED fixtures	4	2019	CI		0	2022	No action required.			\$ -		
409		43	Southwest High School	10.04	Security Lighting (Exterior)			Exterior emergency lights	2		CI		1	2022	Provide Exterior Emergency Lights			\$ 106,800		
410		43	Southwest High School	10.05	Parking lot lighting			Pole mounted LED fixtures	4	2019	CI		0	2022	No action required.			\$ -		
411		43	Southwest High School	11.00	Technology / Security							CI							\$ -	
412		43	Southwest High School	11.01	Stuctured cabling		Building	good, first floor and second floor data closets in electrical rooms are very hot	2		CI		2	2022	provide spot coolers (mini split)			\$ 48,500		
413		43	Southwest High School	11.01	Stuctured cabling		Building	Lots of old abandoned telephone cabling	2		CI		2	2022	Remove abandoned cables			\$ 19,400		
414		43	Southwest High School	11.02	Classroom technology systems		Classrooms	good	4		CI		0	2022	no work			\$ -		
415		43	Southwest High School	11.03	Local Sound systems		Main Gym	good	4		CI		0	2022	no work			\$ -		
416		43	Southwest High School																	

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200	Southwest High School				331,102	SF	Ron S, Ted C, Ted C, John J, Alex W/Gary G/Blayne P, Nick A					Dave B		2022 TOTAL PRIORITIES			\$ 32,494,100			
201																		Life	Life	Projected
202																		Exp.	Rem	PROJECT
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	(yrs)	ain	COST		
417		43	Southwest High School	11.03	Local Sound systems		Aux Gym	good.	4		CI		0	2022	no work			\$ -		
418		43	Southwest High School	11.03	Local Sound systems		Auditorium	good	4		CI		0	2022	no work			\$ -		
419		43	Southwest High School	11.03	Local Sound systems		Auditorium	(6) Sennheiser ewG4, frequencies: 516-558 MHz. (4) Shure ULXD4 systems, frequencies 554-590 MHz. (6) A-T ATW-DA49 systems, frequencies 440-500 MHz. (14) A-T ATW-R3100b systems frequencies 482-507 MHz. (2) A-T ATW-R3100b systems, frequencies 541-566 MHz.	2		CI		0	2022	no work			\$ -		
420		43	Southwest High School	11.03	Local Sound systems		Cafeteria	good, TOA in-wall amplifier. no wireless microphones	4		CI		0	2022	no work			\$ -		
421		43	Southwest High School	11.04	Master Clock Systems		Building	old Simplex clocks failing constantly	2		CI		2	2022	replace all existing clocks			\$ 32,400		
422		43	Southwest High School	11.05	Building Paging systems		Building	good	4		CI		0	2022	no work			\$ -		
423		43	Southwest High School	11.06	Access Control		Building	good	4		CI		0	2022	no work			\$ -		
424		43	Southwest High School	11.06	Handicapped door operators		Door 1	Interior door handicapped operator work properly. Exterior door HC operator non functional.	2		CI		2	2022	program door operators for proper operation			\$ 1,700		
425		43	Southwest High School	11.06	Handicapped door operators		Door 4	Interior door handicapped operator work properly. Exterior door HC operator non functional.	2		CI		2	2022	program door operators for proper operation			\$ 1,700		
426		43	Southwest High School	11.07	Burgler Alarm System		Building	Old control panel.	2		CI		2	2022	replace control panel			\$ 51,700		
427		43	Southwest High School	11.07	Burgler Alarm System		Building	Several exterior doors do not have door position contacts which means doors can be propped open without anyone knowing.	2		CI		2	2022	add door position contacts			\$ 23,300		
428		43	Southwest High School	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	no work			\$ -		

WEST HIGH SCHOOL

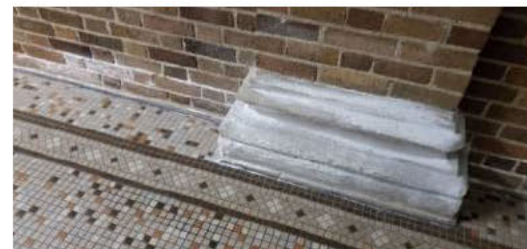
1 SITE

- **Parking Lot(s) Asphalt Pavement**
 - Continue general maintenance (i.e., crack cleaning, filling, and sealcoating).
 - Remove & replace full depth stadium plaza asphalt pavement.
 - Remove & replace full depth west parking lot asphalt pavement & restripe.
 - Remove & replace full depth north access lane and parking lot asphalt pavement & restripe.
 - Remove & replace full depth east parking lot asphalt pavement & 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.
- **Site/Playground Areas**
 - Sand, prime & paint metal gates and guardrails.
 - Sand, prime & paint bollards.
- **Site Athletic Facilities (stadium field, running track, ball fields, & tennis courts)**
 - Stadium Field – Natural grass field – Plan for future replacement and installation with synthetic turf.
 - Running Track – Plan for future resurfacing and restriping.

- Tennis Courts - Remove & replace full depth asphalt surface with fiberglass membrane additive – Resurface and restripe courts.

2 EXTERIOR ENVELOPE

- **Roofing**
 - Efflorescence at bottom of interior wall (former exterior of 1928 building) at 2000 addition. Investigate and repair potential water penetration issue at roof high/low flashing/sealant, especially around column enclosures/pilasters.



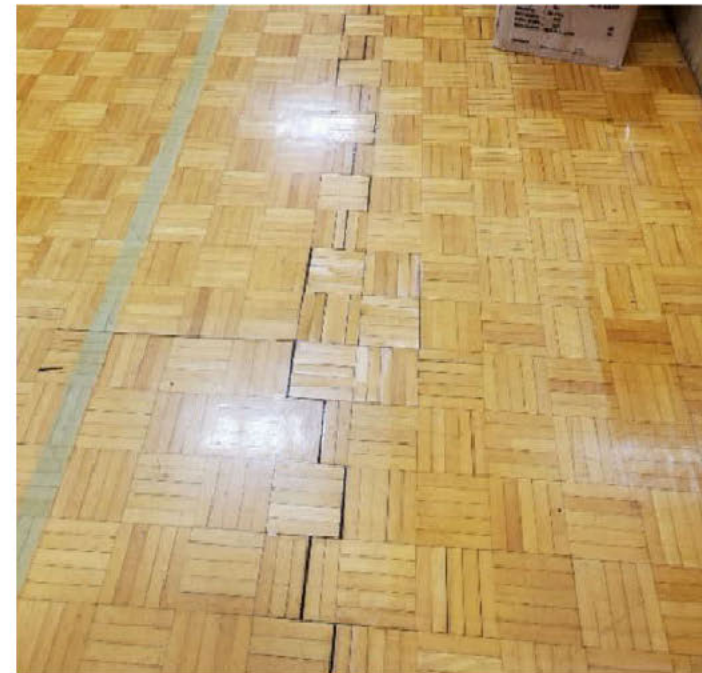
- Roofing Section 25 (BUR-Alum coat) is 36 years old, approx. 6 years past typ life span for built-up roofing, recommend replacement.
- **Tuckpointing and Sealants**
 - Miscellaneous tuckpointing at stone sills, facebrick areas on upper walls of northern side of building, and sealant at control joints.
- **Painting**
 - At 1928 building underside of lintels, remove rust and repaint to protect lintels from further degradation.



3 INTERIOR

- **Doors**
 - Recommend replacing original 1928 interior wood doors and frames and 1970 interior wood doors in 6-10 years (or earlier as required by wear).
 - Replace knobs/levers with panic hardware at exit doors to Tech Ed rooms, Stage side door, and Weight room.

- **Small Gym Flooring**
 - Recommend replacing original 1928 parquet flooring with synthetic gym flooring (parquet pieces have to be reglued every year, not good DIN rating).



- **Flooring**
 - Replace VCT flooring in classrooms in some portions of the building (1960 and 2000 - some can wait 6-10 years).

- **PCC Plank at Weight Room**

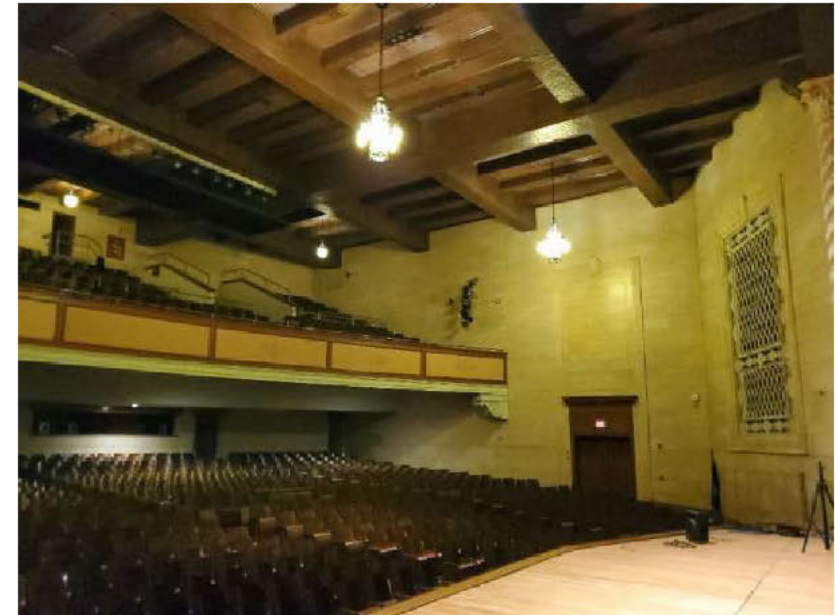
- The precast concrete plank at the floor of the L.2 weight room (ceiling of Fitness room) has developed a crack parallel to the length of one of the planks. According to structural engineers for the plank manufacturer, this is not a structural stability concern. However, the concrete dust/ small debris that are



falling out of the crack are a concern for the room below. Further investigation and coordination with the precast manufacturer is required to recommend a solution.

- **Remodeling**

- Recommend remodeling auditorium – orig seats (reupholstered poor cond), aging curtains/lighting, questionable acoustic design, orig lighting/mech) verify scope/intent with historic features.



4 FOOD SERVICE

- On Site Food Preparation and Cooking per Owner
 - Replace non NSF and rusted equipment. Replace kitchen exhaust hood system.

5 MECHANICAL

- **Boilers and Pumps**
 - There are flexible tube boilers, and the heating pumps were both replaced in 2000. Boilers and pumps should be replaced within 10 years.
- **Air Handlers**

- Most of the Air Handlers were replaced in 2000 and are at 33% of expected life.
- **Chillers and Pumps**
 - The Chillers were replaced in 2000 with R-134A air cooled chillers. Chillers should be replaced within 5 years
 - There are two R-22 condensing units installed in 2000 that should be replaced.
- **Water Heaters**
 - The Water Heaters were installed in 2000 and should be replaced.
- **Plumbing**
 - The Plumbing fixtures are in good condition.

6 ELECTRICAL

- **Electric Service**
 - This facility has three incoming services. A pad mounted 480V, 3-phase service serves each of the east end and the west end of the facility. There is also a separate service to the Football Shed. The services to the east and west end of the campus feed a 2000A, 3-phase, 4-wire switchboard located in the Electrical Room at each end.
 - These services are adequate for the campus. No action required.
- **Electric Switchboards, Panels and Distribution Equipment**

- The switchboards and panels are a mixture of some relatively new and old 277/480V, 3-phase, 4-wire and 120/208V, 3-phase, 4-wire circuit breaker type equipment. These are mostly in good functioning condition.
- No action required. The pre-2000 equipment needs to be examined frequently since they are aging.
- **Fire Alarm System**
 - The fire alarm system is an addressable Simplex 4010ES system in good functioning condition.
 - 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 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 mostly adequate in all spaces. Lighting is generally fluorescent fixtures with switch controls. Lights in LMC Room 104, Lars Thune Center 134 have been changed to LED fixtures.
 - Replace all fluorescent light fixtures with LED fixtures. Add occupancy sensors for control and for energy efficiency.
- **Emergency Lighting / Exit signs**
 - Emergency battery pack lighting and Exit signs are fluorescent fixtures.

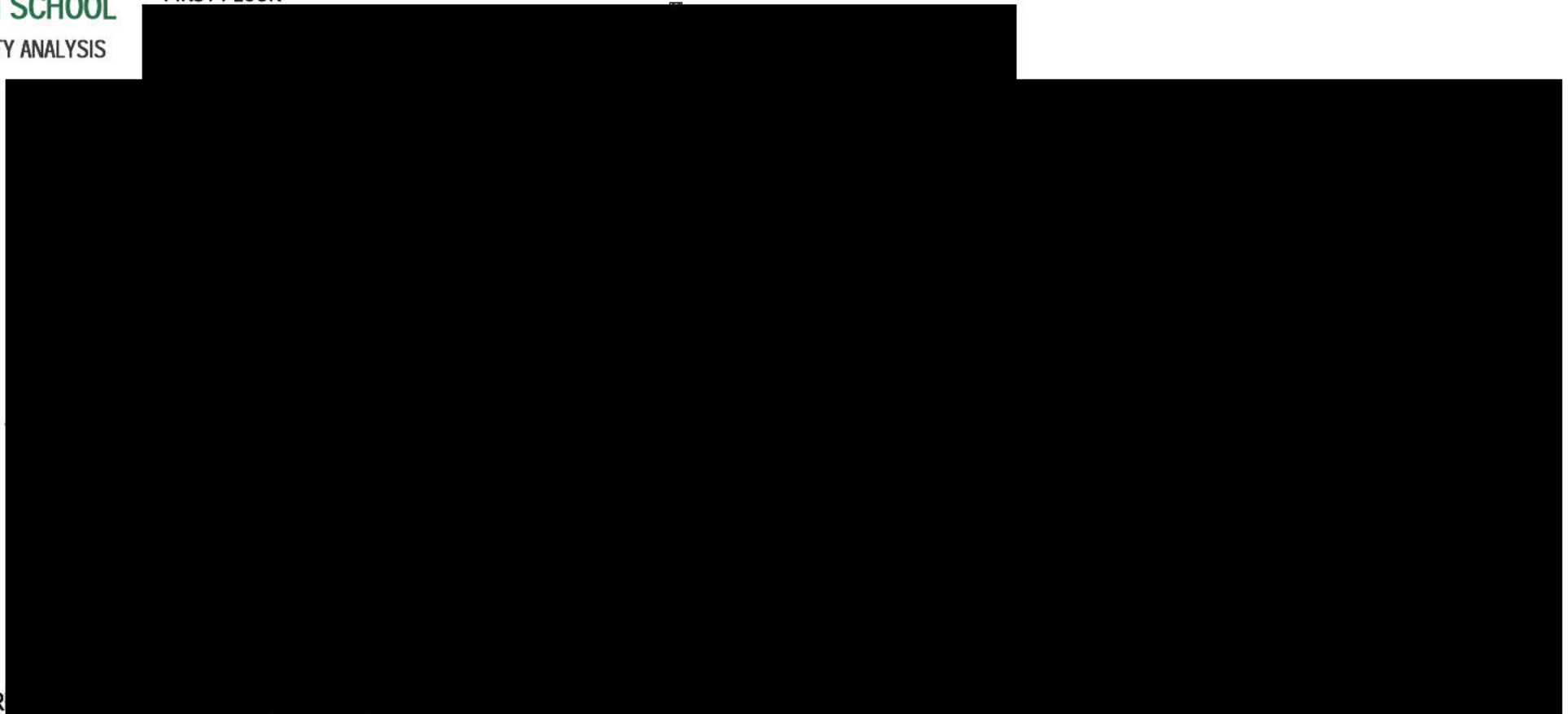
- Replace emergency lights and exit signs with LED type fixtures.
- **Security Lighting (Exterior)**
 - There are emergency security exterior lights at all entrances to this building.
 - No action required.
- **Parking Lot Lighting**
 - Parking lot is lit by pole mounted LED fixtures
 - No action required.

7 TECHNOLOGY

- Technology systems are generally good.
 - Auditorium has several wireless microphone systems that are in illegal frequencies that need to be replaced.
 - Building paging system is “working” but needs repair and updating with how the speakers are wired.

**WEST
HIGH SCHOOL**
FACILITY ANALYSIS








ARCHITECTURAL
FIRST FLOOR














PRIOR

GENERAL NOTES

- 1 REPLACE ORIG 1928 INTERIOR WOOD DOORS & FRAMES 6-10 YRS
- 2 REPLACE ORIG 1960 INTERIOR WOOD DOORS IN 6-10 YEARS
- 3 REPLACE REMAINING CHALK BOARDS WITH MARKERBOARDS

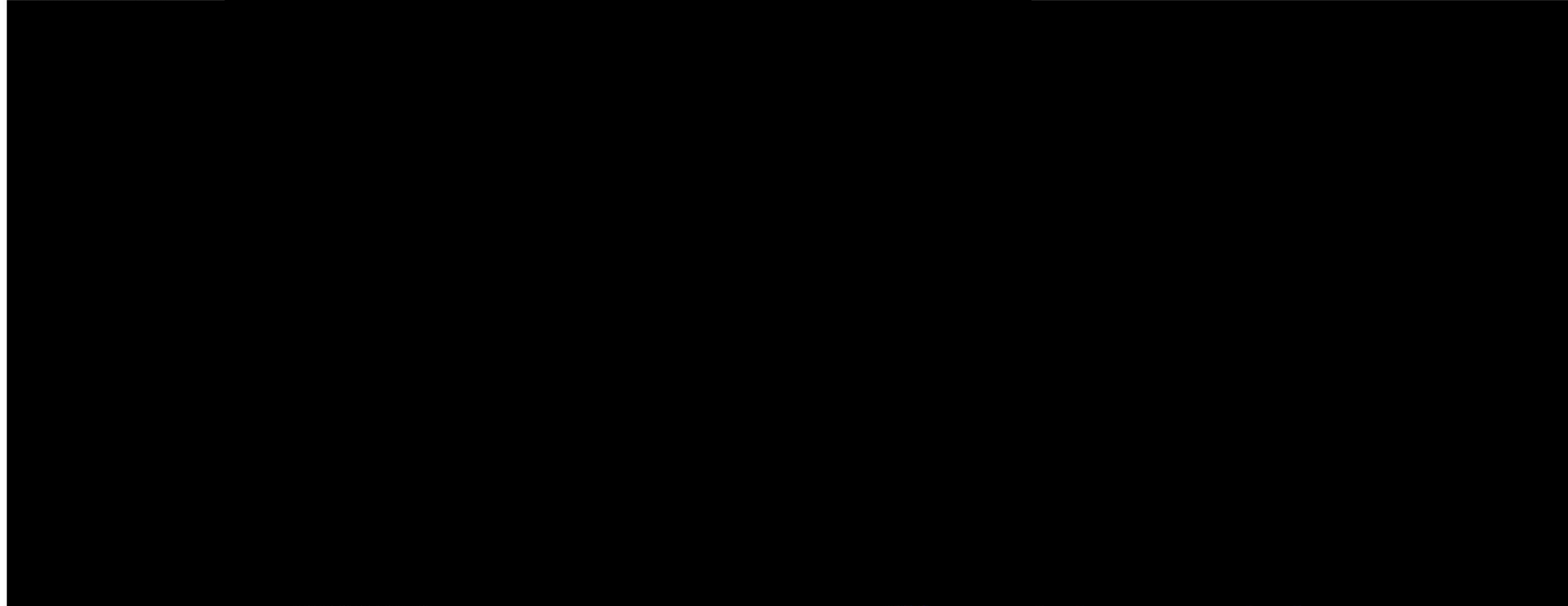
URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

	EFFLORESCENCE AT BASE OF 1982 ORIG EXT WALL AT 2000 ADDIT - INVESTIGATE ROOF FLG ISSUE		ADD ACOUSTICAL WALL PANELS		CODE - RAILS (RAMP/STAIR, GUARD/HANDRAILS)
	REPLACE TOILET PARTITIONS		REMODEL AUDITORIUM		KITCHEN EQUIPMENT - RUSTED LEGS, HOOD
	REPLACE ORIG PARQUET GYM FLR WITH SYNTHETIC GYM FLOORING		REPLACE ACT CEILING		
	REPLACE FLOORING		REPLACE VACT CEILING		
			CODE - PROVIDE PANIC HDWR ON DOORS		

WEST
HIGH SCHOOL










ARCHITECTURAL
SECOND FLOOR

FACILITY ANALYSIS



GENERAL NOTES

- 1 REPLACE ORIG 1928 INTERIOR WOOD DOORS & FRAMES 6-10 YRS
- 2 REPLACE ORIG 1960 INTERIOR WOOD DOORS IN 6-10 YEARS
- 3 REPLACE REMAINING CHALK BOARDS WITH MARKER BOARDS

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

- TP REPLACE TOILET PARTITIONS
- REMO D REMODEL AUDITORIUM
- FLR REPLACE FLOORING
- AP ADD ACOUSTICAL WALL PANELS










- PCC CRACK IN PCC FLOOR PLANK (PARALELL, NOT STRUCT SAFETY CONCERN, BUT CONTINUAL DEBRIS BELOW IS PROBLEMATIC) - INSTALL STL PLATE?????
- C-P CODE - PROVIDE PANIC HDWR ON DOORS
- C-R CODE - RAILS (RAMP/STAIR, GUARD/HANDRAILS)

WEST
HIGH SCHOOL
FACILITY ANALYSIS

ARCHITECTURAL
THIRD FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

- 1
- 2 REPLACE REMAINING CHALK BOARDS WITH MARKER BOARDS

KEY NOTES

- TP REPLACE TOILET PARTITIONS




WEST
HIGH SCHOOL
FACILITY ANALYSIS

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW
		
		
EQUIPMENT		
SYSTEM DISTRIBUTION		

KEY NOTES

- | | |
|---------------------------------|-----------------------------|
| (AC) REPLACE AIR HANDLING UNIT | (P) REPLACE PUMP |
| (B) REPLACE BOILER | (WH) REPLACE DOOR AND FRAME |
| (CU) REPLACE CONDENSING UNIT | (DR) REPLACE DOOR AND FRAME |
| (AHU) Replace Air Handling Unit | (DR) REPLACE DOOR AND FRAME |
| (AHU) Replace Air Handling Unit | (DR) REPLACE DOOR AND FRAME |

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. |
| (DMC) PROVIDE DIMMING CONTROLS FOR LED LIGHTING. |

WEST HIGH SCHOOL

MECHANICAL SECOND FLOOR

ELECTRICAL SECOND FLOOR

FACILITY ANALYSIS

PRIORITY KEY



KEY NOTES

- (CWP) REPLACE CHILLED WATER PUMPS
- (CH) REPLACE CHILLER
- (AC) REPLACE AIR HANDLING UNIT
- (HV) REPLACE AIR HANDLING UNIT
- (CF) REPLACE RETURN AIR FAN
- (CU) REPLACE CONDENSING UNIT
- (WH) REPLACE WATER HEATER

PRIORITY KEY



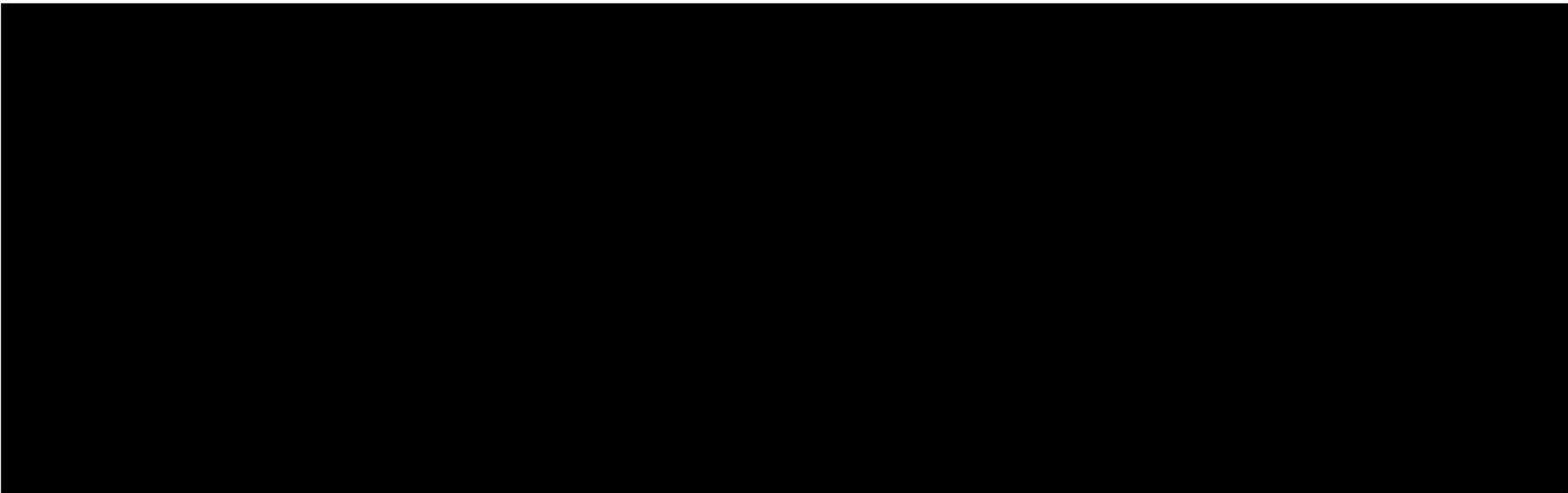
KEY NOTES

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







WEST
HIGH SCHOOL
FACILITY ANALYSIS

MECHANICAL
THIRD FLOOR

ELECTRICAL
THIRD FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION

KEY NOTES

(AC) REPLACE AIR HANDLING UNIT

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

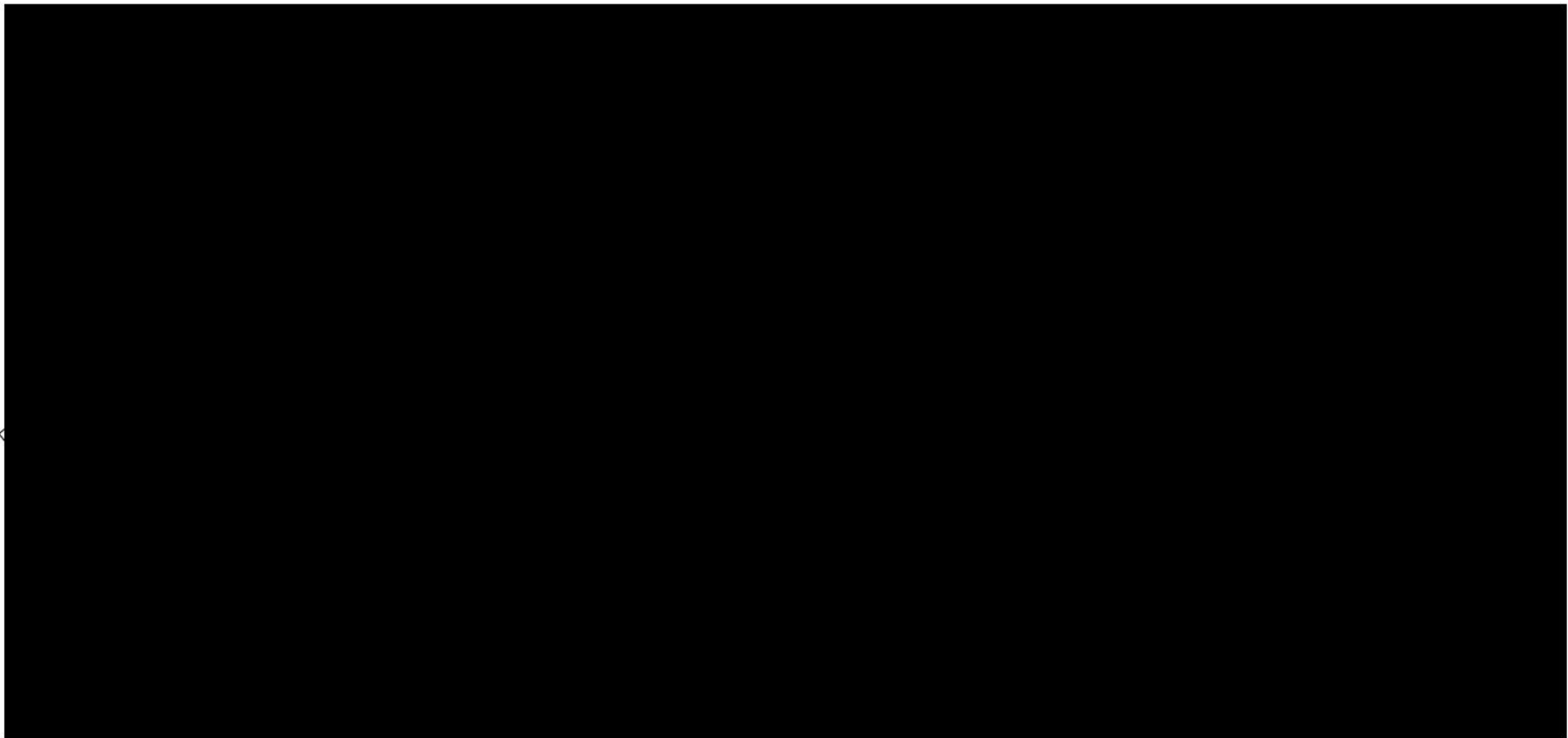
- (L1) REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.
- (FACP) REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING.

WEST
HIGH SCHOOL

BUILDING AGE

KEY FIRST FLOOR

- 1928
- 1960
- 1977
- 1985
- 2000



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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						15%	\$ 48.19	14,066,100	1.2	Cond.					Priority High (1)			\$ 3,336,400
198							\$ 45.80	13,368,000	3	Cond.					Priority Med (2)			\$ 14,083,000
199							\$ 0.04	12,000	4.5	Cond.					Priority Low (3)			\$ 10,026,700
200	West High School					291,864	SF	Ron S/POB, Nancy L/Mike B, Nancy L, John J, Alex W/Blayne P/Gary G/ Nick A, C						2022	TOTAL PRIORITIES			\$ 27,446,100
201																		
202																		
	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		44								CI				2022				
205		44	West High School	1.04		0		sample row to insert			CI			2	2022			\$ -
206		44	West High School		1.00 SITE - Hard surfaces													\$ -
207		44	West High School	1.01	Asphalt paving		Asphalt Pavement Areas	Per Google Earth Pavement New Prior to 2005 (2005)(17+ yrs old)	2		CI			2	2022 Per SD's Asphalt Paser Assessment (Rating = 6)_Crack Fill & Sealcoating (2020)(2+ yrs old)			\$ 1,700
208		44	West High School	1.01	Asphalt paving		West Asphalt Pavement	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI			2	2022 Budgeting to remove and replace asphalt pavement throughout			\$ 365,700
209		44	West High School	1.01	Asphalt paving		North Asphalt Pavement	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI			2	2022 Budgeting to remove and replace asphalt pavement throughout			\$ 164,900
210		44	West High School	1.01	Asphalt paving		East Asphalt Pavement	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI			2	2022 Budgeting to remove and replace asphalt pavement throughout			\$ 595,300
211		44	West High School	1.01	Asphalt paving		Stadium Plaza	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI			2	2022 School District is in the process of reconstructing stadium plaza			\$ 3,500
212		44	West High School	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			\$ 12,400
213		44	West High School	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI			1	2022 Remove & replace concrete			\$ 28,900
214		44	West High School		2.00 SITE - Activity Spaces													\$ -
215		44	West High School	2.02	Athletic Fields		Stadium Field	Currently natural grass field & is in good condition	3		CI			3	2022 Continued Yearly Maintenance and Mowing			\$ 8,400
216		44	West High School	2.03	Supporting Activity Structures (Dugouts, fences, etc.)		Stadium Ticket Building	Exterior wdw and door trim needs painting, part of interior is open wd studs/plywood sheathing, no insulation/heat/HVAC	2		CI			2	2022 paint exterior trim			\$ 1,700

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200	West High School				291,864	SF	Ron S/POB, Nancy L/Mike B, Nancy L, John J, Alex W/Blayne P/Gary G/ Nick A, C								2022	TOTAL PRIORITIES		\$ 27,446,100
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
217		44	West High School	2.03	Supporting Activity Structures (Dugouts, fences, etc.)		Stadium Concession / Toilet Building	Old wd cabinets, wd framing for other side of counter, SST counter has exposed plywood ends, no separate hand sink. Toilets do not meet current accessibility code, no family toilet provided per code at a large assembly occupancy	2		CI		2	2022	Replace counters with SST counter w/ brackets and storage rack/storage cabinets below			\$ 17,500
218		44	West High School	2.04	Exterior Bleachers - grandstands		Existing football grandstand	Exg alum bleachers - code violation (ICC 300) for exg bleachers open space at footboard and seatboards - more than 4" (must be less than 4"), structural support channels/angles are rusting, some into thickness of channels, according to staff press box feels unsafe, elect transformers are under bleachers with exposed wiring from the pole at a height that could be reached by jumping.	1		CI		1	2022	Replace grandstand (exg is 15 rows) 2000 seats, plus press box			\$ 1,477,600
219		44	West High School	2.05	Hard surface play areas		Stadium Running Track	Surface is worn - base is in good condition, no signs of major cracking	3		CI		2	2022	Remove and resurface track w/ structural spray & restripe (Including field events)			\$ 468,000
220	POB	44	West High School	2.05	Hard surface play areas		Tennis Courts	Numerous large and fisher cracks throughout, surface severely weathered	1		CI		1	2022	Complete Reconstruct of Tennis Courts (40,000 Sf)			\$ 771,400
221	POB	44	West High School	2.05	Hard surface play areas		Tennis Courts	Optional - Pavement Surface Upgrade	3		CI		3	2022	Add layer of fiberglass membrane to court surface (40,000 Sf)			\$ 311,500
222	POB	44	West High School	2.05	Hard surface play areas		Tennis Courts	No tennis court lighting	3		CI		3	2022	Add lights to tennis court area			\$ 185,500
223		44	West High School	3.00 SITE - Drainage / Landscaping							CI							\$ -
224		44	West High School	3.01	Grass / Turf			no comments this section			CI		0	2022				\$ -
225		44	West High School	4.00 Exterior (Building Envelope)							CI							\$ -
226		44	West High School	4.01	Roofs						CI		2	2022				\$ -

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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			
		44	West High School	4.01	Roofs		Interior corridor bet 2000 addit and 1928 building	Efflorescence at bottom of orig 1982 exterior wall brick and stone columns bases - indicates potential roof leak at high-low condition bet 1928 and 2000 addition	1		CI			1	2022 Investigate potential flashing / sealant failure at high low condition (especially at column enclosures/pilasters), address as needed			\$ 7,900			
227		44	West High School	4.01	Roofs			Roofing information provided by Owner			CI			0	2022			\$ -			
228		44	West High School	4.01	Roofs	Sect		1 Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Built Up Roofing	30	19	\$ 374,600			
229		44	West High School	4.01	Roofs			2 Smooth Surface - Alum Coat - BUR	3	2011	CI	Y19	3	2022	Built Up Roofing	30	19	\$ 16,600			
230		44	West High School	4.01	Roofs			3 B - EPDM	3	2006	CI	Y4	2	2022	Built Up Roofing	20	4	\$ 10,300			
231		44	West High School	4.01	Roofs			4 B - EPDM	3	2007	CI	Y5	2	2022	Built Up Roofing	20	5	\$ 78,200			
232		44	West High School	4.01	Roofs			5 Gravel Surface - BUR	3	2006	CI	Y4	2	2022	Built Up Roofing	30	14	\$ 226,900			
233		44	West High School	4.01	Roofs			6 Gravel Surface - BUR	3	2005	CI	Y13	3	2022	Built Up Roofing	30	13	\$ 36,600			
234		44	West High School	4.01	Roofs			7 Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Built Up Roofing	30	19	\$ 15,000			
235		44	West High School	4.01	Roofs			8 Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Built Up Roofing	30	19	\$ 25,200			
236		44	West High School	4.01	Roofs			9 Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Built Up Roofing	30	19	\$ 3,500			
237		44	West High School	4.01	Roofs			10 Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Built Up Roofing	30	19	\$ 5,200			
238		44	West High School	4.01	Roofs			11 Mod Bit - Min Agg - Alum Coat	3	1996	CI	Y9	3	2022	Built Up Roofing	35	9	\$ 301,200			
239		44	West High School	4.01	Roofs			12 Gravel Surface - BUR	3	2005	CI	Y13	3	2022	Built Up Roofing	30	13	\$ 134,300			
240		44	West High School	4.01	Roofs			13 Gravel Surface - BUR	3	2005	CI	Y13	3	2022	Built Up Roofing	30	13	\$ 45,200			
241		44	West High School	4.01	Roofs			14 Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Built Up Roofing	30	19	\$ 133,800			
242		44	West High School	4.01	Roofs			15 Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Built Up Roofing	30	19	\$ 94,900			
243		44	West High School	4.01	Roofs			16 Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Built Up Roofing	30	19	\$ 143,200			
244		44	West High School	4.01	Roofs			17 Gravel Surface - BUR	3	2005	CI	Y13	3	2022	Built Up Roofing	30	13	\$ 200,000			
245		44	West High School	4.01	Roofs			18 Gravel Surface - BUR	3	2001	CI	Y9	3	2022	Built Up Roofing	30	9	\$ 26,800			
246		44	West High School	4.01	Roofs			19 Gravel Surface - BUR	3	2002	CI	Y10	3	2022	Built Up Roofing	30	10	\$ 164,700			
247		44	West High School	4.01	Roofs			20 Smooth Surface - Alum Coat - BUR	3	2011	CI	Y20	3	2022	Built Up Roofing	30	19	\$ 57,400			
248		44	West High School	4.01	Roofs																

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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
249		44	West High School	4.01	Roofs		21	Gravel Surface - BUR	3	2002	CI	Y10	3	2022	Built Up Roofing	30	10	\$ 35,900
250		44	West High School	4.01	Roofs		22	Gravel Surface - BUR	3	2001	CI	Y9	3	2022	Built Up Roofing	30	9	\$ 378,900
251		44	West High School	4.01	Roofs		23	Smooth Surface - Alum Coat - BUR	3	2011	CI	Y19	3	2022	Built Up Roofing	30	19	\$ 251,400
252		44	West High School	4.01	Roofs		24	Smooth Surface - Alum Coat - BUR	3	2011	CI	Y19	3	2022	Built Up Roofing	30	19	\$ 3,700
253		44	West High School	4.01	Roofs		25	Smooth Surface - Alum Coat - BUR	3	1986	CI	Y1	2	2022	Built Up Roofing	30	-6	\$ 399,100
254		44	West High School	4.01	Roofs		26	Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Built Up Roofing	30	19	\$ 180,600
255		44	West High School	4.01	Roofs		27	Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Built Up Roofing	30	19	\$ 69,100
256		44	West High School	4.01	Roofs		28	Gravel Surface - BUR	3	2001	CI	Y9	3	2022	Built Up Roofing	30	9	\$ 288,800
257		44	West High School	4.01	Roofs		29	Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Built Up Roofing	30	19	\$ 185,400
258		44	West High School	4.01	Roofs		30	Gravel Surface - BUR	3	2001	CI	Y9	3	2022	Built Up Roofing	30	9	\$ 418,300
259		44	West High School	4.01	Roofs		31	Gravel Surface - BUR	3	2001	CI	Y9	3	2022	Built Up Roofing	30	9	\$ 308,600
260		44	West High School	4.01	Roofs		32	Gravel Surface - BUR	3	2001	CI	Y9	3	2022	Built Up Roofing	30	9	\$ 259,200
261		44	West High School	4.01	Roofs		33	Gravel Surface - BUR	3	2001	CI	Y9	3	2022	Built Up Roofing	30	9	\$ 11,200
262		44	West High School	4.02	Wall systems		Building Exterior	Stone is discolored - aesthetic issue only	2		CI		0	2022	Monitor discoloration of stone, clean as desired for aesthetics			\$ -
263		44	West High School	4.03	Tuck pointing / Sealant	seal	South Side, 1918 building	Sealant missing/cracked at vertical joint between some stone sill sections	1		CI		1	2022	Replace/apply backer rod and sealant - moisture penetration issue			\$ 500
264		44	West High School	4.03	Tuck pointing / Sealant	TP	1928 Wing at stone column entrances Outside Door	Mortar missing/cracked at bottom of some columns/steps	1		CI		1	2022	Tuckpoint stone joints			\$ 2,800
265		44	West High School	4.03	Tuck pointing / Sealant	seal	South side, inside corner EJT outside rm 135	Existing copper EJT cracked on sides	2		CI		2	2022	Replace/apply backer rod and sealant - moisture penetration issue			\$ 900
266		44	West High School	4.03	Tuck pointing / Sealant	seal	1928 wing South side, at louvers	Sealant cracked/hard around 1 x 4 louvers	2		CI		2	2022	Replace/apply backer rod and sealant - moisture penetration issue			\$ 400
267		44	West High School	4.03	Tuck pointing / Sealant	TP	1928 Wing S Side	Face brick mortar joints missing/cracked	2		CI		2	2022	Tuckpoint stone joints			\$ 800
268		44	West High School	4.03	Tuck pointing / Sealant	seal	Control joint bet gym and fitness areas	Sealant cracked one side	2		CI		2	2022	Replace/apply backer rod and sealant - moisture penetration issue			\$ 500

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200	West High School				291,864	SF	Ron S/POB, Nancy L/Mike B, Nancy L, John J, Alex W/Blayne P/Gary G/ Nick A, C										2022 TOTAL PRIORITIES				\$ 27,446,100
201																					
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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			
		44	West High School	4.03	Tuck pointing / Sealant	seal	2000 wing fitness area	Mortar cracking between stone sill pieces at L2 (unable to see L2, assume same)	2		CI		2	2022	Replace/apply backer rod and sealant - moisture penetration issue			\$ 100			
269		44	West High School	4.04	Doors / Hardware		Dr 2A & 2B	Door and frame rusting	2		CI		2	2022	Provide new ext HM door and frame w/ panic			\$ 14,200			
270		44	West High School	4.04	Doors / Hardware		Dr 3A (Tech Ed Wood Rm 132)	Pair of doors swing wrong way for exiting, poor condition	2		CI		2	2022	Provide new ext HM door and frame w/ panic			\$ 14,200			
271		44	West High School	4.04	Doors / Hardware		Dr 4A (receiving)	Doors have large gap between leaves	2		CI		2	2022	Provide astrigal			\$ 300			
272		44	West High School	4.04	Doors / Hardware		Dr 5	Pair of doors and frame rusting	2		CI		2	2022	Provide new ext HM doors and frame w/ panics			\$ 14,200			
273		44	West High School	4.04	Doors / Hardware		Drs 6 and 6A (2000 addit)	Doors and frames rusting at bottom	2		CI		3	2022	Provide new ext HM doors and frame w/ panics			\$ 21,400			
274		44	West High School	4.05	Curtainwall / Storefront		Dr 9 (Cafeteria)	Doors and frames rusting at bottom	2		CI		2	2022	Replace w/ alum entrance system - 4 doors and +-2'-8" transom			\$ 36,500			
275		44	West High School	4.06	Window systems		Throughout building except 2000 addition done then	Exg Pella alum clad wood wdws (90's?), single gl w/ integral blind and mechanically attached inner lite - monitor for future rot	2		CI		0	2022	Monitor for future rot and replacement			\$ -			
276		44	West High School	4.08	Painting and Plaster		1928 wing, underside of stl lintels	Lintels showing loss of paint, some rust, esp at L2 under stone band	2		CI		2	2022	Remove rust and repaint lintels			\$ 13,500			
277		44	West High School	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Dr 6 ext stairs	stairs have sunk 1" from stoop, creates tripping hazard	2		CI		2	2022	Grind off edge of stoop			\$ 1,500			
278		44	West High School	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		North Parking Lot Gates	Gates have nicks, scratches, and are rusting	2		CI		2	2022	Sand, Prime & Paint Gates			\$ 6,800			
279		44	West High School	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		North Drive Lane	Bollards have nicks, scratches, and are rusting	2		CI		2	2022	Sand, Prime & Paint Bollards			\$ 2,300			
280		44	West High School	5.00 Interior (Building)								CI						\$ -			
281		44	West High School	5.01	Doors / Hardware		1928 bulding, L2 and aud doors of L2, Rm 240A	Original wood doors and wood frames where they occur, fair to poor condition	2		CI		3	2022	Replace original wood frames and doors in 6-10 years (monitor for earlier replacement as needed)			\$ 132,200			
282		44	West High School	5.01	Doors / Hardware		1960 addition, L1 & L2	Original wood doors, fair to poor condition, starting to show more wear	2		CI		3	2022	Replace original wood doors in 6-10 years (monitor for earlier replacement as needed)			\$ 54,200			
283		44	West High School	5.01	Doors / Hardware		Auditorium stage, side doors to corr either side	Orig door/frames in poor condition, one set missing panic hardware	2		CI		2	2022	Replace orig doors and frames and provide panic hardware			\$ 24,500			
284		44	West High School	5.01	Doors / Hardware		Kitchen and Servicing doors	one pair and one single in poor condition	2		CI		2	2022	Replace with HM doors			\$ 5,700			
285		44	West High School																		

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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		44	West High School	5.01	Doors / Hardware		1985 gym addit locker rms area	existing doors in poor condition	2		CI		2	2022	Replace with HM doors			\$ 11,100			
287		44	West High School	5.01	Doors / Hardware		1985 gym addit locker rms area	existing doors with knobs instead of lever hardware for ADA	2		CI		3	2022	Replace knobs (and dead bolts) with lever hardware			\$ 6,100			
288		44	West High School	5.01	Doors / Hardware		Tech Ed Metals Rm 108	existing single door swings wrong way for exiting (code calc is 61 occ in rm), double doors have knobs instead of panics	1		CI		1	2022	Replace single door and frame to swing correct direction with panic hardware, provide panics on other pair of doors			\$ 10,300			
289		44	West High School	5.01	Doors / Hardware		Tech Ed Wood Rm 132	(2) Existing single doors have knobs in stead of panics (code calc is 63 occ in rm) (ext door also knobs and swings wrong way - see above in ext listings)	1		CI		1	2022	Replace knob with panic hardware			\$ 4,300			
290		44	West High School	5.01	Doors / Hardware		Band Rm 142	Exg pair of doors poor condition, no panics (occ load barely meets code calc but panics recommended)	2		CI		2	2022	Replace doors and provide panic hardware			\$ 8,000			
291		44	West High School	5.01	Doors / Hardware		Weight Rm 237	Existing stair exit doors have latches instead of panics, (code calc is 89 occ)	1		CI		1	2022	Replace latchsets with panic hardware			\$ 4,300			
292		44	West High School	5.03	Flooring / Base		1960 L1 & L2 CR's 135A, 136, 137, 138, 228-234	VCT flooring starting to show wear	2		CI		3	2022	Replace VCT flooring in 6-10 years			\$ 62,300			
293		44	West High School	5.03	Flooring / Base		Art 139, 140, 149, 139B&C	VCT with cracks and discoloration	2		CI		3	2022	Replace VCT flooring			\$ 25,500			
294		44	West High School	5.03	Flooring / Base		Choir and Band suite	VCT separating at seams, wearing, (more in main rooms)	2		CI		3	2022	Replace VCT flooring			\$ 55,000			
295		44	West High School	5.03	Flooring / Base		Fitness 146 and adj storage 146A	VCT starting to wear	2		CI		3	2022	Replace VCT flooring in 6-10 years			\$ 22,400			
296		44	West High School	5.03	Flooring / Base		Health Rm 236	Carpet has several stains	2		CI		3	2022	Replace with VCT			\$ 9,700			
297		44	West High School	5.03	Flooring / Base	PCC PLANK	Weight Rm 237/Fitness 146	Crack in precast concrete plank, E-W, parallel to plank +-6" from edge, along length of Fitness rm (did not look above ceiling in adjacent corridor), concrete powder/debris falling on floor regularly	1		CI		1	2022	Needs further investigation and review by Spancrete (supplier) - possibly provide stl plate at bottom?			\$ 7,900			

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298		44	West High School	5.03	Flooring / Base		Small Gym #119	Orig parquet floor, wood pieces come up every year and have to be reglued	2		CI		3	2022	Replace wd parquet floor with synthetic sports flooring system 9+2 (difficulty with height differential if doing a wood flooring system)			\$ 232,600
299		44	West High School	5.04	Ceiling / Acoustic Panels		DECA Store #138A	ACT ceiling stained	2		CI		2	2022	Replace ACT ceiling			\$ 3,100
300		44	West High School	5.04	Ceiling / Acoustic Panels		Kitchen and Kitchen toilet	VACT rusted grid	2		CI		2	2022	Replace with VACT with aluminum grid			\$ 11,400
301		44	West High School	5.04	Ceiling / Acoustic Panels		Boys lkr 145P and toilet	ACT is stained	2		CI		2	2022	Replace ACT ceiling			\$ 5,700
302		44	West High School	5.04	Ceiling / Acoustic Panels		Choir and Band Practice Rms	Rooms have no acoustical wall panels - student hearing safety issue	2		CI		3	2022	Recommend installing (2)2" th 8' w x 4' h impact resistant co-polymer acoustical wall panels in ea practice room			\$ 51,500
303		44	West High School	5.04	Ceiling / Acoustic Panels		Weight Rm	Rooms has no acoustical wall panels or acoustical stl roof deck above, potential student hearing safety issue	2		CI		3	2022	Recommend installing acoustical panels - either wall or ceiling - adding 4' H all around 2" Tectum panels as an allowance-study further			\$ 33,300
304		44	West High School	5.04	Ceiling / Acoustic Panels		Small Gym #119	Gym is loud, no acoust wall panels - Per Owner, OK to add.	2		CI		2	2022	Add 8' h, 2" th painted Tectum acoustical wall panels.			\$ 86,700
305		44	West High School	5.05	Wall Finishes (PT, VWC, etc)		Small Gym #119	Per Owner, repaint gym walls	3		CI		2	2022	Repaint Gym walls			\$ 25,500
306		44	West High School	5.05	Wall Finishes (PT, VWC, etc)		Small Gym #119	Per building engineer, existing non-functioning louvers high in N & S walls let cold air and sound from tech ed into space, have been covered with cardboard.	2		CI		2	2022	Remove existing louvers (verify no mech use) and infill with masonry			\$ 6,200
307		44	West High School	5.05	Wall Finishes (PT, VWC, etc)		Stair 4 level 2	Cracks in plaster at N side, where orig window was infilled	2		CI		2	2022	Repair plaster cracks, check other side for sealant joints at previous infill			\$ 800
308		44	West High School	5.07	Hand, Guardrail / Code Deficiencies		1928 wing N & S 3-story stairs	Stair guard wall (wd cap) at+-39" h, hand rail at 28" h, no handrail extensions	2		CI		3	2022	Existing non-compliant condition, but guard is above residential guard height. Consider replacing handrails to provide extensions and correct height			\$ 35,900
309		44	West High School	5.07	Hand, Guardrail / Code Deficiencies		1928 wing S 2 story stair and stair by aud entry	Stair guard wall (wd cap) at+-39" h, hand rail at 28" h, no handrail extensions	2		CI		3	2022	Existing non-compliant condition, but guard is above residential guard height. Consider replacing handrails to provide extensions and correct height			\$ 24,000
310		44	West High School	5.07	Hand, Guardrail / Code Deficiencies		Tech Ed Metal 107	Stair guardrail to mezzanine at 32" h, no separate hand rail, large space bet rails	2		CI		3	2022	Replace with code compliant guard rail (less than 4" sp) and separate hand rail - low priority due to storage usage above.			\$ 7,900

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311		44	West High School	5.07	Hand, Guardrail / Code Deficiencies		Tech Ed 107 and 107A	Mezzaines guard rails have only two rails - large spaces bet	2		CI			3	2022 Replace with code compliant guard rail (less than 4" sp) - low priority due to storage usage above.			\$ 31,000		
312		44	West High School	5.07	Hand, Guardrail / Code Deficiencies		Ramps in Lockers Rms 121 and 121 F area	Ramps have no handrails - code violation	1		CI			1	2022 Provide stl handrails			\$ 5,000		
313		44	West High School	5.07	Hand, Guardrail / Code Deficiencies		Ramps to west of auditorium	Ramps have no handrails - code violation	1		CI			1	2022 Provide stl handrails			\$ 5,400		
314		44	West High School	5.07	Hand, Guardrail / Code Deficiencies		Ramp outside Office 132C	Ramp has no handrails - code violation	1		CI			1	2022 Provide stl handrails			\$ 3,700		
315		44	West High School	5.07	Hand, Guardrail / Code Deficiencies		Stairs to storage mezz, W side of Gym 119	Storage mezzanines that students access, (2) stairs have only one handrail (code violation) with no extensions	1		CI			1	2022 Replace with steel handrails on both sides			\$ 4,300		
316		44	West High School	5.07	Hand, Guardrail / Code Deficiencies		1960 wing, S stair and N stairs by Aud/art	Stairs have thin 34" H guard walls at L2 (below 36" residential and 42" commercial code ht), and handails are low (30") and have no extensions	2		CI			2	2022 Provide additional rail on top of thin top guard wall to increase height, and replace handrails			\$ 14,100		
317		44	West High School	5.10	REMODEL NG / ADDITIONS		Auditorium 133	Remodel - seats are orig but reupholstered poor condition, old stage lighting, curtains aging, no ada access to stage from aud, questionable acoustics (no panels at clg to direct sound or other acoust treatments) - verify intention w/ original faux stone wall panels	2		CI			2	2022 Full Auditorium Remodel (seat est: 915 L1, 442 Balc = 1357) (Knowlton Aud +PCHS misc mtl catwalk/clouds+rigging+stage curtains+seats) (subbed in Dean's numbers)			\$ 3,264,000		
318		44	West High School	5.10	REMODEL NG / ADDITIONS						CI			0	2022			\$ -		
319		44	West High School	6.00 Interior (Fixed Equipment)								CI							\$ -	
320		44	West High School	6.03	Lockers - Corridor		Kitchen storage 143E	Existing lockers have wood base - sanitary issue	2		CI			2	2022 Replace wd base with metal base			\$ 800		
321		44	West High School	6.09	Chalk Board / Marker board		1928 & 1985 CR's L.1	Original chalk boards (no markerboard film over)	2		CI			2	2022 Replace with marker boards			\$ 20,800		
322		44	West High School	6.09	Chalk Board / Marker board		1928 L.2 CR's	Original chalk boards (no markerboard film over)	2		CI			2	2022 Replace with marker boards			\$ 35,600		
323		44	West High School	6.09	Chalk Board / Marker board		1928 L.3 CR's	Original chalk boards (no markerboard film over)	2		CI			2	2022 Replace with marker boards			\$ 26,700		
324		44	West High School	6.09	Chalk Board / Marker board		1960 CR's L.1	Original chalk boards (no markerboard film over)	2		CI			2	2022 Replace with marker boards			\$ 21,000		

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325		44	West High School	6.09	Chalk Board / Marker board		1960 CR's L.2	Original chalk boards (no markerboard film over)	2		CI		2	2022	Replace with marker boards			\$ 42,400			
326		44	West High School	6.09	Chalk Board / Marker board		2000 CR's L2 & L3 & L1 locker/gym	Original chalk boards (no markerboard film over)	2		CI		2	2022	Replace with marker boards			\$ 20,600			
327		44	West High School	6.11	Display Cases		Disp Case in corr outside Rm 117	Non-tempered GL in 5' h disp cases - safety concern	2		CI		2	2022	Replace glass with tempered glass			\$ 5,900			
328		44	West High School	6.11	Display Cases		Disp Cases in corr leading to Gym 119, outside 1171	Non-tempered GL in (2) 4' h x 6'w surface mount disp cases glass is safety concern and cases project too far out in corridor without ADA cane warning for the blind.	2		CI		2	2022	Replace glass with tempered glass, consider adding skirt/shroud around bottom to lower bottom to 27" for required ADA cane warning			\$ 2,800			
329		44	West High School	6.13	Cabinetry / Counter Tops / Stools		Spec Ed Toilet 117E	Casework -5' upper base and sink cab, in poor condition, other tile finishes OK	2		CI		2	2022	Replace casework, \$2000 add for sink in cswk			\$ 7,500			
330		44	West High School	6.15	Restroom Partitions		Mens Toilet 1173	Toilet paritions - rusted at bot, poor cond, no urinal screens bet urinals.	2		CI		2	2022	Replace with plastic toilet partitions (inc accessories) and add urinal screens			\$ 11,400			
331		44	West High School	6.15	Restroom Partitions		Locker Toilet 121D	Toilet partitions starting to wear	2		CI		3	2022	Replace with plastic toilet partitions in 6-10 years			\$ 4,500			
332		44	West High School	6.15	Restroom Partitions		Mens and Womens toilets next to cafeteria	Toilet partitions starting to wear	2		CI		3	2022	Replace with plastic toilet partitions in 6-10 years			\$ 15,900			
333		44	West High School	6.15	Restroom Partitions		Mens and Womens toilets near choir rm	Toilet paritions - rusted at bot, poor cond, no urinal screens bet urinals.	2		CI		2	2022	Replace with plastic toilet partitions and add urinal screens			\$ 21,500			
334		44	West High School	6.15	Restroom Partitions		Mens and Womens locker rm 145L and 145P toilets	Toilet paritions - rusted at bot, poor cond	2		CI		2	2022	Replace with plastic toilet partitions			\$ 11,400			
335		44	West High School	6.15	Restroom Partitions		Mens toilets 219B and 311C	Toilet paritions - rusted at bot, poor cond, no urinal screens bet urinals.	2		CI		2	2022	Replace with plastic toilet partitions and add urinal screens			\$ 22,600			
336		44	West High School	6.15	Restroom Partitions		Mens Toilet 227A	Toilet paritions - rusted at bot, poor cond	2		CI		2	2022	Replace with plastic toilet partitions			\$ 5,700			
337		44	West High School	6.15	Restroom Partitions		Womens Toilet 227C	Toilet partitions starting to wear	2		CI		3	2022	Replace with plastic toilet partitions in 6-10 years			\$ 9,000			

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338		44	West High School	6.18	Kitchen Equipment		Kitchen	Dunnage in Freezer and Kitchen is rusty	2		CI		3	2022	Replace Dunnage			\$ 1,700
339		44	West High School	6.18	Kitchen Equipment		Kitchen	Wood Knife Cabinet	2		CI		2	2022	Replace Cabinet			\$ 800
340		44	West High School	6.18	Kitchen Equipment		Kitchen	Milk Cooler interior rusted corners	2		CI		2	2022	Replace Milk Cooler			\$ 9,800
341		44	West High School	6.18	Kitchen Equipment		Kitchen	Wire Shelving unit rusty in Dry Food Storage	2		CI		2	2022	Replace Shelving			\$ 900
342		44	West High School	6.18	Kitchen Equipment		Kitchen	Wood Shelving at Prep Sink and near Custodial Closet	2		CI		2	2022	Replace Shelving			\$ 600
343		44	West High School	6.18	Kitchen Equipment		Kitchen	Can Opener not NSF	1		CI		2	2022	Replace Can Opener			\$ 3,200
344		44	West High School	6.18	Kitchen Equipment		Kitchen	Rusted Equipment Stand Legs and Drawer	1		CI		2	2022	Replace Equipment Stand			\$ 35,900
345		44	West High School	6.18	Kitchen Equipment		Kitchen	Rusted Work Table and Prep Sink legs	2		CI		2	2022	Replace legs			\$ 2,200
346		44	West High School	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator undersized, rusty, two Ovens and Steamer not presently located under hood	1		CI		2	2022	Replace Exhaust Ventilator (Hood), ductwork, fan, insulation, MUA			\$ 187,300
347		44	West High School	6.19	Cold Storage Rooms		Cooler	No base cove at interior or exterior of Walk-ins	2		CI		3	2022	Provide base cove at interior and exterior (8 foot lenghts)			\$ 3,000
348		44	West High School	6.19	Cold Storage Rooms		Cooler/Freezer	Walk-in panels seams are wide	2		CI		2	2022	Seal seams between walk-in panels			\$ 600
349		44	West High School	6.19	Cold Storage Rooms		Freezer	Evaporator is iced up	1		CI		1	2022	Service Evaporator			\$ 2,300
350		44	West High School	7.00 HVAC							CI							\$ -
351		44	West High School	7.01	Boilers		Boiler Room	Bryan RW700-W-FDG, 7,000 MBH input, 5,600 MBH Output, Nat Gas, Gordon Piatt, S12-G-50, 5 HP	3	2000	CI	Y8	2	2022	Replace boilers with condensing boilers	30	8	\$ 794,600
352		44	West High School	7.01	Boilers		Boiler Room	Bryan RW700-W-FDG, 7,000 MBH input, 5,600 MBH Output, Nat Gas, Gordon Piatt, S12-G-50, 5 HP	3	2000	CI	Y8	2	2022	Replace boilers with condensing boilers	30	8	\$ 794,600
353		44	West High School	7.01	Boilers		Boiler Room	Bryan RW700-W-FDG, 7,000 MBH input, 5,600 MBH Output, Nat Gas, Gordon Piatt, S12-G-50, 5 HP	3	2000	CI	Y8	2	2022	Replace boilers with condensing boilers	30	8	\$ 794,600
354		44	West High School	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Pump VFDs		2000	CI		2	2022	Replace pump VFDs. See pumps for pricing	15	-7	\$ -

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355		44	West High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	IP-1 Primary Heating Pump, B&G 80-5x9 5, 450 GPM @ 15 ft, 3 HP	3	2000	CI	Y8	2	2022	Replace primary heating pump	30	8	\$ 38,800
356		44	West High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	IP-2 Primary Heating Pump, B&G 80-5x9 5, 450 GPM @ 15 ft, 3 HP	3	2000	CI	Y8	2	2022	Replace primary heating pump	30	8	\$ 38,800
357		44	West High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	IP-3 Primary Heating Pump, B&G 80-5x9 5, 450 GPM @ 15 ft, 3 HP	3	2000	CI	Y8	2	2022	Replace primary heating pump	30	8	\$ 38,800
358		44	West High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-5 Secondary Heating Pump, B&G 1510-5G, 650 GPM @ 120 Ft, 40 HP, VFD	3	2000	CI	Y8	2	2022	Replace heating pump including VFD	30	8	\$ 56,600
359		44	West High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-6 Secondary Heating Pump, B&G 1510-5G, 650 GPM @ 120 Ft, 40 HP, VFD	3	2000	CI	Y8	2	2022	Replace heating pump including VFD	30	8	\$ 56,600
360		44	West High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-7 Secondary Heating Pump, B&G 1510-5E, 700 GPM @ 90 Ft, 30 HP, VFD	3	2000	CI	Y8	2	2022	Replace heating pump including VFD	30	8	\$ 56,600
361		44	West High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-8 Secondary Heating Pump, B&G 1510-5E, 700 GPM @ 90 Ft, 30 HP, VFD	3	2000	CI	Y8	2	2022	Replace heating pump including VFD	30	8	\$ 56,600
362		44	West High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		208A	Chiller Pump: Pump Tag: P-1 Make: Bell & Gossett Model: e-1510 Serial Number: 2229729 GPM/Head (ft): 540gpm/50ft Covered by label Pump Type: (Base Mount) Shows wear from condensation 15 HP	3	2000	CI	Y8	2	2022	Replace chilled water pump. Replace insulation to reduce condensation on pump.	30	8	\$ 56,600
363		44	West High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		208A	Chiller Pump: Pump Tag: P-2 Make: Bell & Gossett Model: e-1510 Serial Number: 2229479 GPM/Head (ft): 540gpm/75ft Pump Type: (Base Mount) Shows wear from condensation. 20 HP VFD	3	2000	CI	Y8	2	2022	Replace chilled water pump including VFD. Replace insulation to reduce condensation on pump.	30	8	\$ 56,600

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200	West High School				291,864	SF	Ron S/POB, Nancy L/Mike B, Nancy L, John J, Alex W/Blayne P/Gary G/ Nick A, C												2022 TOTAL PRIORITIES			\$ 27,446,100
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				
364		44	West High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		237C	Chiller Pump: Pump Tag: P-3 Make: Bell & Gossett Model: e-1510 4BC 7.625 BF 100 Serial Number: 2228498 GPM/Head (ft): 540gpm/45ft Pump Type: (Base Mount) Shows wear from condensation. 15 HP	3	2000	CI	Y8	2	2022	Replace chilled water pump. Replace insulation to reduce condensation on pump.	30	8	\$ 56,600				
365		44	West High School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		237C	Chiller Pump: Pump Tag: P-4 Make: Bell & Gossett Model: e-1510 5BC 9.125 BF Serial Number: 2229728 GPM/Head (ft): 540gpm/75ft Pump Type: (Base Mount) Shows wear from condensation. 20 HP, VFD	3	2000	CI	Y8	2	2022	Replace chilled water pump including VFD. Replace insulation to reduce condensation on pump.	30	8	\$ 56,600				
366		44	West High School	7.06	Energy Management Systems (24 volt low voltage)			Automated Logic	2	2000	CI		2	2022	Update energy management system	15	-7	\$ 2,360,700				
367		44	West High School	7.07	Air handler units / ERU - dampers		Weight/ Multi	AHU Tag: AC-1 Make: Carrier Model: 39THV/DKAA-9-CFJ-AA Serial Number: 4000F36727 CFM (total airflow): 14,000 System Type: Fan and coil types: Hot water and chilled water coils. Belt supply fan.).	3	2000	CI	Y15	3	2022	Comb Coils and Clean Unit	40	18	\$ 362,400				
368		44	West High School	7.07	Air handler units / ERU - dampers		Music/Art	AHU Tag: AC-2 Make: Carrier Model: 39TBWJCA-A9-LFM-AA Serial Number: 3900F35236 CFM (total airflow): 16,000 System Type: Fan and coil types: Hot water and chilled water coils. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-1) 10 HP, VFD. Fan section showing wear.	3	2000	CI	Y15	3	2022	Comb Coils and Clean Unit	40	18	\$ 414,100				

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200	West High School				291,864	SF	Ron S/POB, Nancy L/Mike B, Nancy L, John J, Alex W/Blayne P/Gary G/ Nick A, C								2022	TOTAL PRIORITIES			\$ 27,446,100
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	
369		44	West High School	7.07	Air handler units / ERU - dampers		Kitchen/Café	AHU Tag: AC-3 Make: Carrier Model: 39TBGJCA-G9-AFJ-AA Serial Number: 4000F36725 CFM (total airflow): 14,000 System Type: Fan and coil types: Hot water and chilled water coils. Belt supply fan.	3	2000	CI	Y15	3	2022	Comb Coils and Clean Unit	40	18	\$ 362,400	
370		44	West High School	7.07	Air handler units / ERU - dampers		Acedemic East	AHU Tag: AC-4 Make: Carrier Model: 39TBYJCA-B9-JEM-AA Serial Number: 2001F84715 CFM (total airflow): 24,500 System Type: Fan and coil types: Hot water and chilled water coils. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-2) 15 HP, VFD, on top of unit.	3	2001	CI	Y15	3	2022	Comb Coils and Clean Unit	40	19	\$ 634,200	
371		44	West High School	7.07	Air handler units / ERU - dampers		Acedemic Center	AHU Tag: AC-5 Make: Carrier Model: 39TBMJCA-B7-LDJ-AA Serial Number 0601F62628 CFM (total airflow): 37,000 System Type: Fan and coil types: Hot water and chilled water coils. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-3).20 HP, VFD,	3	2001	CI	Y15	3	2022	Comb Coils and Clean Unit	40	19	\$ 957,700	
372		44	West High School	7.07	Air handler units / ERU - dampers		Admin	AHU Tag: AC-6 Make: Carrier Model: 39THVDKCA-X-CCF-AA Serial Number: 4000F36728 CFM (total airflow): 12,000 System Type: Fan and coil types: Hot Water heating, DX cooling. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-4) 7.5 HP, VFD,.	3	2000	CI	Y15	3	2022	Rerplace air handler including DX condensing unit	40	18	\$ 372,700	

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200	West High School				291,864	SF	Ron S/POB, Nancy L/Mike B, Nancy L, John J, Alex W/Blayne P/Gary G/ Nick A, C										2022 TOTAL PRIORITIES				\$ 27,446,100
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			
373		44	West High School	7.07	Air handler units / ERU - dampers		New Addn. 2nd FI IMC	AHU Tag: AC-7 Make: Carrier Model: 39TBYJCA-B9-LEM-AA Serial Number: 3900F35222 CFM (total airflow) 24,000 System Type: Fan and coil types: Hot water and chilled water coils. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-5).15 HP, VFDE,	3	2000	CI	Y15	3	2022	Comb Coils and Clean Unit	40	18	\$ 621,100			
		44	West High School	7.07	Air handler units / ERU - dampers		Auditorium	AHU Tag: AC-8 Make: Carrier Model: Serial Number: CFM (total airflow) 16,000 System Type: Fan and coil types: Hot water heating, chilled water, belt supply fan.	3	2001	CI	Y15	3	2022	Comb Coils and Clean Unit	40	19	\$ 414,100			
374		44	West High School	7.07	Air handler units / ERU - dampers		Old Gym	AHU Tag: AC-9 Make: Carrier Model: 39THVDKCA-X-CCF-AA Serial Number: 4000F36728 CFM (total airflow): 7,000 System Type: Fan and coil types: Hot Water heating, no cooling. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-4).	3	2000	CI	Y15	3	2022	Comb Coils and Clean Unit	40	18	\$ 181,100			
		44	West High School	7.07	Air handler units / ERU - dampers		Old Gym	AHU Tag: AC-10 Make: Carrier Model: 39THVDKCA-X-CCF-AA Serial Number: 4000F36728 CFM (total airflow): 7,000 System Type: Fan and coil types: Hot Water heating, no cooling. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-4).	3	2000	CI	Y15	3	2022	Comb Coils and Clean Unit	40	18	\$ 181,100			
375		44	West High School	7.07	Air handler units / ERU - dampers		Old Gym	AHU Tag: AC-10 Make: Carrier Model: 39THVDKCA-X-CCF-AA Serial Number: 4000F36728 CFM (total airflow): 7,000 System Type: Fan and coil types: Hot Water heating, no cooling. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-4).	3	2000	CI	Y15	3	2022	Comb Coils and Clean Unit	40	18	\$ 181,100			
376		44	West High School	7.07	Air handler units / ERU - dampers		Old Gym	AHU Tag: AC-10 Make: Carrier Model: 39THVDKCA-X-CCF-AA Serial Number: 4000F36728 CFM (total airflow): 7,000 System Type: Fan and coil types: Hot Water heating, no cooling. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-4).	3	2000	CI	Y15	3	2022	Comb Coils and Clean Unit	40	18	\$ 181,100			

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200	West High School				291,864	SF	Ron S/POB, Nancy L/Mike B, Nancy L, John J, Alex W/Blayne P/Gary G/ Nick A, C										2022	TOTAL PRIORITIES			\$ 27,446,100
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			
377		44	West High School	7.07	Air handler units / ERU - dampers		New Addn 3rd FI	AHU Tag: AC-11 Make: Carrier Model: 39TBYJCA-B9-JEM-AA Serial Number: 2001F84715 CFM (total airflow): 26,000 System Type: Fan and coil types: Hot water and chilled water coils. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-3) on top of unit.	3	2001	CI	Y15	3	2022	Comb Coils and Clean Unit	40	19	\$ -			
378		44	West High School	7.07	Air handler units / ERU - dampers		Stage/Scene Shop	AHU Tag: AC-12 Make: Carrier Model: 39THVDKCA-X-CCF-AA Serial Number: 4000F36728 CFM (total airflow): 5,300 System Type: Fan and coil types: Hot Water heating, chilled cooling. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-4).	3	2000	CI	Y15	3	2022	Comb Coils and Clean Unit	40	18	\$ -			
379		44	West High School	7.07	Air handler units / ERU - dampers		Metals	AHU Tag: AC-13 Make: Carrier Model: 39THVDKCA-X-CCF-AA Serial Number: 4000F36728 CFM (total airflow): 6,500 System Type: Fan and coil types: Hot Water heating, no cooling. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-4).	3	2000	CI	Y15	3	2022	Comb Coils and Clean Unit	40	18	\$ -			
380		44	West High School	7.07	Air handler units / ERU - dampers		Woods	AHU Tag: AC-14 Make: Carrier Model: 39THVDKCA-X-CCF-AA Serial Number: 4000F36728 CFM (total airflow): 7,000 System Type: Fan and coil types: Hot Water heating, no cooling. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-4).	3	2000	CI	Y15	3	2022	Comb Coils and Clean Unit	40	18	\$ -			

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200	West High School				291,864	SF	Ron S/POB, Nancy L/Mike B, Nancy L, John J, Alex W/Blayne P/Gary G/ Nick A, C								2022	TOTAL PRIORITIES			\$ 27,446,100
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	
381		44	West High School	7.07	Air handler units / ERU - dampers		Auto	AHU Tag: AC-15 Make: Carrier Model: 39THVDKCA-X-CCF-AA Serial Number: 4000F36728 CFM (total airflow): 3,300 System Type: Fan and coil types: Hot Water heating, no cooling. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-4).	3	2000	CI	Y15	3	2022	Comb Coils and Clean Unit	40	18	\$ -	
382		44	West High School	7.07	Air handler units / ERU - dampers		Lockers	AHU Tag: AC-16 Make: Carrier Model: 39THVDKCA-X-CCF-AA Serial Number: 4000F36728 CFM (total airflow): 9,885 System Type: Fan and coil types: Hot Water heating, no cooling. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-4).	3	2000	CI	Y15	3	2022	Comb Coils and Clean Unit	40	18	\$ -	
383		44	West High School	7.07	Air handler units / ERU - dampers		Custodian	AHU Tag: AC-17 Make: Carrier Model: 39THVDKCA-X-CCF-AA Serial Number: 4000F36728 CFM (total airflow): 800 System Type: Fan and coil types: Hot Water heating, DX cooling. Belt supply fan. Unit ducted to a cabinet return belt fan (CF-4).	3	2000	CI	Y15	2	2022	Rerplace air handler including DX condensing unit	40	18	\$ 24,900	
384		44	West High School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		2nd floor	Hot water cabinet unit heaters, unit heaters, & finned tube radiation is in good condition	3		CI			2022		25		\$ -	
385		44	West High School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		227A, 227C, Stair 5	Hot water cabinet unit heater in corridor and dinned tube radiation in classroom is in poor condition. 2	2		CI			2022	Replace FTR and CUH	25		\$ -	
386		44	West High School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Locker area	Booster coils 1-16	3	2000	CI			2022		25	3	\$ -	

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200	West High School				291,864	SF	Ron S/POB, Nancy L/Mike B, Nancy L, John J, Alex W/Blayne P/Gary G/ Nick A, C								2022 TOTAL PRIORITIES				\$ 27,446,100	
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST		
387		44	West High School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			VAV Boxes V-1 through V-148	3	2000	CI				2022		25	3	\$ -	
388		44	West High School	7.10	Exhaust fans - PRV / utility sets			Roof Exhausters RE-1 through RE-68	3	2000	CI				2022		25	3	\$ -	
389		44	West High School	7.10	Exhaust fans - PRV / utility sets			Ceiling Exhaust Fans CE-1 through CE-4	3	2000	CI				2022		25	3	\$ -	
390		44	West High School	7.10	Exhaust fans - PRV / utility sets			Utility Exh Fans UE-1 & 2	3	2000	CI				2022		25	3	\$ -	
391		44	West High School	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			WC-1, Air cooled chiller, Carrier 30GXR-264-A-6--WZ, 206.1 Tons, 540 GPM, 55 to 45, HFC-134A	2	2000	CI	Y3	1	2022	Replace Air cooled chiller	25	3	\$ 499,900		
392		44	West High School	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			WC-2, Air cooled chiller, Carrier 30GXR-264-A-6--WZ, 206.1 Tons, 540 GPM, 55 to 45, HFC-134A	2	2000	CI	Y3	1	2022	Replace Air cooled chiller	25	3	\$ 499,900		
393		44	West High School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AC-17	CCU-2, Carrier Split system Model: 40QNB024 Serial: 3500Y51237 R-22 Refrigerant 18,000 BTU, 2 ton	2	2000	CI	Y3	1	2022	Replace condensing unit. See air handler for pricing.	25	3	\$ -		
394		44	West High School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AC-6	CCU-1, Carrier Split system Model: 38AH-034--610AA Serial: 4500F43917 R-22 Refrigerant 360,000 BTU, 30 ton	2	2000	CI	Y3	1	2022	Replace condensing unit. See air handler for pricing.	25	3	\$ -		
395		44	West High School	8.00 Plumbing								CI								\$ -
396		44	West High School	8.08	Plumbing Fixtures		227AS, 227C	Floor mount lever flush urinal, 4 person wash station, wall mount sensor faucet. Wall mount flush water closet.	2		CI				2022	Replace wash station with lavs or another wash station.	30		\$ -	
397		44	West High School	8.08	Plumbing Fixtures		219B, 219D	Wall mount flush valve urinals, wall mount flush valve water closet, push button faucet lav, 4 person wash station.	2		CI				2022	Replace wash station with lavs or another wash station.	30		\$ -	
398		44	West High School	8.08	Plumbing Fixtures		117B, 117G	Wall mount flush valve urinals, wal mount flush valve water closet, push button faucet lav, 4 person wash station.	2		CI				2022	Replace wash station with lavs or another wash station.	30		\$ -	
399		44	West High School	8.08	Plumbing Fixtures		Girls locker room	Wall mount flush valve water closet, push button faucet lav.	4		CI				2022		30		\$ -	

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200	West High School				291,864	SF	Ron S/POB, Nancy L/Mike B, Nancy L, John J, Alex W/Blayne P/Gary G/ Nick A, C										2022	TOTAL PRIORITIES			\$ 27,446,100
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			
400		44	West High School	8.08	Plumbing Fixtures		109 FCS	Commercial scullery sink in very good condition. Residential sinks are in good condition	3		CI			2022		30		\$ -			
401		44	West High School	8.10	Drinking Fountains		2nd floor	All water coolers are Elkay and in good condition	3		CI			2022		30		\$ -			
402		44	West High School	8.11	Fire suppression- source / pumps / distribution / heads			No Fire Suppression Present			CI			2022	Install new fire suppression system if additions are done			\$ -			
403		44	West High School	8.15	Domestic Water Heaters		Boiler Room	AO Smith Cylone, BTH-199-200, 199,000 BTU input, 235 GPH out	2	2000	CI	Y3	2	2022	Replace water heaters when failed	15	3	\$ 89,000			
404		44	West High School	8.15	Domestic Water Heaters		Boiler Room	AO Smith Cylone, BTH-199-200, 199,000 BTU input, 235 GPH out	2	2000	CI	Y3	2	2022	Replace water heaters when failed	15	3	\$ 89,000			
405		44	West High School	9.00 Electrical								CI							\$ -		
406		44	West High School	9.01	Electrical Study Update / Main / medium voltage / tranformer / metering		Rm 147E	2000A, 480V, 3-phase, 4-wire Main Switchboard in Good Condition	4	2000	CI			0	2022	No action required			\$ -		
407		44	West High School	9.01	Electrical Study Update / Main / medium voltage / tranformer / metering		Rm 107D	2000A, 480V, 3-phase, 4-wire Main Switchboard in Good Condition	4	2000	CI			0	2022	No action required			\$ -		
408		44	West High School	9.05	Fire Alarm			Addressable Simplex 4010 Fire Alarm System	3	2000	CI			0	2022	Replace with Voice Evacuation System if remodelling more than 10% of building			\$ -		
409		44	West High School	9.08	Emergency generators / battery backup systems /			There is an emergency generator in this building	4	2000	CI			0	2022	No action required	40	18	\$ -		
410		44	West High School	10.00 Lighting								CI							\$ -		
411		44	West High School	10.01	Lighting - Lamps / ballasts / controls		All Spaces except LMC 104	Lighting is fluorescent fixtures with switch controls	2	2000	CI			2	2022	Replace with LED fixtures and provide occupancy sensors for controls			\$ 1,834,900		
412		44	West High School	10.01	Lighting - Lamps / ballasts / controls		LMC 104	LED light fixtures with switch controls	4	2021	CI			2	2022	Add occupancy sensors for energy efficiency			\$ -		
413		44	West High School	10.01	Lighting - Lamps / ballasts / controls		All corridors	LED light fixtures with slow acting occupancy sensor	3	2021	CI			2	2022	Review wiring and programming of occupancy sensors(Allow 40Hrs. for Training)			\$ 6,500		
414		44	West High School	10.03	Special purpose lighting - theaters		Lars Thune Center 134	LED light fixtures with switch controls	4	2021	CI			3	2022	Provide dimming controls			\$ 3,200		
415		44	West High School	10.03	Special purpose lighting - theaters		L.M.C 104	LED light fixtures with switch controls	4	2021	CI			3	2022	Provide dimming controls			\$ 8,800		
416		44	West High School	10.03	Special purpose lighting - theaters		Auditorium 133	Fluorescent house light fixtures with switch controls	2	2000	CI			2	2022	Replace with LED fixtures and update dimming controls			\$ 64,500		
417		44	West High School	10.03	Special purpose lighting - theaters		Gymnasium 119	Fluorescent light fixtures with switch controls	2	2000	CI			2	2022	Replace with LED fixtures and provide occupancy sensors for controls			\$ 60,400		
418		44	West High School	10.03	Special purpose lighting - theaters		Gymnasium 145	Fluorescent light fixtures with switch controls	2	2000	CI			2	2022	Replace with LED fixtures and provide occupancy sensors for controls			\$ 106,300		
419		44	West High School	10.04	Security Lighting (Exterior)		Exterior Walls	Wall mounted LED light fixtures	4	2019	CI			0	2022	No action required			\$ -		

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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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST			
420		44	West High School	10.05	Parking lot lighting		Parking Lot	LED Pole mounted light fixtures	4	2019	CI			0	2022	No action required			\$ -		
421		44	West High School	11.00 Technology / Security								CI								\$ -	
422		44	West High School	11.01	Stuctured cabling		Building	good	4		CI			0	2022	no work			\$ -		
423		44	West High School	11.01	Stuctured cabling		Building	Lots of old abandoned telephone cabling	2		CI			2	2022	Remove abandoned cable			\$ 7,200		
424		44	West High School	11.02	Classroom technology systems		Classrooms	good	4		CI			0	2022	no work			\$ -		
425		44	West High School	11.03	Local Sound systems		New Gym	good	4		CI			0	2022	no work			\$ -		
426		44	West High School	11.03	Local Sound systems		Auditorium	good	4		CI			0	2022	no work			\$ -		
427		44	West High School	11.03	Local Sound systems		Auditorium	(16) A-T ATW-R3100 systems. frequencies (MHz): 541.5, 545.500, 547.375, 550.375, 542.500, 547.125, 549.750, 550.625, 555.500, 661.500, 658.000, 669.225, 667.375, 662.750, 671.750, 658.375	2		CI			2	2022	replace the illegal 7 systems in the 600MHZ range			\$ 17,000		
428		44	West High School	11.03	Local Sound systems		Auditorium	(4) Shure LX systems, frequencies (MHz): 180 000, 192.000, 196.000, 209.000. (1) Shure BLX88 system, frequency 584-608MHz	4		CI			0	2022	no work			\$ -		
429		44	West High School	11.04	Master Clock Systems		Building	good.	4		CI			0	2022	no work			\$ -		
430		44	West High School	11.05	Building Paging systems		Building	good, many speakers are wired with in-line resistors and not transformers.	4		CI			0	2022	no work			\$ -		
431		44	West High School	11.06	Access Control		Building	good	4		CI			0	2022	no work			\$ -		
432		44	West High School	11.06	Handicapped door operators		Main Entry	Handicapped operators do not work properly.	2		CI			2	2022	Program and repair so HC door operators work properly			\$ 1,700		
433		44	West High School	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	2		CI			2	2022	replace existing Honeywell panel with District standard DMP			\$ 51,700		
434		44	West High School	11.08	Video Surveillance System		Building	Very good	5		CI			0	2022	no work			\$ -		

RED SMITH (K-8)

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**
 - Resecure loose retaining wall caps – fall hazard if climbed on.
- **Site/Grading Areas**
 - Slip Hazard due to a low spot in the concrete sidewalk near Door #3 – Remove sod, regrade, and provide a swale to area catch basin, and then re-sod disturbed turf areas and maintain.

2 EXTERIOR ENVELOPE

- **Wall Systems**
 - There are some areas where the split face block is cracked and damaged. These areas of damaged block should be repaired.



- **Tuckpointing/Sealant**

- At some rooms the sill stone mortar is cracked and missing. The mortar at the sill stone needs to be tuckpointed
- Sealant around louvers and vents is cracked and separated. The sealant at these locations should be replaced
- The building control joint sealant is starting to crack and get hard. Replace sealant at the building control joints

- **Doors and Hardware**

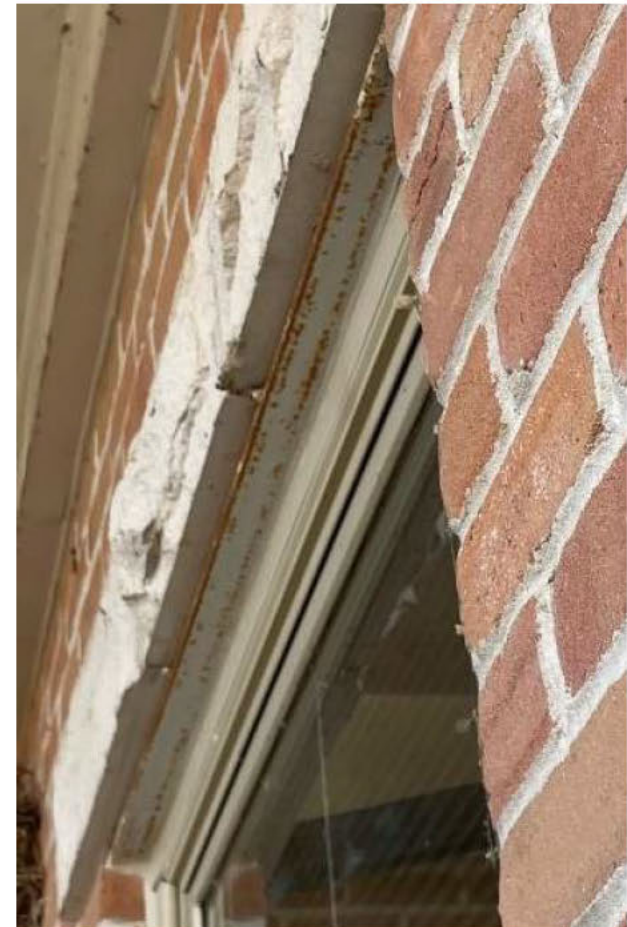
- There are several exterior doors and frames that are rusting. These doors should be replaced with aluminum doors and frames



- There are lintels at exterior doors that are starting to show rust. The lintels should be scraped and repainted

- **Window Systems**

- Monitor aluminum clad wood windows for future rot and replacement
- The lintels at the windows are starting to show rust. The window lintels should be scraped and repainted.





3 INTERIOR

- **Doors and Hardware**
- Several double doors at stairs and cross corridors on 1st and 2nd floor do not shut properly. Doors don't

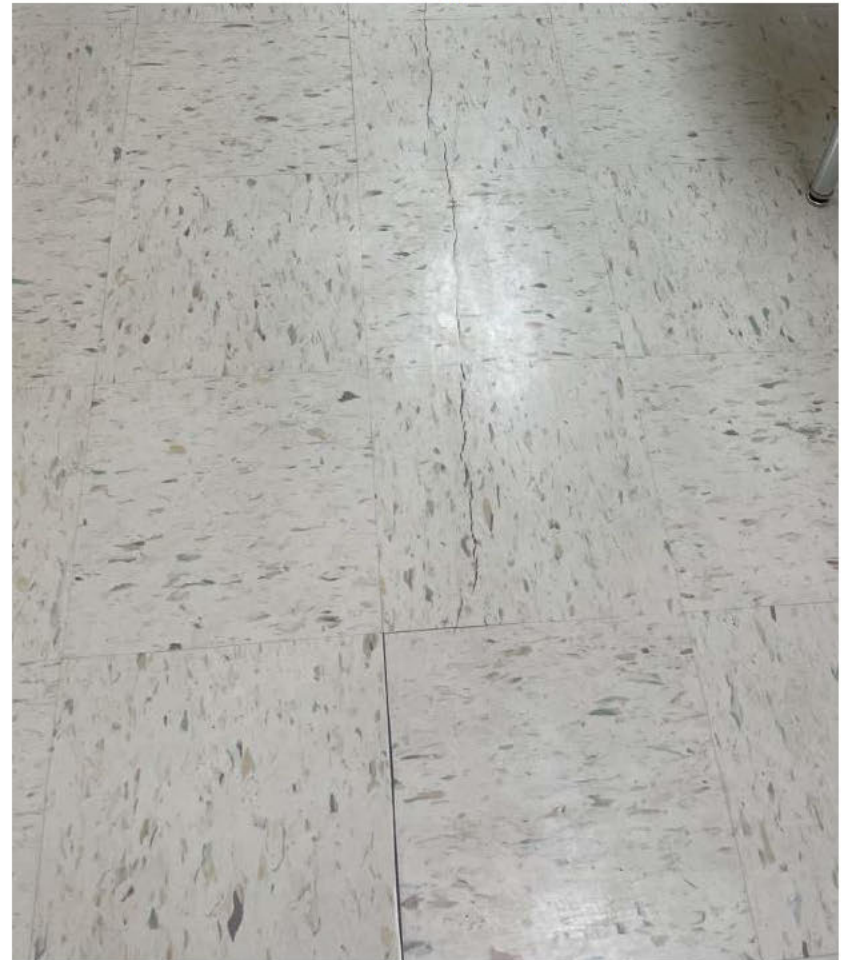
latch, flush bolts drag and get hung up on tile floor. These are rated doors and need to be re-swung and hardware replaced



- Several wood doors are chipped, cracked and have extensive wear. The wood doors and hardware should be replaced



- **Flooring**
- Several rooms the VCT flooring is showing seams, worn and is cracked. The VCT flooring should be replaced.

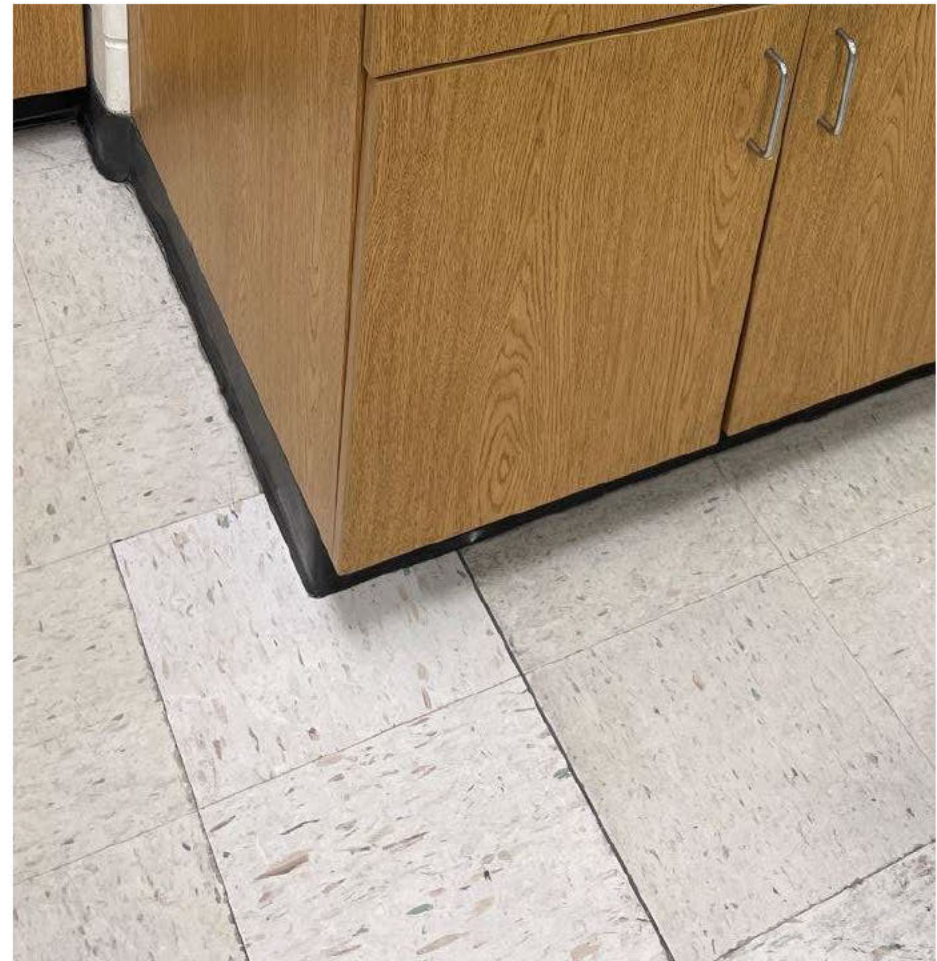


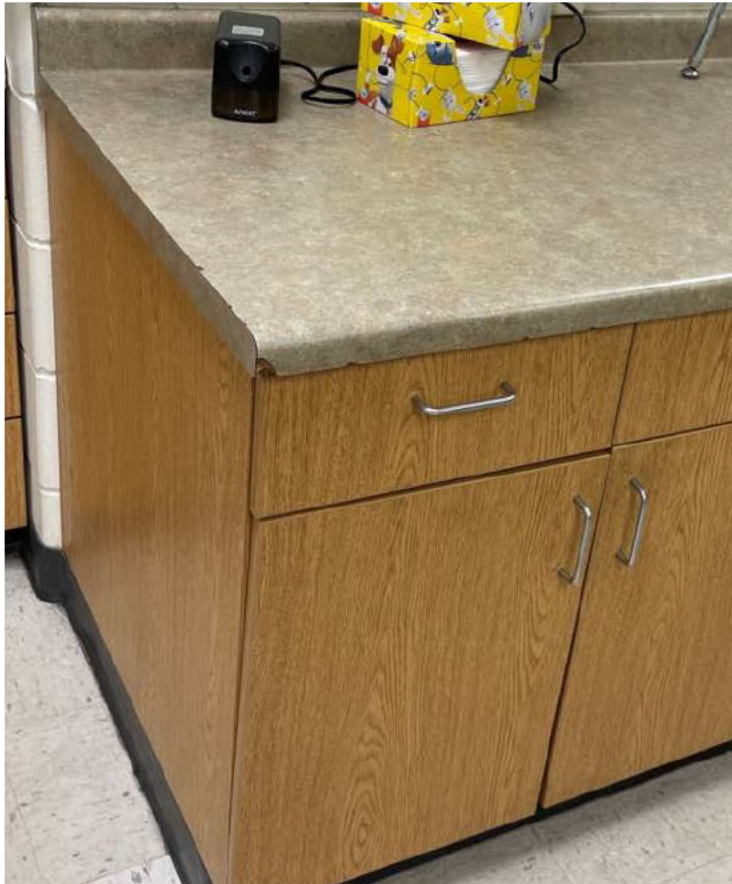
- Sheet flooring in the boys and girls locker room is worn and cracking at the integral cove at locker bases. Replace with epoxy quartz flooring with formed epoxy quartz base.



- **Room Finishes and casework**

- Many rooms on 1st and 2nd floor have VCT floors that are worn and seams separating, casework chipped and delaminating. Ceilings are 2x2 ceiling tile and in good condition. Replace finishes, casework and chalkboards with new finishes and equipment.





4 FOOD SERVICE

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

5 MECHANICAL

- **Boilers and Pumps**
 - There are two firebox boilers and the heating pumps both were installed in 1998. These boilers are near the end of life.
- **Air Handlers**
 - The Air Handlers were installed in 1998. They are past midpoint of useful life. Replace within 15 years.
- **Chiller and Pumps**
 - The Chiller was installed in 1998 and should be replaced.
 - Two condensing units use R-22 and should be replaced
- **Water Heaters**
 - The Water Heater in Room 226 is a condensing water heater replaced in 2020.
 - The Water Heater in the Center mezzanine is a Condensing water heater that is leaking. Replace water heater.
- **Plumbing**
 - The Plumbing fixtures are in good condition.

6 ELECTRICAL

- **Electric Service**
 - The building is served underground from a pad mounted transformer. This feeds relatively new Square D 2000A, 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 lighting and mechanical loads. Secondary transformers located in mechanical spaces transform the 480 volts down to 120/208 volts which powers 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.
- **Emergency generators / battery backup systems**
 - There is a Kohler 40KW 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 older sections of the building. 2019 addition has LED lighting.
 - We recommend that all fluorescent lighting be upgraded to LED within the next 5-10 years.
- **Emergency Lighting / Exit signs**

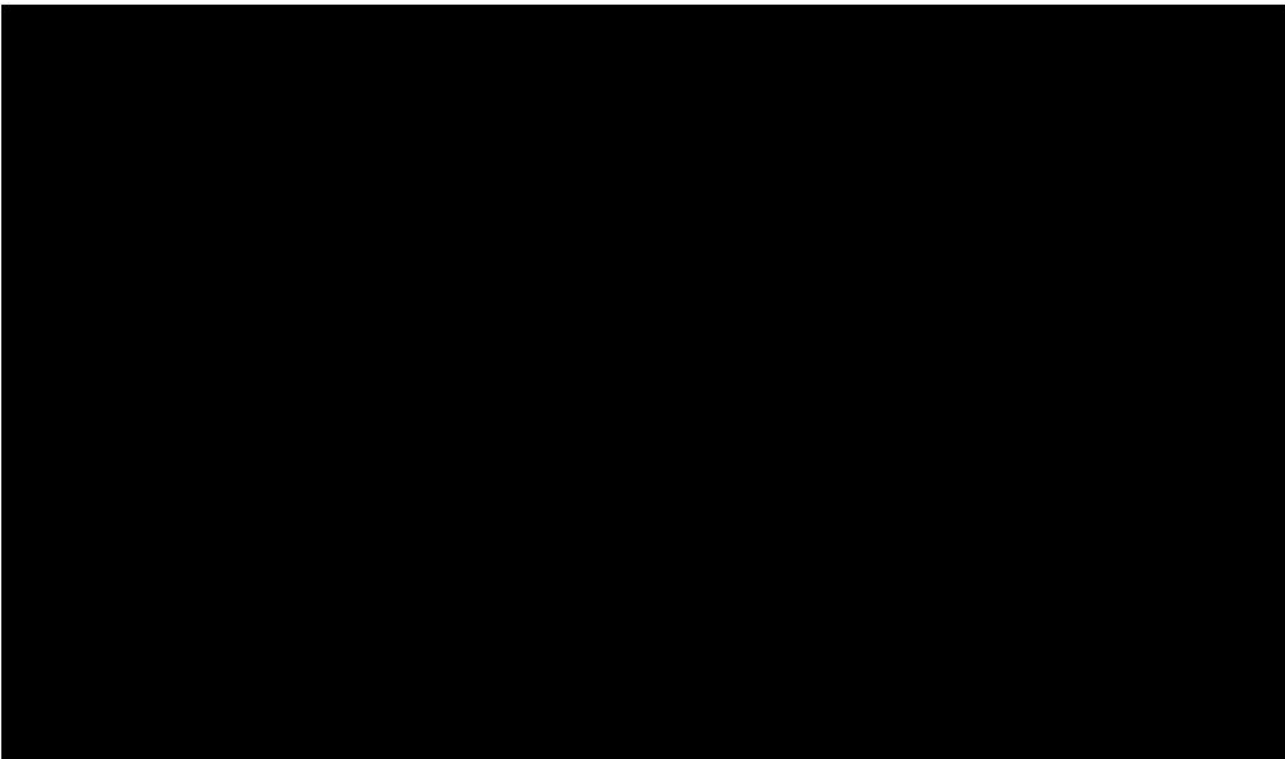
- Emergency lighting and exit signs appear to be mostly LED fixtures and are powered from the generator.
- Any fluorescent fixtures should be upgraded to LED at the same time as other building lighting is upgraded.
- **Security Lighting (Exterior)**
 - Exterior security lighting appears to all be LEC type.
 - Verify that fixtures are connected to the generator to provide required egress lighting at all exterior doors.

7 TECHNOLOGY










- Technology systems are very good.
 - Some data racks are installed in classroom casework. These are not secure as doors to casework cannot close. Creates noise and heat to classrooms.
 - Paging system program source should be in office, not at equipment cabinet which is very inconvenient.

RED SMITH
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

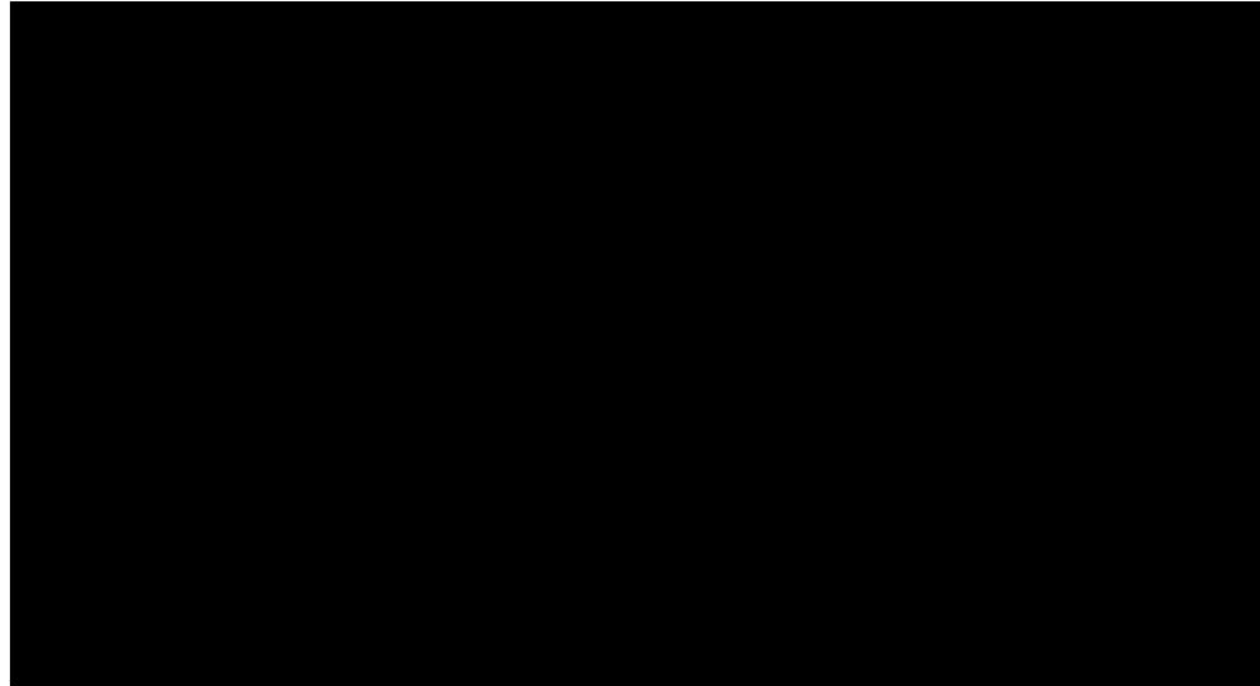
KEY NOTES

	REPLACE PANIC HARDWARE		REPLACE DOOR AND FRAME
	REPLACE FINISHES AND CASEWORK		KITCHEN EQUIPMENT - SHELVING
	REPLACE FINISHES AND LAB CASEWORK		REPLACE TOILET PARTITION

**RED SMITH
ELEMENTARY**

**ARCHITECTURAL
SECOND FLOOR**

FACILITY ANALYSIS



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

KEY NOTES

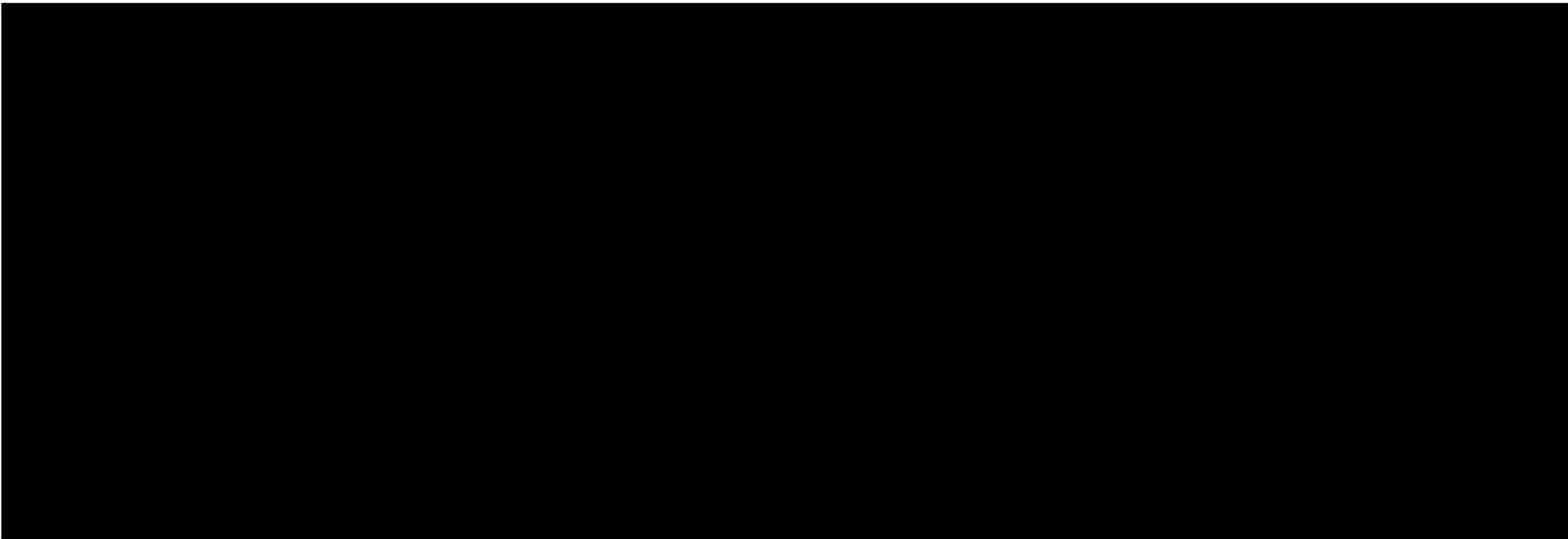
- | | | | |
|--|---------------------------------------|--|---------------------------|
|  FE1A | REPLACE FINISHES AND CASEWORK |  DR | REPLACE DOOR AND FRAME |
|  FE3A | REPLACE FINISHES AND PROJECT CASEWORK |  DR-H | REPLACE PANIC HARDWARE |
|  FE4A | REPLACE FINISHES AND LAB CASEWORK |  TP | REPLACE TOILET PARTITIONS |

RED SMITH
ELEMENTARY

FACILITY ANALYSIS

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION

KEY NOTES

-  REPLACE AIR HANDLING UNIT
-  REPLACE HEATING PUMP
-  REPLACE BOILER

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

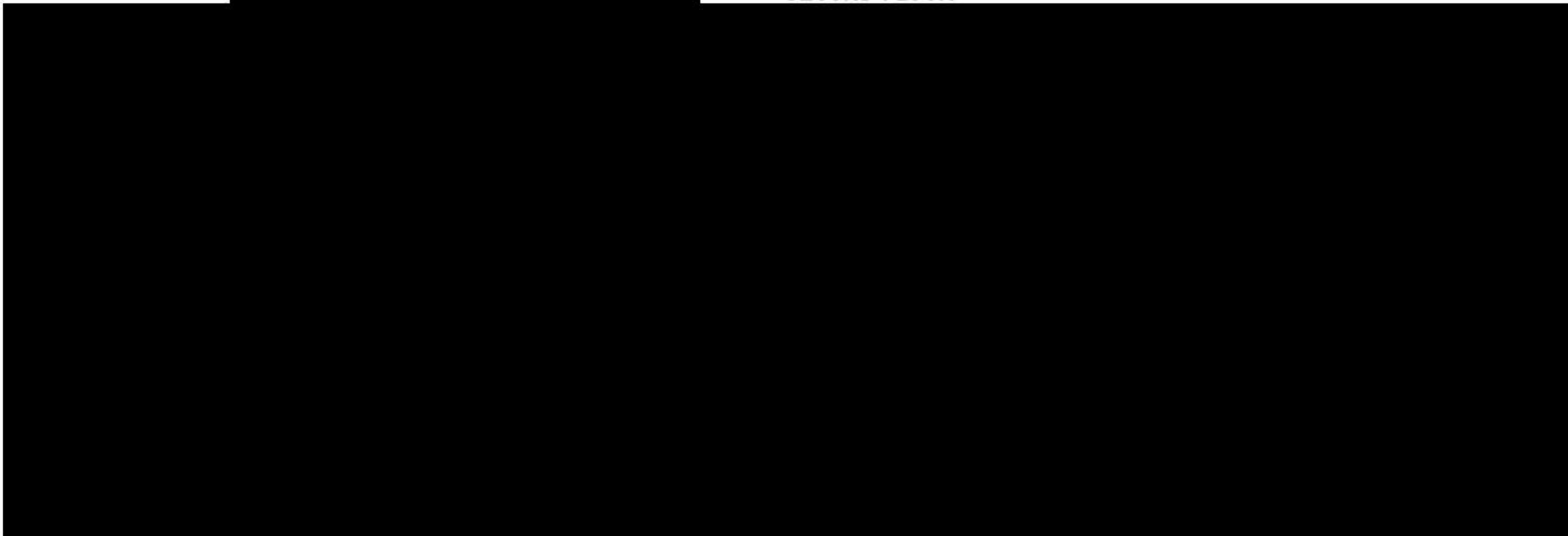
KEY NOTES

-  REPLACE LIGHTING

RED SMITH
ELEMENTARY
FACILITY ANALYSIS

MECHANICAL
SECOND FLOOR





ELECTRICAL
SECOND FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION

KEY NOTES

-  REPLACE AIR HANDLING UNIT
-  REPLACE CHILLED WATER PUMP
-  REPLACE CHILLER
-  REPLACE CONDENSING UNIT

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

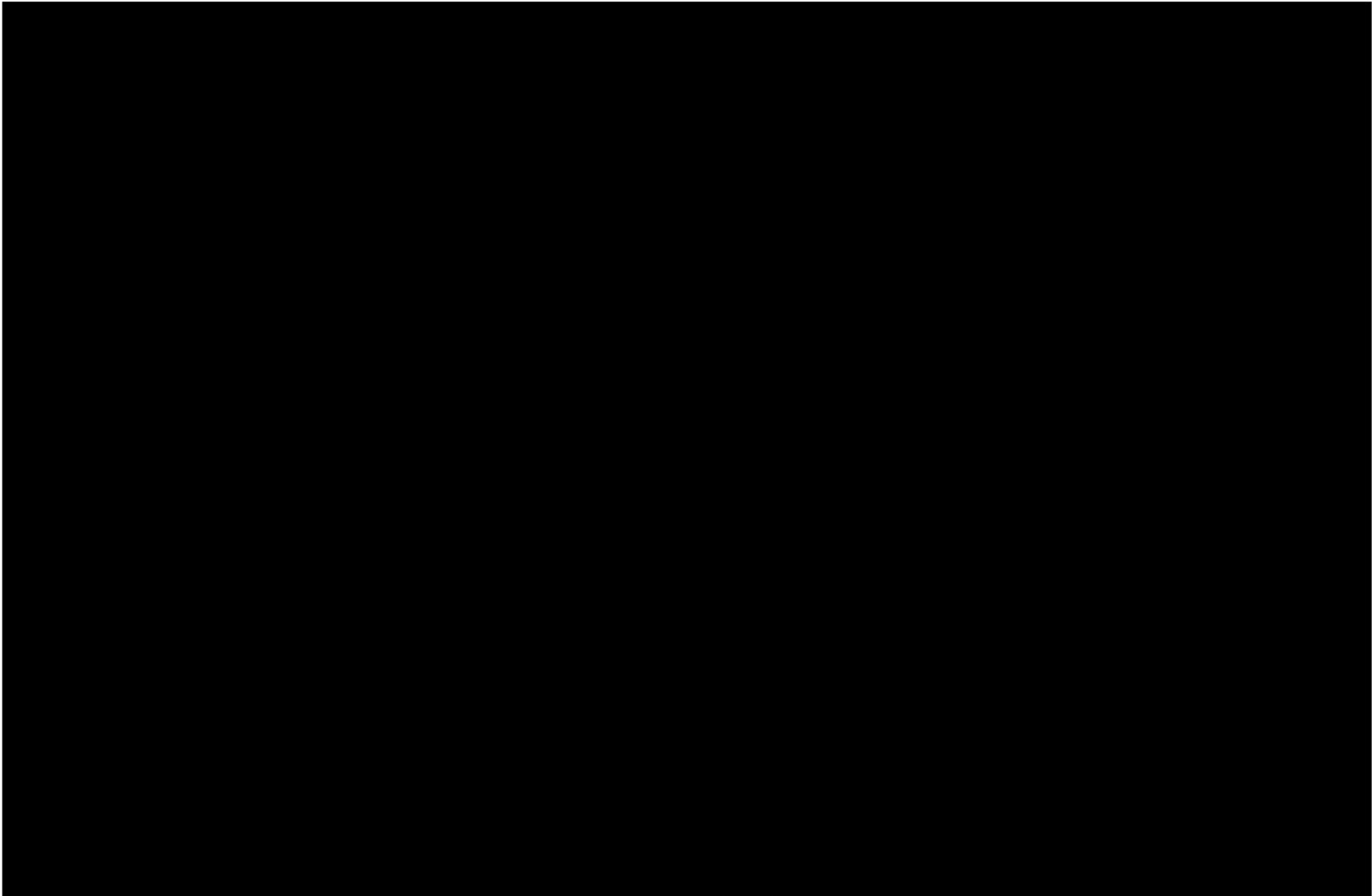
KEY NOTES

-  REPLACE LIGHTING

RED SMITH
ELEMENTARY
BUILDING AGE

KEY

- 1998
- 2019



Green Bay Area Public Schools
Facility Condition Index

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						8%	\$ 24.79	4,232,500	1,2	Cond.					Priority High (1)			\$ 96,300
198							\$ 35.50	6,061,100	3	Cond.					Priority Med (2)			\$ 5,647,900
199							\$ 0.02	3,200	4,5	Cond.					Priority Low (3)			\$ 4,552,600
200	Red Smith Elementary				170,730	SF	Ron S, Phil O, Phil O, John J, Ben W, Ron E, Dave B							2022	TOTAL PRIORITIES			\$ 10,296,800
201																		
202																		
203	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Orig. / Repl.	Fund	Yr	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected Project Cost
204		23									CI			2022				
205		23	Red Smi h Elementary	1.05		0		sample row to insert			CI		2	2022				\$ -
206		23	Red Smi h Elementary	1.00 SITE - Hard surfaces														\$ -
207		23	Red Smi h 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		23	Red Smi h Elementary	1.01	Asphalt paving		North half of Playground &	Several cracks throughout - weathered	2		CI		2	2022	Clean and fill cracks			\$ 9,700
209		23	Red Smi h Elementary	1.01	Asphalt paving		North half of Playground &	Seal Coating Needed	2		CI		2	2022	Seal Coat Asphalt Pvmnt & Restripe			\$ 41,700
210		23	Red Smi h 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			\$ 10,200
211		23	Red Smi h Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			\$ 15,400
212		23	Red Smi h Elementary	2.00 SITE - Activity Spaces														\$ -
213		23	Red Smi h Elementary	2.01	Playgrounds			no comments this section			CI		2	2022				\$ -
214		23	Red Smi h Elementary	3.00 SITE - Drainage / Landscaping														\$ -
215		23	Red Smi h Elementary	3.01	Grass / Turf		Door #3	Low Spot in pavement - Poor drainage - slip hazard	1		CI		1	2022	Remove sod, regrade to CB, fertilize, sod & maintain			\$ 4,100
216		23	Red Smi h Elementary	3.03	Retaining Walls		Front Retaining Wall	Loose cap stones	2		CI		2	2022	Clean off blocks & re-glue cap stones in place			\$ 3,000
217		23	Red Smi h Elementary	4.00 Exterior (Building Envelope)														\$ -
218		23	Red Smi h Elementary	4.01	Roofs			Roofing information provided by Owner			CI			2022				\$ -
219		23	Red Smi h Elementary	4.01	Roofs	Sec	1	Concrete Tile	3	1998	CI	Y26	3	2022	Concrete Tile (verify cost)	50	26	\$ 729,000
220		23	Red Smi h Elementary	4.01	Roofs		2	Concrete Tile	3	1998	CI	Y26	3	2022	Concrete Tile	50	26	\$ 6,700
221		23	Red Smi h Elementary	4.01	Roofs		3	Gravel Surface - BUR	3	1998	CI	Y6	3	2022	Gravel Surface - BUR	30	6	\$ 500
222		23	Red Smi h Elementary	4.01	Roofs		4	Gravel Surface - BUR	3	1998	CI	Y6	3	2022	Gravel Surface - BUR	30	6	\$ 23,500
223		23	Red Smi h Elementary	4.01	Roofs		5	Gravel Surface - BUR	3	1998	CI	Y6	3	2022	Gravel Surface - BUR	30	6	\$ 38,700
224		23	Red Smi h Elementary	4.01	Roofs		6	Concrete Tile	3	1998	CI	Y26	3	2022	Concrete Tile	50	26	\$ 193,000

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200	Red Smith Elementary				170,730	SF	Ron S, Phil O, Phil O, John J, Ben W, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 10,296,800		
201																				
202	Bldg			Cat.		Item	Room No.(s) /		Install		1-5		Orig. /		Fnl			Life	Life	Projected
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)		Cond.		Repl.	Fund	Yr	Pr.	Year	Action Recommended		Exp. (yrs)	Rem ain	Project Cost
		23	Red Smi h Elementary	4.01	Roofs		7	Gravel Surface - BUR	3	1998	CI	Y6	3	2022	Gravel Surface - BUR		30	6	\$ 13,300	
225		23	Red Smi h Elementary	4.01	Roofs		8	Concrete Tile	3	1998	CI	Y26	3	2022	Concrete Tile		50	26	\$ 29,900	
226		23	Red Smi h Elementary	4.01	Roofs		9	Concrete Tile	3	1998	CI	Y26	3	2022	Concrete Tile		50	26	\$ 9,400	
227		23	Red Smi h Elementary	4.02	Wall systems		Ext Rm 138A, 111 &112	split face block cracked and damaged	2		CI		2	2022	repair block				\$ 1,500	
228		23	Red Smi h Elementary	4.02	Wall systems		Ext Corner of Rm172A, Rm 138, 139	Block damaged	2		CI		2	2022	repair block				\$ 2,100	
229		23	Red Smi h Elementary	4.02	Wall systems		Ext Rm 147	Block cracked/damaged	2		CI		2	2022	repair block				\$ 1,500	
230		23	Red Smi h Elementary	4.03	Tuck pointing / Sealant		Ext of Bldg	Control jts have small cracks	2		CI		2	2022	replace sealant				\$ 20,900	
231		23	Red Smi h Elementary	4.03	Tuck pointing / Sealant		1st flr ext louvers/vents	sealant cracking	2		CI		2	2022	replace sealant				\$ 1,500	
232		23	Red Smi h Elementary	4.03	Tuck pointing / Sealant		2nd flr ext louvers/vents	sealant cracking	2		CI		2	2022	replace sealant				\$ 5,000	
233		23	Red Smi h Elementary	4.03	Tuck pointing / Sealant		Ext Rm 138C	mortar cracked and missing	2		CI		2	2022	repair mortar				\$ 100	
234		23	Red Smi h Elementary	4.03	Tuck pointing / Sealant		Ext Rm 118G, 156	sill mortar cracked and missing	2		CI		2	2022	repair mortar at sill				\$ 300	
235		23	Red Smi h Elementary	4.03	Tuck pointing / Sealant		ext Rm 152 and 153	sill mortar cracked and missing	2		CI		2	2022	Tuckpoint				\$ 300	
236		23	Red Smi h Elementary	4.04	Doors / Hardware		Dr 1	Door/Frame showing rust	2		CI		2	2022	replace with alum dr				\$ 24,400	
237		23	Red Smi h Elementary	4.04	Doors / Hardware		Dr 4	Door/Frame showing rust	2		CI		2	2022	replace with alum dr				\$ 12,100	
238		23	Red Smi h Elementary	4.04	Doors / Hardware		Dr 10	Door/Frame showing rust	2		CI		2	2022	replace with alum dr				\$ 12,100	
239		23	Red Smi h Elementary	4.04	Doors / Hardware		Dr 11	Door/Frame showing rust	2		CI		2	2022	replace with alum dr				\$ 12,100	
240		23	Red Smi h Elementary	4.04	Doors / Hardware		Dr 12	weatherstripping damaged	2		CI		2	2022	replace weatherstripping				\$ 300	
241		23	Red Smi h Elementary	4.04	Doors / Hardware		Dr 13	Door/Frame showing rust	2		CI		2	2022	replace with alum dr				\$ 12,100	
242		23	Red Smi h Elementary	4.06	Window systems		1st Flr Wdws	Exg Pella alum clad wood wdws (90's), single gl w/ integral blind and mechanically attached inner lite - monitor for future rot	2		CI		0	2022					\$ -	
243																				

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Red Smith Elementary				170,730	SF	Ron S, Phil O, Phil O, John J, Ben W, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 10,296,800
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
		23	Red Smi h Elementary	4.06	Window systems		2nd Flr Wdws	Exg Pella alum clad wood wdws (90's), single gl w/ integral blind and mechanically attached inner lite - monitor for future rot	2		CI		0	2022				\$ -
244		23	Red Smi h Elementary	4.08	Painting and Plaster		1st flr wdw lintels	lintels showing rust	2		CI		2	2022	scrape and repaint lintels			\$ 5,400
245		23	Red Smi h Elementary	4.08	Painting and Plaster		2nd flr wdw lintels	lintels showing rust	2		CI		2	2022	scrape and repaint lintels			\$ 3,900
246		23	Red Smi h Elementary	4.08	Painting and Plaster		Dr 15 lintel	lintel showing rust	2		CI		2	2022	scrape and repaint lintel			\$ 100
247		23	Red Smi h Elementary	4.08	Painting and Plaster		Middle set of dbl doors at	paint peeling on doors	2		CI		2	2022	repaint doors			\$ 300
248		23	Red Smi h Elementary	4.08	Painting and Plaster		Middle set of dbl doors at	paint peeling on doors	2		CI		2	2022	repaint doors			\$ 300
249		23	Red Smi h Elementary	5.00 Interior (Building)							CI							\$ -
250		23	Red Smi h Elementary	5.01	Doors / Hardware		Corridor Dbl Drs between Rm 119 and	door rubs on frame and will not shut completely	1		CI		1	2022	This is a fire door and needs to be fixed. Repair and reswing door			\$ 2,300
251		23	Red Smi h Elementary	5.01	Doors / Hardware		Stair Dbl Drs between Rm 119 and 101	Door hardware not latching	1		CI		1	2022	This is a fire door and needs to be fixed. Replace closer and reswing doors			\$ 5,300
252		23	Red Smi h Elementary	5.01	Doors / Hardware		Exit Corridor Dbl Doors next to Rm 109	Flush bolts drag on floor and catches on tile and doesn't shut	1		CI		1	2022	This is a fire door and needs to be fixed. Replace panic device and reswing doors			\$ 7,600
253		23	Red Smi h Elementary	5.01	Doors / Hardware		Wd Dr from Rm 156 to	Wood door damaged	2		CI		2	2022	replace door and hardware			\$ 4,400
254		23	Red Smi h Elementary	5.01	Doors / Hardware		Rm 175c	HM dr/fr rusted	2		CI		2	2022	replace hm dr/fr			\$ 5,300
255		23	Red Smi h Elementary	5.01	Doors / Hardware		Rm 174C	HM dr/fr rusted	2		CI		2	2022	replace hm dr/fr			\$ 5,300
256		23	Red Smi h Elementary	5.01	Doors / Hardware		Rm 157	Wd drs damaged and worn	2		CI		2	2022	replace wood doors and Hardware			\$ 13,500
257		23	Red Smi h Elementary	5.01	Doors / Hardware		Rm 157 Dr to practice rooms	Wood door damaged	2		CI		2	2022	replace wood doors and Hardware			\$ 4,400
258		23	Red Smi h Elementary	5.01	Doors / Hardware		Corridor Dbl Drs between Rm 157J and 162	Hardware is loose and needs adjusting	2		CI		2	2022	Repair door hardware			\$ 1,300
259		23	Red Smi h Elementary	5.01	Doors / Hardware		Stair Dbl Drs between Rm 125 and boys bathroom	Flush bolts drag on floor and catches on tile and doesn't shut	1		CI		1	2022	This is a fire door and needs to be fixed. Replace panic device and reswing doors			\$ 7,600
260		23	Red Smi h Elementary	5.01	Doors / Hardware		Stair Dbl Drs between Rm 145 and Rm146	Flush bolts drag on floor and catches on tile and doesn't shut	1		CI		1	2022	This is a fire door and needs to be fixed. Replace panic device and reswing doors			\$ 7,600

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	Red Smith Elementary				170,730	SF	Ron S, Phil O, Phil O, John J, Ben W, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 10,296,800	
201																			
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Install							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)	Remain	Project Cost	
		23	Red Smi h Elementary	5.01	Doors / Hardware		Stair Dbl Drs between Rm 224 and 201	Flush bolts drag on floor and catches on tile and doesn't shut Mag hold j-box loose in wall	1		CI			1	2022 This is a fire door and needs to be fixed. Replace panic device and reswing doors			\$ 8,100	
261		23	Red Smi h Elementary	5.01	Doors / Hardware		Stair Dbl Drs between Rm 227 and Boys Ba hroom	door sags and will not shut	1		CI			1	2022 This is a fire door and needs to be fixed. Replace panic device and reswing doors			\$ 7,600	
262		23	Red Smi h Elementary	5.01	Doors / Hardware		Stair Dbl Drs between Rm 224 and 201	Flush bolts drag on floor and catches on tile and doesn't shut	1		CI			1	2022 This is a fire door and needs to be fixed. Replace panic device and reswing doors			\$ 7,600	
263		23	Red Smi h Elementary	5.01	Doors / Hardware		Rm 156A	Wood door damaged and cracked	1		CI			2	2022 replace wd door and hardware			\$ 4,400	
264		23	Red Smi h Elementary	5.01	Doors / Hardware		Stair Dbl Drs between Rm 211 and Rm 246	Flush bolts drag on floor and catches on tile and doesn't shut	1		CI			1	2022 This is a fire door and needs to be fixed. Replace panic device and reswing doors			\$ 7,600	
265		23	Red Smi h Elementary	5.01	Doors / Hardware		Stair doors, orig bldg	full glass doors have wire glass	2		CI			2	2022 Replace with 1/4" clear tempered safety glass			\$ 5,300	
266		23	Red Smi h Elementary	5.03	Flooring / Base		Rm 156B Dry food storage	floor is exposed concrete	2		CI			2	2022 replace with epoxy pt flooring			\$ 8,900	
267		23	Red Smi h Elementary	5.03	Flooring / Base		Room 101A, Rm 102A, 157 Stor, 172A, 180	VCT seams separating and show wear	2		CI			2	2022 Replace VCT			\$ 24,000	
268		23	Red Smi h Elementary	5.03	Flooring / Base		Rm 204, Rm 205	VCT seams separating and show wear	2		CI			2	2022 Replace VCT			\$ 6,100	
269		23	Red Smi h Elementary	5.03	Flooring / Base		Rm 156	Stage Stair carpet worn out	2		CI			2	2022 Replace carpet			\$ 1,000	
270		23	Red Smi h Elementary	5.03	Flooring / Base		Rm 233A, Rm243	VCT seams separating and show wear	2		CI			2	2022 Replace VCT			\$ 5,300	
271		23	Red Smi h Elementary	5.03	Flooring / Base		Rm 174 and 175	Epoxy floor cove base damaged and floor worn	2		CI			2	2022 replace floor wi h new eqoxy quartz floor with formed epoxy coved base around lockers			\$ 31,200	
272		23	Red Smi h Elementary	5.04	Ceiling / Acous ic Panels	VACT	Rm 156A Kitchen	Ceiling Grid is rusting from humidity and steam	2		CI			2	2022 replace ceiling			\$ 3,500	
273		23	Red Smi h Elementary	5.04	Ceiling / Acous ic Panels	ACT	Rm 156B Dry food storage	Ceiling tiles stained	2		CI			2	2022 Replace ceiling tiles			\$ 2,500	
274		23	Red Smi h Elementary	5.04	Ceiling / Acous ic Panels		Rm 120E, 120C, 120B	Existing ceiling tiles are highly textured and mid-tone mauve in color. Dark ceiling tile effects light quality and efficiency in rooms	3		CI			3	2022 recommend replace wi h white ceiling tile to improve lighting condions			\$ 6,600	
275		23	Red Smi h Elementary	5.04	Ceiling / Acous ic Panels														

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200	Red Smith Elementary				170,730	SF	Ron S, Phil O, Phil O, John J, Ben W, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 10,296,800
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
		23	Red Smi h Elementary	5.04	Ceiling / Acous ic Panels	VACT	Rm 174 and 175	Ceiling Grid is rusting from humidity and steam	2		CI		2	2022	replace ceiling grid and tiles			\$ 6,500
276		23	Red Smi h Elementary	6.00 Interior (Fixed Equipment)							CI							\$ -
277		23	Red Smi h Elementary	6.04	Lockers - Athle ic		Rm 174 and 175	Lockers rusting and damaged	2		CI		2	2022	replace lockers			\$ 143,300
278		23	Red Smi h Elementary	6.07	BB Backstops / Systems		Rm 173	B-Ball hoop safety straps missing	2		CI		2	2022	install new safety straps			\$ 3,700
279		23	Red Smi h Elementary	6.09	Chalk Board / Marker board		Rm 122, 168, 169, 180	Room has chalk boards	2		CI		2	2022	replace with marker boards			\$ 6,200
280		23	Red Smi h Elementary	6.09	Chalk Board / Marker board		Rm 208	Room has chalk boards	2		CI		2	2022	replace with marker boards			\$ 2,100
281	Combo	23	Red Smi h Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1a	Rm 101, 102, 105, 110, 111,	VCT seams seperating and show wear.	2		CI		2	2022	Finishes (less clg) +Cswk +MB/TB			\$ 272,600
282	Combo	23	Red Smi h Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1a	Rm 125, 142, 143, 147, 148,	VCT seams separating and show wear.	2		CI		2	2022	Finishes (less clg) +Cswk +MB/TB			\$ 308,400
283	Combo	23	Red Smi h Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1a	Rm 201, 202, 203, 209, 210,	VCT seams sepearating and show wear.	2		CI		2	2022	Finishes (less clg) +Cswk +MB/TB			\$ 339,500
284	Combo	23	Red Smi h Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1a	Rm 235, 236, 237, 238, 239,	VCT seams separating and show wear.	2		CI		2	2022	Finishes (less clg) +Cswk +MB/TB			\$ 278,800
285	Combo	23	Red Smi h Elementary	6.13	Cabinetry / Counter Tops / Stools	FE3a	Rm 242	VCT seams separating and show wear.	2		CI		2	2022	Finishes (less clg) + Project Cswk +MB/TB			\$ 60,800
286	Combo	23	Red Smi h Elementary	6.13	Cabinetry / Counter Tops / Stools	FE4a	Rm 144, 145, 233, 234	VCT seams separating and show wear.	2		CI		2	2022	Finishes (less clg) + Lab Cswk +MB/TB			\$ 400,400
287		23	Red Smi h Elementary	6.14	Cubbies / Hook Strips		Boys and Girls B-Room near	Toilet parti ions damaged and rusting	2		CI		2	2022	Replace toilet partitions			\$ 9,900
288		23	Red Smi h Elementary	6.15	Restroom Parti ions		Rm 174A and 175B	Toilet parti ions damaged and rusting	2		CI		2	2022	Replace toilet partitions			\$ 5,900
289		23	Red Smi h Elementary	6.15	Restroom Parti ions		Boys and Girls B-Room	Toilet parti ions damaged and rusting	2		CI		2	2022	Replace toilet partitions			\$ 19,900
290		23	Red Smi h Elementary	6.18	Kitchen Equipment		Kitchen	Rack rusted near Dishwashing	1		CI		1	2022	Replace Rack			\$ 900
291		23	Red Smi h Elementary	6.18	Kitchen Equipment		Kitchen	Shelving rusted in Kitchen	1		CI		1	2022	Replace Shelving			\$ 3,000
292		23	Red Smi h Elementary	6.18	Kitchen Equipment		Kitchen	Wall Shelving wall brackets rusted	1		CI		1	2022	Replace Shelving			\$ 600
293		23	Red Smi h Elementary	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends above floor sink	2		CI		2	2022	Replace Shelving			\$ 600
294		23	Red Smi h Elementary	6.18	Kitchen Equipment		Kitchen	Can Opener is not NSF	1		CI		2	2022	Replace Can Opener with Edlund 270			\$ 6,500
295		23	Red Smi h Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator cooking battery area is hot in May and September	2		CI		2	2022	Provide dedicated MUA			\$ 70,300
296																		

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200	Red Smith Elementary				170,730	SF	Ron S, Phil O, Phil O, John J, Ben W, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 10,296,800
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
297		23	Red Smi h Elementary	6.19	Cold Storage Rooms		Cooler	Cooler and Freezer to be redone in 2022 per Food Service Director - Do not add costs to assessment	0		CI		0	2022		0		\$ -
298		23	Red Smi h Elementary	6.19	Cold Storage Rooms		Cooler	Temp probe unstretched	3		CI		2	2022	Extend tempertuare probe to get more accurate temp readings			\$ 300
299		23	Red Smi h Elementary	6.19	Cold Storage Rooms		Cooler	Shelving Rusted	1		CI		1	2022	Replace shelving			\$ 2,100
300		23	Red Smi h Elementary	6.19	Cold Storage Rooms		Freezer	Freezer light has moisture inside	2		CI		2	2022	Seal incoming electrical conduit			\$ 300
301		23	Red Smi h Elementary	6.19	Cold Storage Rooms		Freezer	Torn bottom door gasket	2		CI		2	2022	Replace gasket			\$ 800
302		23	Red Smi h Elementary	7.00 HVAC							CI							\$ -
303		23	Red Smi h Elementary	7.01	Boilers		Boiler room	Boiler Tag: B-1 Make: Burnham Model: 4FW-675A-50-G-GP Serial Number: 25413 MBH (Hea ing Capacity): 4,520 System Type (Hot Water) Fuel Type(s): Nat Gas	3	1998	CI	Y5	2	2022	Replace boilers with condensing boilers	30	6	\$ 567,600
304		23	Red Smi h Elementary	7.01	Boilers		Boiler room	Boiler Tag: B-2 Make: Burnham Model: 4FW-675A-50-G-GP Serial Number: 25414 MBH (Hea ing Capacity): 4,520 System Type (Hot Water) Fuel Type(s): Nat Gas	3	1998	CI	Y5	2	2022	Replace boilers with condensing boilers	30	6	\$ 567,600
305		23	Red Smi h Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			All VFDs are Yaskawa	3	1998	CI		2	2022	Replace VFDs, see pumps for costs	15	-9	\$ -
306		23	Red Smi h Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Boiler Pump: Pump Tag: IP-1, IP-2 Make: Bell & Gosset Model: L03 HP/GPM/Head (ft): .25/75gpm/8ft Pump Type: (In-Line)	3	1998	CI	Y5	2	2022	Replace heating Pumps	30	6	\$ 77,700

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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		23	Red Smi h 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 -3E Serial Number: 2112733 2112734 HP/GPM/Head (ft): 20/360gpm/100ft Pump Type: (Base Mount)	3	1998	CI	Y5	2	2022	Replace heating Pumps	30	6	\$ 77,700
308		23	Red Smi h Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Boiler Room	Heating System Pump: Pump Tag: P-5, P-6 Make: Bell & Gosset Model: 1510 Serial Number: 2111981 2111980 HP/GPM/Head (ft): 15/300gpm/60ft Pump Type: (Base Mount)	3	1998	CI	Y5	2	2022	Replace heating Pumps	30	6	\$ 77,700
309		23	Red Smi h Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Mech Rm 244	Chilled Water Pump: Pump Tag: P-3 Make: Bell & Gossett Model: 1510 4BC Serial Number: 2111940 HP/GPM/Head (ft): 10/700gpm/40ft Pump Type: (Base Mount)	3	1998	CI	Y5	2	2022	Replace cooling pump	30	6	\$ 56,600
310		23	Red Smi h Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Mech Rm 244	Chilled Water Pump: Pump Tag: P-4 Make: Bell & Gossett Model: 1510 4BC Serial Number: 2114787 HP/GPM/Head (ft): 20/700gpm/60ft Pump Type: (Base Mount)	3	1998	CI	Y5	2	2022	Replace cooling pump	30	6	\$ 56,600
311		23	Red Smi h Elementary	7.06	Energy Management Systems (24 volt low voltage)			Automated Logic	4	2019	CI		3	2022		15	12	\$ -
312		23	Red Smi h Elementary	7.07	Air handler units / ERU - dampers		Admin	AC-1, Carrier model 39T6TVAF-15580--AA, 7,300 CFM, 10 HP HW, DX,	3	1998	CI	Y10	3	2022		40	16	\$ 189,000
313		23	Red Smi h Elementary	7.07	Air handler units / ERU - dampers		Multi Purpose	AC-2, Carrier model 39 , 3,000 CFM, 5 HP	3	1998	CI	Y10	3	2022		40	16	\$ 77,700

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200	Red Smith Elementary				170,730	SF	Ron S, Phil O, Phil O, John J, Ben W, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 10,296,800		
201																		Life	Life	Projected
202	Bldg			Cat.		Item	Room No.(s) /	Install			Orig. /	Fnl					Exp.	Rem	Project	
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	1-5	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	ain	Cost	
		23	Red Smi h Elementary	7.07	Air handler units / ERU - dampers		Commons/ Stage	AC-3, Carrier model 39TBVRC--E--CGJ-AA, 12,500 CFM, 15 HP, HW, CW,	3	1998	CI	Y10	3	2022			40	16	\$ 323,500	
314		23	Red Smi h Elementary	7.07	Air handler units / ERU - dampers		Middle School	AC-4, Carrier model 39TCZRC-----JFL-AA , 32,500 CFM, 40 HP	3	1998	CI	Y10	3	2022			40	16	\$ 841,200	
315		23	Red Smi h Elementary	7.07	Air handler units / ERU - dampers		Elem School	AC-5, Carrier model 39TCLRC-----JFL-AA, , 31,900 CFM, 40 HP, HW, CW, VFD, Ret fan, VFD	3	1998	CI	Y10	3	2022			40	16	\$ 825,600	
316		23	Red Smi h Elementary	7.07	Air handler units / ERU - dampers		Tech Ed/IMC	AC-6, Carrier model 39TBKRC--D--JFQ-AA , 24,100 CFM, 30 HP	3	1998	CI	Y10	3	2022			40	16	\$ 623,700	
317		23	Red Smi h Elementary	7.07	Air handler units / ERU - dampers		MS Gym	HV-1, Carrier model 39T6HVAE-15580--AA, 15,000 CFM, 15 HP	3	1998	CI	Y10	3	2022			40	16	\$ 388,300	
318		23	Red Smi h Elementary	7.07	Air handler units / ERU - dampers		Elem Gym	HV-2, Carrier model 39T6SVAF-15580--AA, 6,000 CFM, 7.5 HP	3	1998	CI	Y10	3	2022			40	16	\$ 155,300	
319		23	Red Smi h Elementary	7.07	Air handler units / ERU - dampers		Lockers	HV-3, Carrier model 39T6PPAF--DAAMC-AA , 3,000 CFM, 5 HP,	3	1998	CI	Y10	3	2022			40	16	\$ 77,700	
320		23	Red Smi h 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.	2	1998	CI		3	2022			25	1	\$ -	
321		23	Red Smi h Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	Power roof ventilator (8)	2	1998	CI		2	2022	Replace power roof ventilator		25	1	\$ 116,500	
322		23	Red Smi h Elementary	7.10	Exhaust fans - PRV / utility sets		Roof	U ility Set (1)	1	1998	CI		2	2022	Replace utility set		25	1	\$ 19,400	
323		23	Red Smi h Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof	CH-1, Carrier model 30GX-265---620FB, 265 Ton, R134A	2	1998	CI	Y1	2	2022	Replace chiller		25	1	\$ 514,500	
324		23	Red Smi h Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AC-1, Office	Cond unit CCU-1, Carrier Model 38AKS016---610-- , 15 Ton, R-22	2	1998	CI	Y1	2	2022	Replace condensing unit.		25	1	\$ 38,800	
325																				

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200	Red Smith Elementary				170,730	SF	Ron S, Phil O, Phil O, John J, Ben W, Ron E, Dave B							2022 TOTAL PRIORITIES					\$ 10,296,800	
201																		Life	Life	Projected Project Cost
202																		Exp.	Rem	
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	(yrs)	ain			
		23	Red Smi h Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AC-2 Multi-P	Cond unit CCU-2, Carrier Model 38AK-008---601-- ,7.5 Ton, R-22	2	1998	CI	Y1	2	2022	Replace condensing unit.	25	1	\$ 19,400		
326		23	Red Smi h Elementary	8.00 Plumbing								CI							\$ -	
327		23	Red Smi h Elementary	8.08	Plumbing Fixtures		North First Floor	Floor mounted flush valve urinals, wall mounted flush valve water closets, push button faucet Lavs. All fixtures in average condi ion.	4	1998	CI			2022		30	6	\$ -		
328		23	Red Smi h Elementary	8.08	Plumbing Fixtures		West First Floor	Floor mounted flush valve urinals, wall mounted flush valve water closets, push button faucet Lavs. All fixtures in average condi ion.	4	1998	CI			2022		30	6	\$ -		
329		23	Red Smi h Elementary	8.08	Plumbing Fixtures		East First Floor	Floor mounted flush valve urinals, wall mounted flush valve water closets, push button faucet Lavs. All fixtures in average condi ion.	4	1998	CI			2022		30	6	\$ -		
330		23	Red Smi h Elementary	8.08	Plumbing Fixtures		South First Floor	Floor mounted flush valve urinals, wall mounted flush valve water closets, push button faucet Lavs. All fixtures in average condi ion.	4	1998	CI			2022		30	6	\$ -		
331		23	Red Smi h Elementary	8.08	Plumbing Fixtures		North Second Floor	Floor mounted flush valve urinals, wall mounted flush valve water closets, push button faucet Lavs. All fixtures in average condi ion.	4	1998	CI			2022		30	6	\$ -		
332		23	Red Smi h Elementary	8.08	Plumbing Fixtures		South Second Floor	Floor mounted flush valve urinals, wall mounted flush valve water closets, push button faucet Lavs. All fixtures in average condi ion.	4	1998	CI			2022		30	6	\$ -		
333		23	Red Smi h Elementary	8.08	Plumbing Fixtures		En ire Bldg	Classroom sinks with bubblers are in acceptable condition	4	1998	CI			2022		30	6	\$ -		
334		23	Red Smi h Elementary	8.08	Plumbing Fixtures															

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200	Red Smith Elementary				170,730	SF	Ron S, Phil O, Phil O, John J, Ben W, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 10,296,800		
201																				
202	Bldg			Cat.	Item		Room No.(s) /		Install		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
335		23	Red Smi h Elementary	8.10	Drinking Fountains			En ire Bldg	Drinking fountains are in acceptable condition	4	1998	CI			2022		30	6	\$ -	
336		23	Red Smi h Elementary	8.11	Fire suppression- source / pumps / distribution / heads				No fire suppression present.	3		CI		0	2022	If any addi ions are done, Install fire supression system including new water service from street.	30		\$ -	
337		23	Red Smi h Elementary	8.15	Domes ic Water Heaters			Mezz	AO Smi h Cyclone, BTH 199 966, 199 MBH in, 228 GPH recovery, 100 Gallons, tank is leaking & rusty	1	1998	CI	Y1	2	2022		25	1	\$ 89,000	
338		23	Red Smi h Elementary	8.15	Domestic Water Heaters			Mech Rm 226	HTP model PH160-119, 160 MBH in, 179 GPH recovery, 119 Gallon..	4	2020	CI	Y15	3	2022		25	23	\$ -	
339		23	Red Smi h Elementary	9.00 Electrical								CI								\$ -
340		23	Red Smi h Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer			Elec Rm	2000A/480Y/277V Main Service Switchboard	3		CI		0	2022	No action required			\$ -	
341		23	Red Smi h Elementary	9.05	Fire Alarm			Elec Rm	Addressible Fire Alarm Simplex with Voice	3		CI		0	2022	Fire Alarm meeets current code requirements.			\$ -	
342		23	Red Smi h Elementary	9.08	Emergency generators / battery backup systems /			Gen Room	Kohler 40KW Generator	3		CI		0	2022	No work required at his time	25		\$ -	
343		23	Red Smi h Elementary	10.00 Lighting								CI								\$ -
344		23	Red Smi h Elementary	10.01	Lighting - Lamps / ballasts / controls			1998 por ion of Bldg	Fluorescent Ligh ing	2		CI		2	2022	Replace with LED			\$ 1,052,900	
345		23	Red Smi h 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.			\$ 39,500	
346		23	Red Smi h Elementary	10.04	Security Lighting (Exterior)			Exterior	security lights are LED	2		CI		2	2022	Verify that exterior building lights are connected to generator for required			\$ 2,700	
347		23	Red Smi h Elementary	10.05	Parking lot lighting			SW Playground	Playground is dark	1		CI		1	2022	Add 1 or 2 fixtures as necessary to prppeerly light space for safety			\$ 8,900	
348		23	Red Smi h Elementary	11.00 Technology / Security								CI								\$ -
349		23	Red Smi h Elementary	11.01	Stuctured cabling			Building	Cabling good. Data racks are typically located in staff rooms and classrooms, sometimes in tall casework. Cabinet doors won't close and are not secure. Noisy and hot in classrooms.	3		CI		0	2022	no work			\$ -	
350		23	Red Smi h Elementary	11.01	Stuctured cabling			Building	Large amount of old telephone cable no longer used.	3		CI		2	2022	Remove abandoned cable			\$ 9,000	
351		23	Red Smi h 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	Red Smith Elementary				170,730	SF	Ron S, Phil O, Phil O, John J, Ben W, Ron E, Dave B							2022 TOTAL PRIORITIES					\$ 10,296,800
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected Project Cost	
352		23	Red Smi h Elementary	11.03	Local Sound systems		Gym	good. Wireless microphone frequencies	4		CI		0	2022	no work			\$ -	
353		23	Red Smi h Elementary	11.03	Local Sound systems		Commons	good. Wireless microphones shared wi h	4		CI		0	2022	no work			\$ -	
354		23	Red Smi h Elementary	11.04	Master Clock Systems		Building	good.	4		CI		0	2022	no work			\$ -	
355		23	Red Smi h Elementary	11.05	Building Paging systems		Building	good. Would like the program sources in the office.	4		CI		2	2022	Move program sources to main office with new cable to headend rack			\$ 3,200	
356		23	Red Smi h Elementary	11.06	Access Control		Building	good	4		CI		0	2022	no work			\$ -	
357		23	Red Smi h Elementary	11.06	Handicapped door operators		Main Entry	Handicapped operators work properly.	4		CI		0	2022	no work			\$ -	
358		23	Red Smi h Elementary	11.07	Burgler Alarm System		Building	good but many exterior doors do not have door position contacts.	3		CI		2	2022	add door position contacts to doors that currently do not have hem			\$ 16,000	
359		23	Red Smi h Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	no work			\$ -	

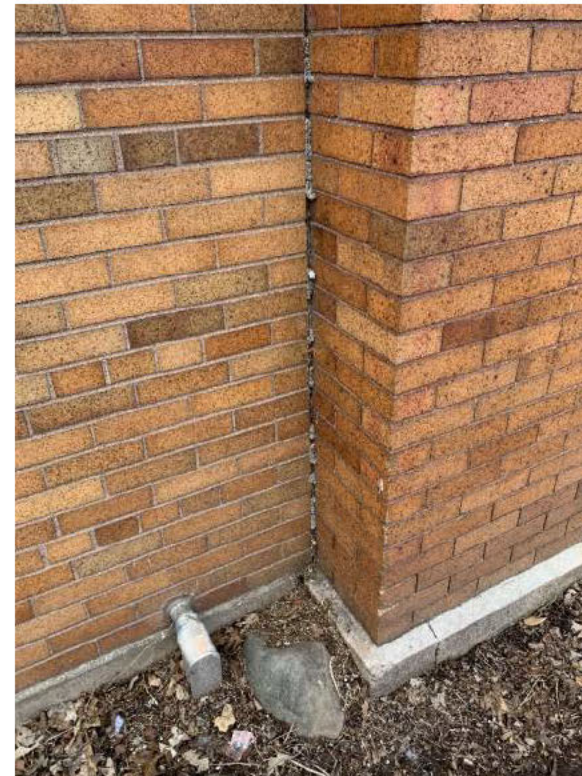
ALDO LEOPOLD COMMUNITY SCHOOL (K-8)

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**
 - Add retaining wall at Door #5 to control washout onto pavement areas and restore turf areas.
 - Repair playground chain link fence.
 - Add treated timber border at playground areas to control bark mulch
 - Remove and replace playground rubber tiles with better system and restore turf playground area.

2 EXTERIOR ENVELOPE

- **Tuckpointing / Sealant**
 - Worn out grout in multiple areas. Repair with tuckpointing
 - Loose sealant at building control joints, exterior wall louvers, windows and doors in multiple locations. Replace sealant



- **Window Systems**
 - Existing Pella alum clad windows. Monitor for future rot and replacement
 - Broken window mesh screen in multiple locations. Replace mesh screen.



- **Louvers / Screen walls / Fenestration**
 - Damaged exterior wall louvers in multiple locations. Replace louvers
- **Painting and Plaster**
 - Peeling paint at exterior window steel lintels. Paint lintels

- Peeling and faded paint at exterior wall cornice. Paint cornice



- Peeling and faded paint at pediment above Door 2. Paint pediment



3 INTERIOR

- **Doors / Hardware**

- Damaged wood, Plam doors; knobs on doors. Replace doors and hardware

- **Flooring**

- Existing carpet in poor condition in multiple locations. Replace carpet
- Missing CT base in in Room 222. Provide new CT base
- Damaged wood flooring in Rooms 116, 303



- Cracked VCT on uneven level floor in Room 304. Replace VCT and repair floor level

- **Ceiling**

- Damaged ACT tiles in Room 132F due to water leak. Replace ACT tiles in that area (newer tiles)
- ACT tile in not compliant in Dry Foods area. Replace ACT with VACT

- Damaged plaster ceiling in Room 116. Repair plaster ceiling.



- **Wall Finishes**

- Paint flaking off existing brick wall. Paint brick wall



- **Chalkboard / Markerboard**

- Chalkboard in multiple locations. Replace with markerboard

- **Cabinetry / Countertops / Stools**

- Casework with sink in poor condition (short section) VCT OK condition in multiple locations. Replace casework, patch VCT flooring and touch up paint

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
- Replace wood cabinets and shelving. Provide walk-in cooler.

5 MECHANICAL

- **Boilers and Pumps**

- The boiler from 2003 is approaching its life expectancy.
- The boiler from 2016 is in good condition and requires no action currently.

- **Air Handlers**

- The building is ventilated by six 2016 air handling units and two 2001 air handling units.

- **Chillers and Pumps**

- The Chiller was updated in 2018 and is in good condition.

- **Water Heaters**

- AO Smith water heaters are from 2002 and are approaching life expectancy.

- **Plumbing**

- The Plumbing fixtures throughout the building vary from acceptable to 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, 208V, three-phase distribution switchboard located in the Electrical Room above the Boiler Room.
- The electric service is in good shape. No work is required at this time.

- **Electric Switchboards, Panels and Distribution Equipment**

- The switchboard back feeds an old fused switchboard located in a closet in the Commons There are also several other older panels throughout the building.
- The fused switchboard and the breaker panel located in the second floor Janitors closet should be replaced now. Other older panels should be monitored and replaced within the next 5 years.

- **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 50KW Kohler natural gas generator located in a separate room next to the Electrical Room above 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 mostly adequate in all spaces. Light fixtures in building are mostly LED.
- The few areas of the building that have not been changed should be changed over to LED lighting.

– **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 HID type mounted in the entryways.
- Exterior security lighting needs to be improved by changing the HID type fixtures to LED.

– **Parking Lot Lighting**

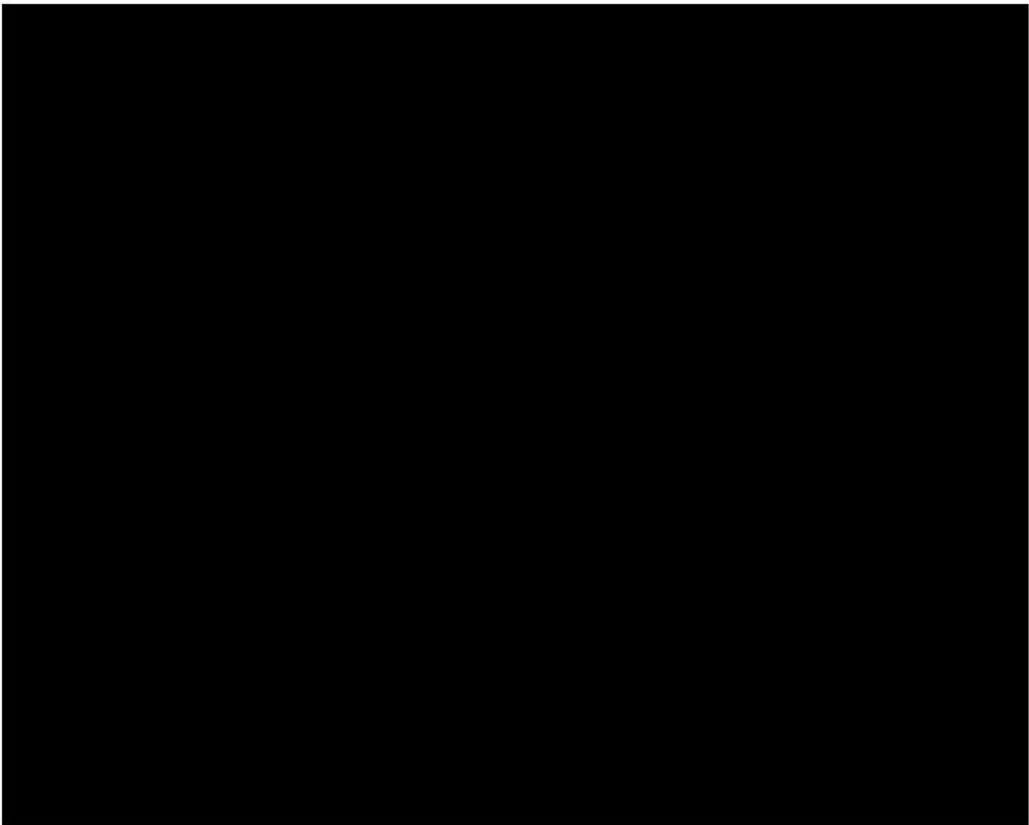
- Parking lot is lit by pole mounted HID type fixtures.
- Replace with LED pole mounted fixtures.

7 TECHNOLOGY










- Technology systems are in good condition
 - In Room 306 data rack in open to students. Provide secure enclosure for the data rack
 - Provide an additional card reader at Door 5
 - A few exterior doors do not have door position contacts. Add exterior door position contacts.

ALDO LEOPOLD
COMMUNITY
SCHOOL (4K-8)
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

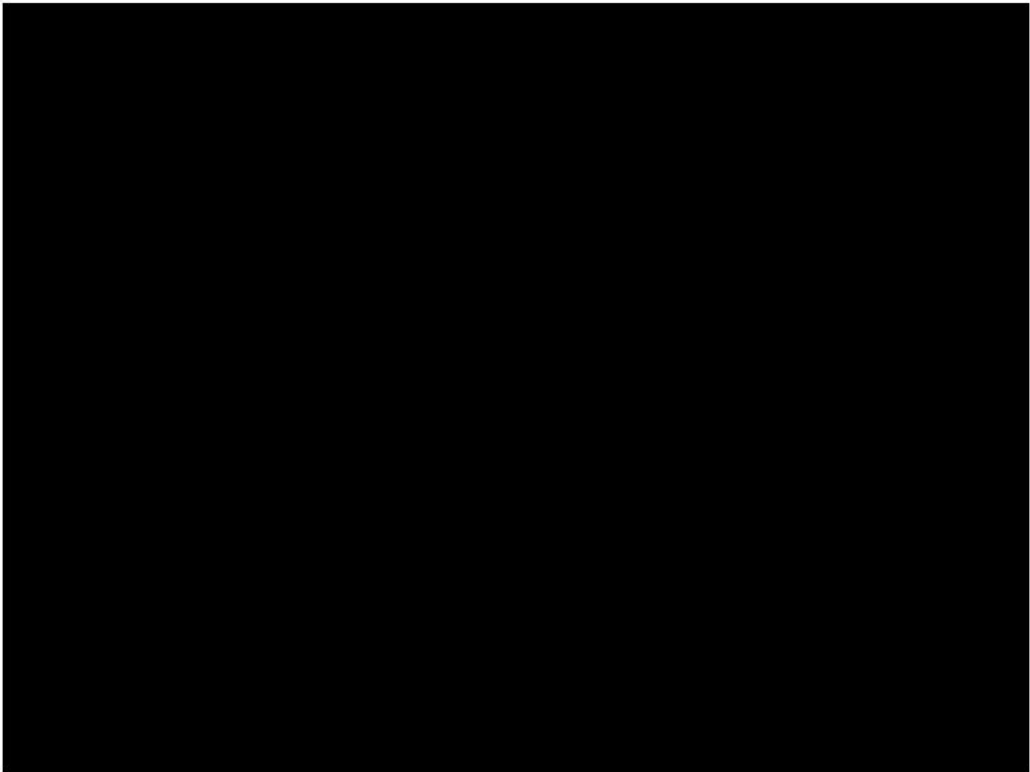
KEY NOTES

- (CPT) REPLACE CARPET
- (ACT) REPLACE 2 X 4 ACT
- (WD) REPAIR WD FLOOR










-  KITCHEN EQUIPMENT - COOLER

ALDO LEOPOLD
COMMUNITY
SCHOOL (4K-8)
FACILITY ANALYSIS

ARCHITECTURAL
SECOND FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

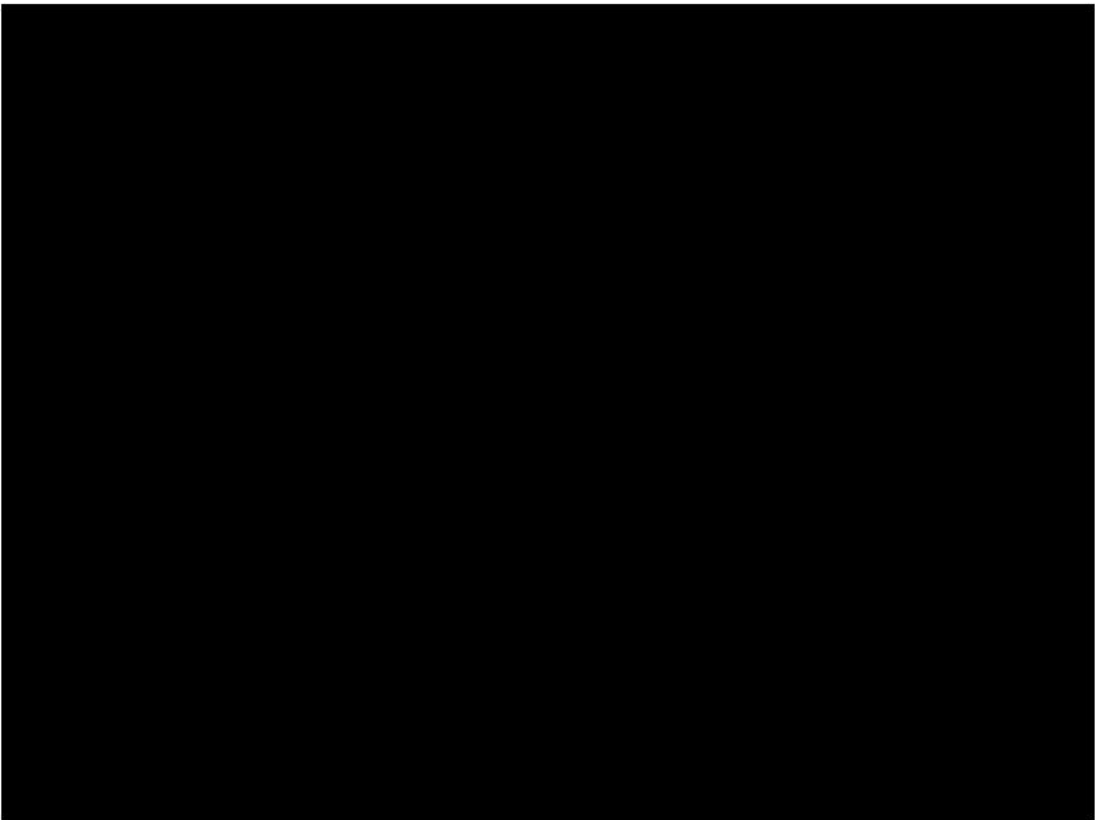
- 1 BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
- 2 MONITOR ALUMINUM CLAD WOOD WINDOWS FOR FUTURE ROT AND REPLACEMENT
- 3 REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE

KEY NOTES










- (CPT) REPLACE CARPET

ALDO LEOPOLD
COMMUNITY
SCHOOL (4K-8)
FACILITY ANALYSIS

ARCHITECTURAL
THIRD 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

KEY NOTES

- CPT REPLACE CARPET
- VCT REPLACE VCT FLOOR
- WD REPAIR WD FLOOR

ALDO LEOPOLD
COMMUNITY
SCHOOL (4K-8)
FACILITY ANALYSIS

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW
		
		
EQUIPMENT		
SYSTEM DISTRIBUTION		

KEY NOTES

-  Replace Water Heaters
-  Replace Boiler Plants
-  Replace Air Handling Units
-  Replace Hot Water System Pumps

PRIORITY KEY

URGENT	MEDIUM	LOW
		

LIGHTING

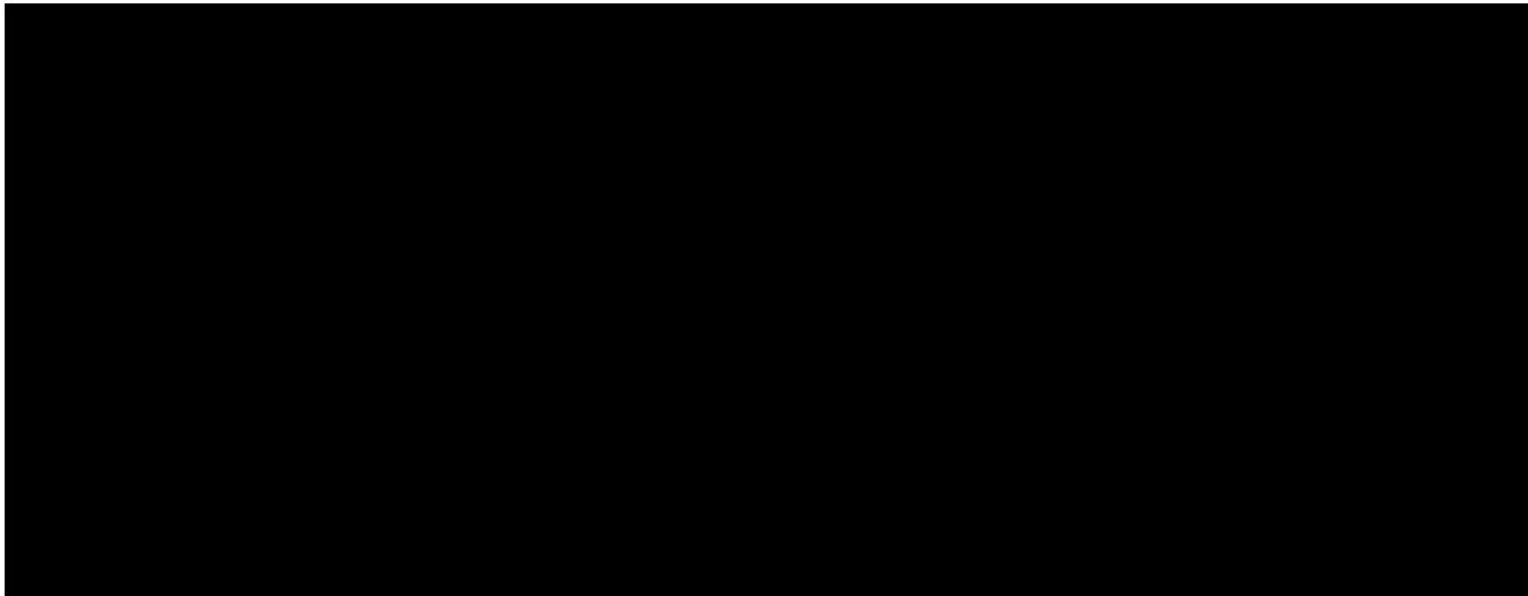
KEY NOTES

-  REPLACE LIGHTING
-  REPLACE BREAKER PANEL
-  REPLACE EMERGENCY EXTERIOR LIGHTING
-  REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

ALDO LEOPOLD
COMMUNITY
SCHOOL (4K-8)
FACILITY ANALYSIS

MECHANICAL
SECOND FLOOR





ELECTRICAL
SECOND FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW
		
EQUIPMENT		
		
SYSTEM DISTRIBUTION		

KEY NOTES

-  Replace Condensing Unit.
-  Replace Chiller
-  Replace Air Handling Units
-  Replace Chiller Pump

PRIORITY KEY

URGENT	MEDIUM	LOW
		
LIGHTING		

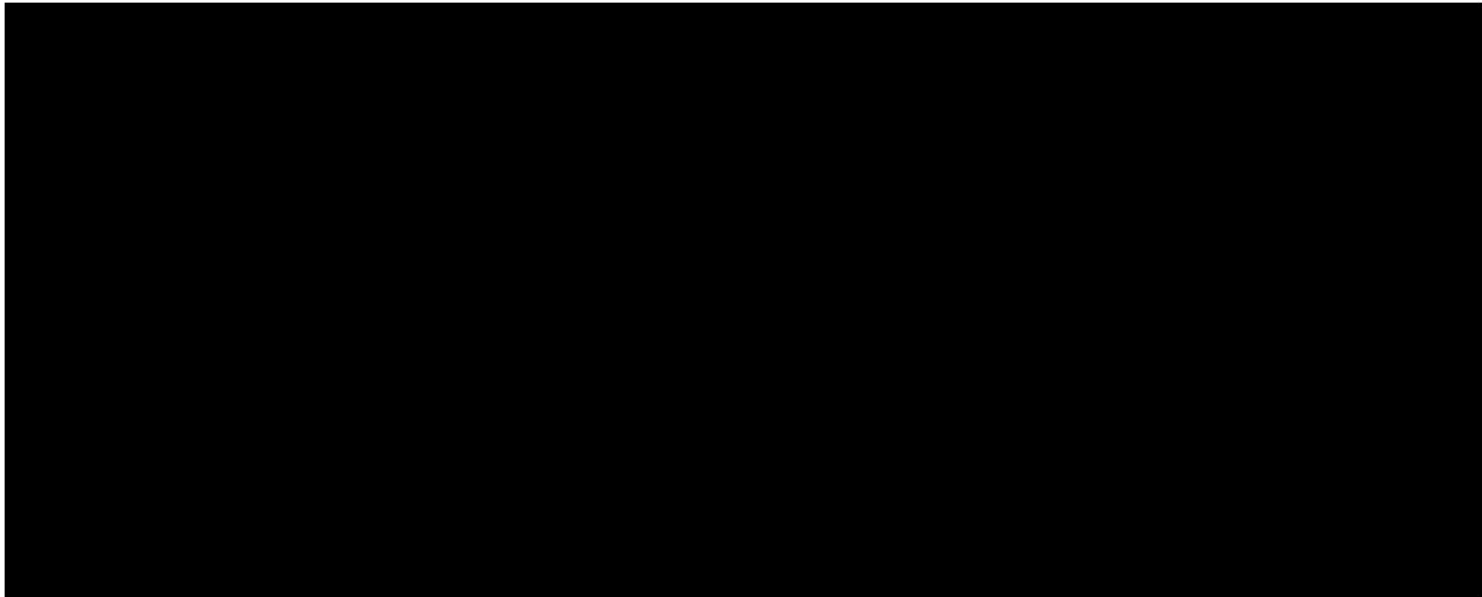
KEY NOTES

-  Replace Lighting
-  Replace Breaker Panel
-  Replace Exterior Emergency Egress Lighting
-  REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

ALDO LEOPOLD
COMMUNITY
SCHOOL (4K-8)
FACILITY ANALYSIS

MECHANICAL
THIRD FLOOR

ELECTRICAL
THIRD FLOOR



PRIORITY KEY

URGENT

MEDIUM

LOW





EQUIPMENT

SYSTEM
DISTRIBUTION

KEY NOTES

 REPLACE AIR HANDLING UNIT

PRIORITY KEY

URGENT

MEDIUM

LOW



LIGHTING






KEY NOTES

-  REPLACE LIGHTING
-  REPLACE BREAKER PANEL
-  REPLACE EXTERIOR WALL PACK
-  REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELING 10% OR MORE OF BUILDING..

**ALDO LEOPOLD
COMMUNITY
SCHOOL (4K-8)**

FACILITY ANALYSIS

KEY

	1910
	1982
	1963
	1949
	2003



Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						6%	\$ 19 91	1,730,800	1.2	Cond.					Priority High (1)			\$ 91,700
198							\$ 31 83	2,767,700	3	Cond.					Priority Med (2)			\$ 2,298,300
199							\$ 29 90	2,599,900	4.5	Cond.					Priority Low (3)			\$ 4,708,400
200	Aldo Leopold				86,939	SF	Ron S, Mick B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			\$ 7,098,400
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		1									CI			2022				
205		1	Aldo Leopold Elementary	1.04		0		sample row to insert			CI			2	2022			\$ -
206		1	Aldo Leopold Elementary	1.00 SITE - Hard surfaces														\$ -
207		1	Aldo Leopold Elementary	1.01	Asphalt paving		Asphalt Pavement	Per SD's Asphalt Paser Assessment	3		CI			2	2022 Yearly Asphalt Crack Clean & Fill Allowance			\$ 2,800
208		1	Aldo Leopold Elementary	1.01	Asphalt paving		Playground Asphalt	Several cracks throughout - weathered	2		CI			2	2022 Clean and fill cracks			\$ 1,500
		1	Aldo Leopold Elementary	1.01	Asphalt paving		Playground Asphalt Pavement	Seal Coating Needed	2		CI			2	2022 Seal Coat Asphalt Pvmnt & Restripe			\$ 5,800
209																		
210		1	Aldo Leopold 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			\$ 7,500
211		1	Aldo Leopold Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI			1	2022 Remove & replace concrete			\$ 13,500
212		1	Aldo Leopold Elementary	2.00 SITE - Activity Spaces														\$ -
213		1	Aldo Leopold Elementary	2.01	Playgrounds		Playground Chain Link Fence	Damaged top & bottom of chain link fence	2		CI			2	2022 Repair Chain Link Fencing			\$ 9,300
214		1	Aldo Leopold Elementary	2.01	Playgrounds		Playground Bark Mulch Border	Bark Mulch Pushing up against fencing - spilling beyond fencing	2		CI			2	2022 Add Timber Edging			\$ 33,300
215		1	Aldo Leopold Elementary	2.02	Athle ic Fields		Turf Play Area (Rubber Tiles)	Worn Turf Area w/ Rubber Tiles	2		CI			2	2022 Remove Rubber Tiles, Replace w/ Syn Grass			\$ 583,300
216		1	Aldo Leopold Elementary	3.00 SITE - Drainage / Landscaping														\$ -
217		1	Aldo Leopold Elementary	3.01	Grass / Turf		Door No.5	Slip Hazard - dirt migrating down onto pavement	2		CI			2	2022 Add Retaining Wall - Restore Turf Area			\$ 8,400
218		1	Aldo Leopold Elementary	4.00 Exterior (Building Envelope)														\$ -
219		1	Aldo Leopold Elementary	4.01	Roofs			Roofing information provided by owner			CI		0	2022				\$ -
220		1	Aldo Leopold Elementary	4.01	Roofs	Sect	1	Smooth Surface - BUR	3	2011	CI	Y19	3	2022 Built-up Roofing		30	19	\$ 214,000
221		1	Aldo Leopold Elementary	4.01	Roofs		2	Gravel Surface - BUR	3	2002	CI	Y10	3	2022 Built-up Roofing		30	10	\$ 76,500
222		1	Aldo Leopold Elementary	4.01	Roofs		3	Smooth Surface - BUR	3	2011	CI	Y19	3	2022 Built-up Roofing		30	19	\$ 31,100

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

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200	Aldo Leopold				86,939	SF	Ron S, Mick B, Mike B, John J, Alex W, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 7,098,400
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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
223		1	Aldo Leopold Elementary	4.01	Roofs		4	Smooth Surface - BUR	3	2011	CI	Y10	3	2022	Built-up Roofing	30	19	\$ 17,900
224		1	Aldo Leopold Elementary	4.01	Roofs		5	Gravel Surface - BUR	3	2002	CI	Y10	3	2022	Built-up Roofing	30	10	\$ 132,900
225		1	Aldo Leopold Elementary	4.01	Roofs		6	Gravel Surface - BUR	3	2002	CI	Y10	3	2022	Built-up Roofing	30	10	\$ 4,400
226		1	Aldo Leopold Elementary	4.01	Roofs		7	Gravel Surface - BUR	3	2002	CI	Y10	3	2022	Built-up Roofing	30	10	\$ 143,300
227		1	Aldo Leopold Elementary	4.01	Roofs		8	Gravel Surface - BUR	3	2002	CI	Y10	3	2022	Built-up Roofing	30	10	\$ 112,500
228		1	Aldo Leopold Elementary	4.01	Roofs		9	Mod Bit - Gran Agg - Alum Coat	3	1998	CI	Y11	3	2022	Built-up Roofing	35	11	\$ 194,900
229		1	Aldo Leopold Elementary	4.01	Roofs		10	Mod Bit - Gran Agg - Alum Coat	3	1998	CI	Y11	3	2022	Built-up Roofing	35	11	\$ 140,200
230		1	Aldo Leopold Elementary	4.01	Roofs		11	Gravel Surface - BUR	3	2002	CI	Y10	3	2022	Built-up Roofing	30	10	\$ 600
231		1	Aldo Leopold Elementary	4.01	Roofs		12	Smooth Surface - BUR	3	2011	CI	Y19	3	2022	Built-up Roofing	30	19	\$ 84,200
232		1	Aldo Leopold Elementary	4.01	Roofs		13	Smooth Surface - BUR	3	2011	CI	Y19	3	2022	Built-up Roofing	30	19	\$ 85,400
233		1	Aldo Leopold Elementary	4.01	Roofs		14	Smooth Surface - BUR	3	2011	CI	Y19	3	2022	Built-up Roofing	30	19	\$ 20,300
234		1	Aldo Leopold Elementary	4.01	Roofs		15	Gravel Surface - BUR	3	2011	CI	Y19	3	2022	Built-up Roofing	30	19	\$ 6,200
235		1	Aldo Leopold Elementary	4.03	Tuck pointing / Sealant		Main Entry Canopy, East Side Br Wall	Worn out grout	2		CI		2	2022	Tuck pointing			\$ 4,900
236		1	Aldo Leopold Elementary	4.03	Tuck pointing / Sealant		Ext wall at Rm 122	Crack on brick wall	2		CI		2	2022	Repair crack			\$ 500
237		1	Aldo Leopold Elementary	4.03	Tuck pointing / Sealant		Ext wall at Rm 120, 132, 134	Loose sealant	2		CI		2	2022	Replace sealant			\$ 1,000
238		1	Aldo Leopold Elementary	4.03	Tuck pointing / Sealant		Ext wall at Rm 214, 216, 312,	Loose sealant around ext wall louvers	2		CI		2	2022	Replace sealant			\$ 500
239		1	Aldo Leopold Elementary	4.03	Tuck pointing / Sealant		Door 4	Loose sealant	2		CI		2	2022	Replace sealant			\$ 100
240		1	Aldo Leopold Elementary	4.04	Doors / Hardware		Door 2	Broken seal around glass pane	2		CI		2	2022	Repair seal			\$ -
241		1	Aldo Leopold Elementary	4.06	Window systems		Ext Windows	Exg Pella double hung 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			\$ -
242		1	Aldo Leopold Elementary	4.06	Window systems		Rm 120, 122, 134, 210, 212,	Broken window mesh screen	2		CI		2	2022	Replace mesh screen			\$ 500

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

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200	Aldo Leopold				86,939	SF	Ron S, Mick B, Mike B, John J, Alex W, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 7,098,400			
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			
		1	Aldo Leopold Elementary	4.07	Louvers / Screenwalls / Fenestra ion		Rm 210, 212, 308, 310	Damaged ext wall louvers - bent fins (at non-functional interior unit ventilators)	2		CI		3	2022	Replace louvers (or remove interior unit vent and patch exterior wall - not costed)			\$ 2,700			
243		1	Aldo Leopold Elementary	4.08	Painting and Plaster		Ext Wdw lintels	rust and paint peeling	2		CI		2	2022	Paint lintels			\$ 4,300			
244		1	Aldo Leopold Elementary	4.08	Painting and Plaster		Ext wall cornice	paint peeling	2		CI		2	2022	Paint cornice			\$ 2,700			
245		1	Aldo Leopold Elementary	4.08	Painting and Plaster		Pediment above Door 2	paint peeling/ faded	2		CI		2	2022	Paint pediment			\$ 900			
246		1	Aldo Leopold Elementary	5.00 Interior (Building)								CI							\$ -		
247		1	Aldo Leopold Elementary	5.01	Doors / Hardware		Rm 217, 220	Wood door, knobs on doors	2		CI		2	2022	Replace doors and hardware			\$ 4,500			
248		1	Aldo Leopold Elementary	5.01	Doors / Hardware		Rm 120	Plam door damaged	2		CI		2	2022	Replace doors and hardware			\$ 2,200			
249		1	Aldo Leopold Elementary	5.01	Doors / Hardware		Rm 116, 206	Wood doors damaged, old closers	2		CI		2	2022	Replace doors and hardware			\$ 6,700			
250		1	Aldo Leopold Elementary	5.03	Flooring / Base		Rm 129, 131, 132, 201B, 201C, 203, 205, 206, 322	Carpet in poor condition	2		CI		3	2022	Replace carpet			\$ 38,600			
251		1	Aldo Leopold Elementary	5.03	Flooring / Base		Rm 222	CT Base missing	2		CI		2	2022	Provide new CT base			\$ -			
252		1	Aldo Leopold Elementary	5.03	Flooring / Base		Rm 116, 303	Damaged wood flooring	2		CI		2	2022	Patch and repair wood flooring			\$ 59,000			
253		1	Aldo Leopold Elementary	5.03	Flooring / Base		Room 304	Cracked VCT on uneven level floor	2		CI		3	2022	Replace VCT and repair floor			\$ 8,900			
254		1	Aldo Leopold Elementary	5.04	Ceiling / Acous ic Panels	ACT	Room 132F	Damaged ACT due to water leak	2		CI		2	2022	Replace ACT tiles in that area (newer tiles)			\$ 300			
255		1	Aldo Leopold Elementary	5.04	Ceiling / Acous ic Panels		Room 124 - dry foods	ACT not compliant (not washable)	2		CI		2	2022	Replace ACT with VACT			\$ 3,100			
256		1	Aldo Leopold Elementary	5.04	Ceiling / Acous ic Panels		Room 116	Damaged plaster ceiling	2		CI		2	2022	Repair plaster			\$ 38,200			
257		1	Aldo Leopold Elementary	5.05	Wall Finishes (PT, VWC, etc)		Room 116	Paint flaking off brick wall	2		CI		2	2022	Paint brick wall			\$ 5,400			
258		1	Aldo Leopold Elementary	5.10	REMODELING / ADDITIONS		Kitchen/ serving	Kitchen to be remodeled per food service director, and add walk in cooler	2		CI		2	2022	Major remodel with plumbing (see below for cooler)			\$ 511,500			
259		1	Aldo Leopold Elementary	5.10	REMODELING / ADDITIONS						CI		2	2022				\$ -			
260		1	Aldo Leopold Elementary	6.00 Interior (Fixed Equipment)								CI							\$ -		
261		1	Aldo Leopold Elementary																		

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

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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	Pr.	Year	Action Recommended	Exp. (yrs)	Rem ain	COST		
		1	Aldo Leopold Elementary	6.09	Chalk Board / Marker board	CB-WDFR-1	Rm 128, 130, 205, 210, 212, 214, 216, 218, 219, 220, 221, 222, 308, 310, 312, 314, 315, 319	Chalkboard in Rooms	2		CI			2	2022	Replace with Markerboards			\$ 46,600	
262		1	Aldo Leopold Elementary	6.09	Chalk Board / Marker board	MB-MTLFR-3	Rm 207	Damaged Markerboard	2		CI			2	2022	Replace with Markerboards			\$ 1,000	
263		1	Aldo Leopold Elementary	6.13	Cabinetry / Counter Tops / Stools		Rm 131, 303	Casework with Sink in poor condi ion (short section) VCT Ok cond	2		CI			2	2022	Replace casework. Patch VCT flooring and touch up paint			\$ 6,700	
264		1	Aldo Leopold Elementary	6.13	Cabinetry / Counter Tops / Stools		Rm 129, 212, 217, 219, 222, 224, 312, 314, 315, 319	Casework with Sink in poor condi ion (short section) VCT Ok cond	2		CI			2	2022	Replace casework. Patch VCT flooring and touch up paint			\$ 27,500	
265		1	Aldo Leopold Elementary	6.13	Cabinetry / Counter Tops / Stools		Rm 318	Casework with Epoxy Resin counter top (short section) VCT Ok cond	2		CI			2	2022	Replace casework. Patch VCT flooring and touch up paint			\$ 59,300	
266		1	Aldo Leopold Elementary	6.18	Kitchen Equipment		Kitchen	Dry Food Storage has wood shelving - not easily cleanable	2		CI			2	2022	Replace Shelving			\$ 1,000	
267		1	Aldo Leopold Elementary	6.18	Kitchen Equipment		Kitchen	Kitchen base and upper cabinets are wood	2		CI			2	2022	Replace base and upper cabinets wi h stainless steel			\$ 23,500	
268		1	Aldo Leopold Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Scullery Sink or Prep Counter	1		CI			2	2022	Provide separate Hand Sink			\$ 8,600	
269		1	Aldo Leopold 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.			\$ -		
270		1	Aldo Leopold 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		
271		1	Aldo Leopold Elementary	6.19	Cold Storage Rooms		Cooler	No cold storage shelving	1		CI		1	2022	Provide shelving			\$ 3,900		
272		1	Aldo Leopold Elementary	7.00 HVAC								CI								\$ -
273		1	Aldo Leopold Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 Make: DeDietrich Model: GT411A Serial Number: MBH (Hea ing Capacity): 2182 System Type (Hot Water) Fuel Type(s): Nat Gas	3	2003	CI	Y11	3	2022	Replace Boiler when signs of failure show.	30	11	\$ 192,600		
274		1	Aldo Leopold Elementary																	

Green Bay Area Public Schools
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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Aldo Leopold				86,939	SF	Ron S, Mick B, Mike B, John J, Alex W, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 7,098,400
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Remain	Projected PROJECT COST
		1	Aldo Leopold Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-2 Make: DeDietrich Model: GT 430A-12 Serial Number: 100011380031700008 MBH (Heating Capacity): 2,400 MBH System Type (Hot Water) Fuel Type(s): Not Gas	4	2016	CI	Y24	3	2022		30	24	\$ 209,400
275		1	Aldo Leopold Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			All VFDs are Yaskawa	4	2003-2018	CI		2	2022	Replace older VFDs as they approach life expectancies.	15	####	\$ -
276		1	Aldo Leopold Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Boiler Pump: Pump Tag: P-1 & P-2 Make: Bell & Gosset Model: e-80 SSF 6.25 Serial Number: C243541-01E71 & C243541-02E71 GPM/Head (ft): 150gpm/20ft. Pump Type: (Inline)	4		CI		3	2022		30		\$ 77,700
277		1	Aldo Leopold Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Heating System Pump: Pump Tag: Make: Bell & Gosset Model: e-1510 SSFE 9 5 Serial Number: C243540-02F71 GPM/Head (ft): 300gpm/80ft Pump Type: (Base Mount)	4		CI		3	2022		30		\$ 77,700
278		1	Aldo Leopold Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Mech 225A	Chiller Pump: Pump Tag: Make: Bell & Gossett Model: e-1510 SSFE 9 5 Serial Number: C243539-01F71 & C243539-02F71 GPM/Head (ft): 440gpm/75ft Pump Type: (Base Mount)	4		CI		3	2022		30		\$ 77,700
279		1	Aldo Leopold Elementary	7.06	Energy Management Systems (24 volt low voltage)			Building has DDC Controls.	3		CI		2	2022	Replace controls that have exceeded life expectancy	15		\$ 703,200
280		1	Aldo Leopold Elementary	7.06	Energy Management Systems (24 volt low voltage)			Building has DDC Controls.	3		CI		2	2022	Replace controls that have exceeded life expectancy	15		\$ 703,200

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	Aldo Leopold				86,939	SF	Ron S, Mick B, Mike B, John J, Alex W, Ron E, Dave B							2022 TOTAL PRIORITIES					\$ 7,098,400
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	
281		1	Aldo Leopold Elementary	7.07	Air handler units / ERU - dampers		Mech Room 121 (Serves 102, 109, 113, 1c101, 120, 123, 126, 128, 130, 132, 127, 132A, 132C-D-E, 129, 131, 134B-C-D, 134A, 134, 107, 132F)	AHU Tag: AC-1 Make: Daikin Model: CAH019GDGM Serial Number: FBOU170501396 CFM (total airflow): 9,000 System Type: Fan and coil types: Belt return fan, 2 direct drive supply fans. Hot water and chilled water coils.	4	2016	CI	Y30	3	2022		40	34	\$ 233,000	
282		1	Aldo Leopold Elementary	7.07	Air handler units / ERU - dampers		Mech Room (Serves commons 122)	AHU Tag: AC-2 Make: Daikin Model: CAH015GDGM Serial Number: FBOU170501371 CFM (total airflow): 7,500 System Type: Fan and coil types: Belt return fan, 2 direct drive supply fans. Hot water and DX coils.	4	2016	CI	Y30	3	2022		40	34	\$ 230,500	
283		1	Aldo Leopold Elementary	7.07	Air handler units / ERU - dampers		Mech 224A (Serves 322, 323, 323A)	AHU Tag: AC-1 Make: Trane Model: T5L732C M-Series Serial Number: CFM (total airflow): 13,500 System Type: Fan and coil types: Hot water heating and chilled water cooling, belt drive supply fan. Unit is ducted to a return fan.	3	2001	CI	Y19	3	2022		40	19	\$ 349,500	

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Aldo Leopold				86,939	SF	Ron S, Mick B, Mike B, John J, Alex W, Ron E, Dave B						2022 TOTAL PRIORITIES			\$ 7,098,400				
201																		Life	Life	Projected PROJECT COST
202	Bldg			Cat.		Item	Room No.(s) /		1-5	Install						Exp.	Rem			
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)		Cond.	Orig. /	Fund	Yr	Fnl	Year	Action Recommended	(yrs)	ain			
		1	Aldo Leopold Elementary	7.07	Air handler units / ERU - dampers		Mech 225A (Serves 101, 101A-101G)	AHU Tag: AC-2 Make: Trane Model: T5L732B Serial Number: CFM (total airflow): 2850 System Type: Fan and coil types:Hot water heating and chilled water cooling, belt drive supply fan. Unit is ducted to a return fan.	3	2001	CI	Y19	3	2022			40	19	\$ 73,800	
284		1	Aldo Leopold Elementary	7.07	Air handler units / ERU - dampers		Mech 225 (Serves Gym)	AHU Tag: AC-3 Make: Daikin Model: CAH018GDGM Serial Number: FBOU170501372 CFM (total airflow): 9,000 System Type: Fan and coil types: Hot water heating and chilled water cooling, direct drive supply fan and belt drive return fan.	4	2016	CI	Y30	3	2022			40	34	\$ 233,000	
285		1	Aldo Leopold Elementary	7.07	Air handler units / ERU - dampers		Mech 225A (Serves Second Floor Classrooms)	AHU Tag: AC-4 Make: Daikin Model: CAH018GDGM Serial Number: FBOU170501372 CFM (total airflow): 9,000 System Type: Fan and coil types: Hot water heating and chilled water cooling, Direct Drive Supply fan, belt return fan.	4	2016	CI	Y30	3	2022			40	34	\$ 233,000	
286																				

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	Aldo Leopold				86,939	SF	Ron S, Mick B, Mike B, John J, Alex W, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 7,098,400	
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	
		1	Aldo Leopold Elementary	7.07	Air handler units / ERU - dampers		Stage Suspended in air (Serves Auditorium)	AHU Tag: AC-5 Make: Daikin Model: Could not access Serial Number: Could not access CFM (total airflow): Could not access System Type: Constant volume Fan and coil types: Hot Water Heating and chilled water cooling. Could not access unit due to unit being suspended.	4	2016	CI	Y30	3	2022			40	34	\$ 233,000
287		1	Aldo Leopold Elementary	7.07	Air handler units / ERU - dampers		Mech 321 (Serves 2003 Addition 303-320)	AHU Tag: AC-6 Make: Daikin Model: CAH037GDGM Serial Number: FBOU170501397 CFM (total airflow): 18,000 System Type: Fan and coil types: Direct drive supply fans, belt return fan, hot water and chilled water coils.	4	2016	CI	Y30	3	2022			40	34	\$ 465,900
288		1	Aldo Leopold Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Vestibules, Old Gym 116, Restrooms, corridors	Unit Type: Cabiet Unit Heaters, Unit Heaters, Convectors. Classroom FTR Heating Source (Hot Water) Equipment is in good condi ion.	4	2016	CI		3	2022			25	19	\$ -
289		1	Aldo Leopold Elementary	7.10	Exhaust fans - PRV / utility sets		Roof of 1910 and 1949 Sections of the building.	Exhaust fans are rusting and showing a significant amount of wear.	2		CI		2	2022	Replace Exhaust Fans		25		\$ -
290		1	Aldo Leopold Elementary	7.10	Exhaust fans - PRV / utility sets		Roof of 1963, 1982, 2003 sections of the building	Exhaust fans are Jen Fan and are in acceptable condition.	3	2003	CI		2	2022	Exhaust fans are approaching life expectancy. Replace Fans as necessary.		25	6	\$ -
291		1	Aldo Leopold Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof	Chiller Tag: Make: Daikin Model: AGZ210EPMNN-ER00 Serial Number: STNU170600050 Tonnage: 210 TONS System Type: (Air Cooled)	4	2018	CI	Y21	3	2022			25	21	\$ 509,600
292																			

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	Aldo Leopold				86,939	SF	Ron S, Mick B, Mike B, John J, Alex W, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 7,098,400	
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST	
293		1	Aldo Leopold Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves AC-3)	Rooftop Condensing Unit Make: Trane Model: TTA090A300EA Serial: 2352yhnad Capacity: 90 MBH	2	2002	CI	Y5	2	2022	Coils are showing wear and are dented. Repair/Replace condensing unit	25	5	\$ 30,400	
294		1	Aldo Leopold Elementary	8.00 Plumbing								CI							\$ -
295		1	Aldo Leopold Elementary	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Domestic Recirc Pump Make: Bell & Gossett Model: NBF-12F/LW 103260 E20 2003	4	2016	CI		3	2022		30	24	\$ 19,400	
296		1	Aldo Leopold Elementary	8.08	Plumbing Fixtures		125, 125A , 131B, 131C	floor mounted flush valve urinals, floor mounted, flush valve water closets, push button faucet Lavs. All fixtures in very good condi ion.	4		CI		3	2022		30		\$ -	
297		1	Aldo Leopold Elementary	8.08	Plumbing Fixtures		125, 206, 305	4 person wash station in poor condi ion	2		CI		2	2022		Replace/Remove Wash station.	30		\$ -
298		1	Aldo Leopold Elementary	8.08	Plumbing Fixtures		218A, 316A Restroom, Main office Restrooms, 208	Push Button Lavs, floor mounted, flush valve water closet.	4		CI		3	2022		30		\$ -	
299		1	Aldo Leopold Elementary	8.08	Plumbing Fixtures		206, 219A, 305, 317A	Wall mount flush valve urinals, wall hung flush valve water closets push button faucets all in very good condition.	4		CI		3	2022		30		\$ -	
300		1	Aldo Leopold Elementary	8.08	Plumbing Fixtures		217 FACS Room	4 Residential sinks layed into countertop. Two faucets with 2 levers, two faucets have 1 lever.	3		CI		2	2022		Repalce sinks.	30		\$ -
301		1	Aldo Leopold Elementary	8.08	Plumbing Fixtures		323 Science and Tech Ed Classroom.	Science faucets in counter sinks are in acceptable condition. Eye wash and emergency shower in acceptable condition.	3		CI		2	2022		30		\$ -	
302		1	Aldo Leopold Elementary	8.08	Plumbing Fixtures		318, 319	Kindergarden classroom sinks are in acceptable condi ion	3		CI		2	2022		30		\$ -	
303		1	Aldo Leopold Elementary	8.08	Plumbing Fixtures		Locker Room	Locker room plumbing fixtures in acceptable condi ion.	3		CI		2	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	Aldo Leopold					86,939 SF	Ron S, Mick B, Mike B, John J, Alex W, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 7,098,400
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
304		1	Aldo Leopold Elementary	8.08	Plumbing Fixtures		123B Restroom	Floor mount flush valve water closet. Porcelaine wash sink with dual lever wash faucet	3		CI		2	2022		30		\$ -
305		1	Aldo Leopold Elementary	8.10	Drinking Fountains		corridor by 134	Water coolers in wall. Coil is dirty. Otherwise good condition.	3	2003	CI		2	2022	Clean and comb cooling coil	30	11	\$ -
306		1	Aldo Leopold Elementary	8.10	Drinking Fountains		Corridors	Water coolers are in acceptable condition	3		CI		3	2022		30		\$ -
307		1	Aldo Leopold Elementary	8.11	Fire suppression- source / pumps / distribution / heads		Main in Boiler Room	Fire Suppression system is in very good condition	4		CI		3	2022		30		\$ -
308		1	Aldo Leopold Elementary	8.15	Domestic Water Heaters		Boiler Room	A.O. Smith Model: BTH 250 970 Natural Gas 240000 BTUH Input	3	2002	CI	Y5	3	2022	Water heater is approaching life expectancy. Replace water heater when it shows signs of failure.	25	5	\$ 89,000
309		1	Aldo Leopold Elementary	8.15	Domestic Water Heaters		Boiler Room	A.O. Smith Model: BTH 250 970 Natural Gas 240000 BTUH Input	3	2002	CI	Y5	3	2022	Water heater is approaching life expectancy. Replace water heater when it shows signs of failure.	25	5	\$ 89,000
310		1	Aldo Leopold Elementary	9.00 Electrical							CI							\$ -
311		1	Aldo Leopold Elementary	9.01	Electrical Study Update / Main / medium voltage / tranformer		Elec Rm	2000A 120/208V Main service Switchboard			CI		2	2022	No action required			\$ -
312		1	Aldo Leopold Elementary	9.03	Electric panels - distribution / labeling		Elec Rm by Commons	Switchboard w/fused switches	1		CI		1	2022	Replace 2with new switchboard with circuit breakers	25		\$ 17,900
313		1	Aldo Leopold Elementary	9.03	Electric panels - distribu ion / labeling		Elec Rm by Commons	older breaker panels	2		CI		2	2022	recommend replacing in the next 4-5 years	25		\$ 12,900
314		1	Aldo Leopold Elementary	9.03	Electric panels - distribu ion / labeling		2nd FL Custodian	old panel/no parts available	1		CI		1	2022	Replace with new	25		\$ 6,500
315		1	Aldo Leopold Elementary	9.03	Electric panels - distribu ion / labeling		Stage	old breaker panel	2		CI		2	2022	replace in he next 2-3 years	25		\$ 6,500
316		1	Aldo Leopold Elementary	9.03	Electric panels - distribu ion / labeling			old breaker panels	2		CI		2	2022	replace in he next 2-3 years	25		\$ 12,900
317		1	Aldo Leopold 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%			\$ -
318		1	Aldo Leopold Elementary	9.08	Emergency generators / battery backup systems /		Elec Room	50KW natural gas generator - feeds life			CI		0	2022	No action required	25		\$ -
319		1	Aldo Leopold Elementary	10.00 Lighting							CI							\$ -
320		1	Aldo Leopold Elementary	10.01	Lighting - Lamps / ballasts / controls		Room 116	Incand/fluorescent lighting	2		CI		2	2022	Replace with LED			\$ 13,400
321		1	Aldo Leopold Elementary	10.01	Lighting - Lamps / ballasts / controls		Auditorium	incandescent	2		CI		2	2022	Replace with LED			\$ 22,800
322		1	Aldo Leopold Elementary	10.04	Security Lighting (Exterior)		Exterior	HID wall packs	2		CI		2	2022	Replace w/LED wall packs			\$ 5,800
323		1	Aldo Leopold 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	Aldo Leopold				86,939	SF	Ron S, Mick B, Mike B, John J, Alex W, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 7,098,400
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
324		1	Aldo Leopold Elementary	11.01	Structured cabling		Building	Good.	4		CI		0	2022	no work			\$ -
325		1	Aldo Leopold Elementary	11.01	Structured cabling		Building	Data rack on second floor Room 306 is	2		CI		2	2022	Provide secure enclosure for data rack			\$ 1,700
326		1	Aldo Leopold Elementary	11.01	Structured cabling		Building	old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			\$ 7,200
327		1	Aldo Leopold Elementary	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			\$ -
328		1	Aldo Leopold Elementary	11.03	Local Sound systems		Gym	Good. (4) Shure LX4 systems, (2) 182-200	4		CI		0	2022	No work			\$ -
329		1	Aldo Leopold Elementary	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			\$ -
330		1	Aldo Leopold Elementary	11.05	Building Paging systems		Building	Good.	4		CI		0	2022	No work			\$ -
331		1	Aldo Leopold Elementary	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			\$ -
332		1	Aldo Leopold Elementary	11.06	Access Control		Building	Additional card reader system requested for	2		CI		2	2022	Provide new card reader			\$ 5,700
333		1	Aldo Leopold Elementary	11.06	Handicapped door operators		Main Entry	Handicapped door operators work properly	4		CI		0	2022	No work			\$ -
334		1	Aldo Leopold Elementary	11.07	Burgler Alarm System		Building	Good	3		CI		0	2022	No work			\$ -
335		1	Aldo Leopold 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			\$ 3,400
336		1	Aldo Leopold Elementary	11.08	Video Surveillance System		Building	Very good	5		CI		2	2022	No work			\$ -

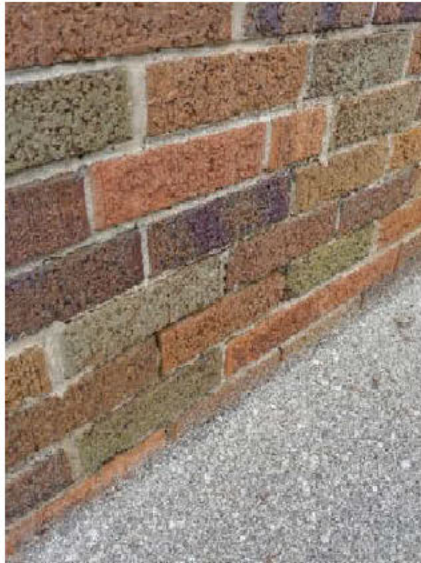
LEONARDO DA VINCI SCHOOL FOR GIFTED LEARNERS (K-8)

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

- Tuckpointing needed throughout majority of building.
- Sealant around windows needs replacement in areas
- Roof is not draining adequately as drain piping appears to undersized causing frequent clogging.



3 INTERIOR

- **Doors**
 - There are some doors with loose hardware and broken door closers. Replace door hardware
- **Flooring**
 - In the kitchen the quarry tile and slab on grade is cracked. Patch slab on grade and replace quarry tile.

- At the balcony of the gym the painted concrete finish is peeling and has bare spots. Repaint concrete floor.

– **Ceiling**

- There are several rooms where the existing ACT ceiling covers the existing hard lid ceiling. Noted for future.

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
 - Provide end caps on sharp ends of metal wall shelving. Consider provision of walk-in cooler.

5 MECHANICAL

– **Boilers and Pumps**

- There are two cast Iron boilers and the heating pumps both were replaced in 2014.
- There are two condensing boilers and the heating pumps both were replaced in 2015.

– **Air Handlers**

- Most of the Air Handlers were replaced in 2015.

– **Chillers and Pumps**

- The Chiller was replaced in 2014 with R-410A air cooled chiller.
- There are three R-410A condensing units installed in 2014 & 2015

– **Water Heaters**

- The Water Heaters are Condensing water heaters replaced in 2015.

– **Plumbing**

- The Plumbing fixtures are in good condition.

6 ELECTRICAL

– **Electric Service**

- 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 system
- Fire Alarm System will need to be changed to a fire alarm with voice evacuation when 10% or more of the building is renovated
- Review the fire alarm system and add fire alarm devices as required to comply with code and ADA requirements

– **Lighting - Lamps / ballasts / controls**

- A portion of the building lighting is fluorescent
- We recommend that all fluorescent lighting be upgraded to LED within the next 5-10 years.

– **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

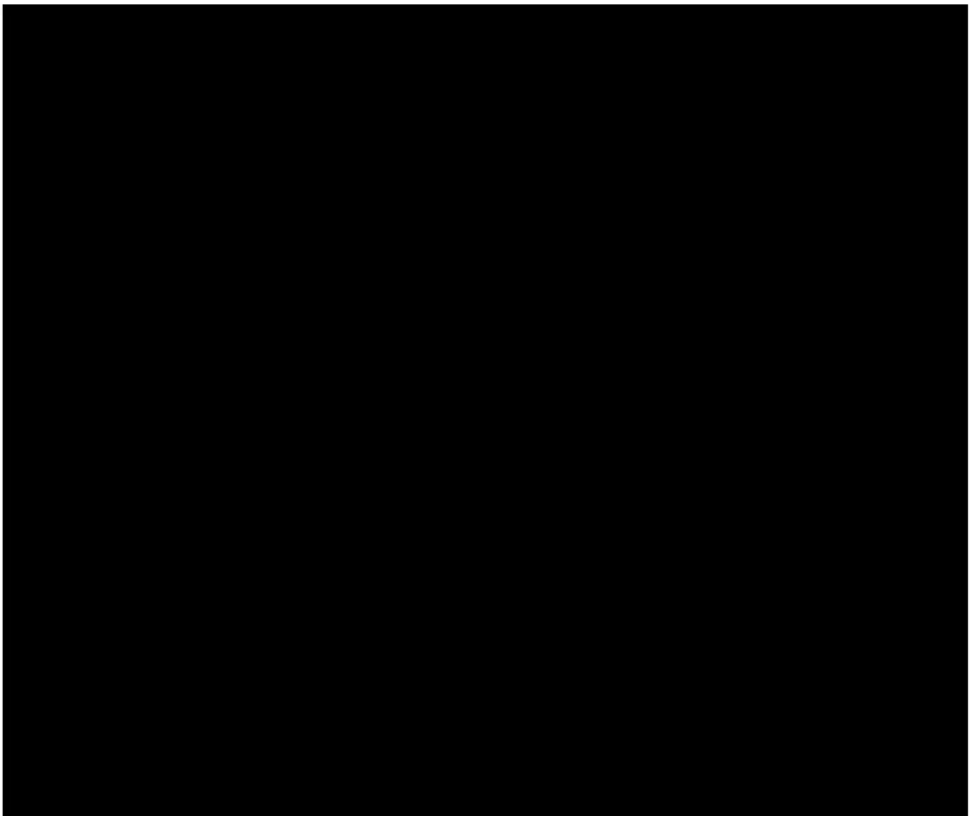
Add emergency egress lighting on exterior of building at all exterior doors.

7 TECHNOLOGY










- Technology systems are in good condition.
- There are some old telephone cables that are not being utilized anymore. Recommend removing abandoned cabling
- Building alarm system control pane is obsolete. Recommend replacing the existing Honeywell panel with District standard DMP

LEONARDO da VINCI
SCHOOL FOR
GIFTED LEARNERS
FACILITY ANALYSIS

ARCHITECTURAL
FIRST FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

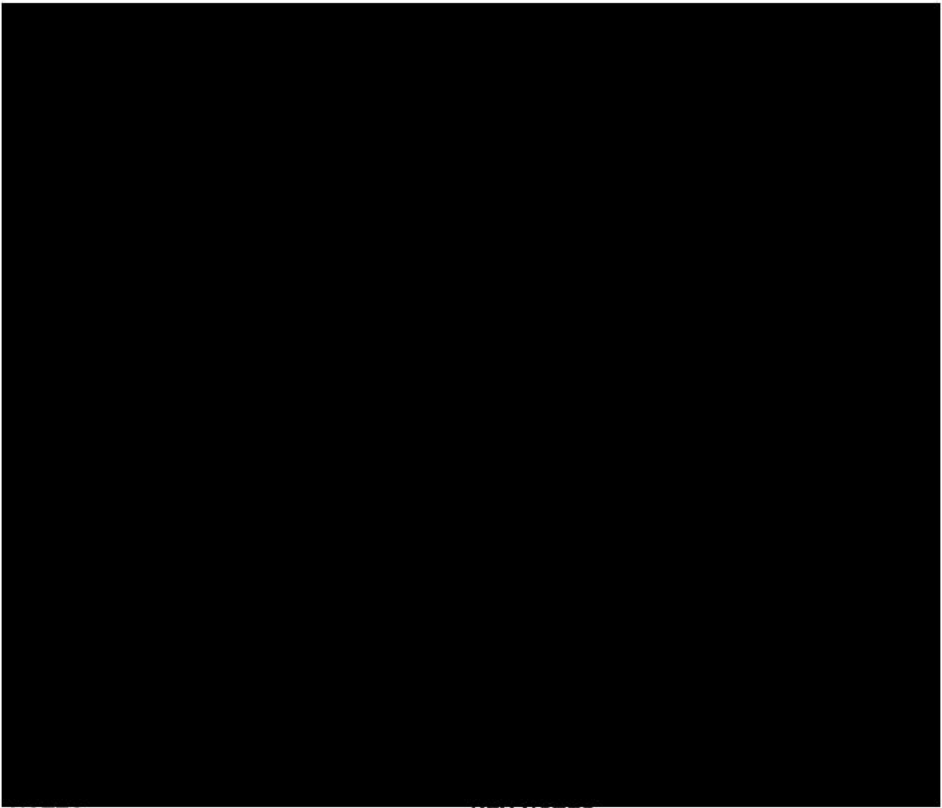
- 1 - SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED
- 2 - BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED

KEY NOTES










-  KITCHEN EQUIPMENT - COOLER AND FREEZER
-  KITCHEN REMODEL-ADD COOLER
-  ACT COVERS HARD LID-NOTED FOR FUTURE

LEONARDO da VINCI
SCHOOL FOR
GIFTED LEARNERS
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

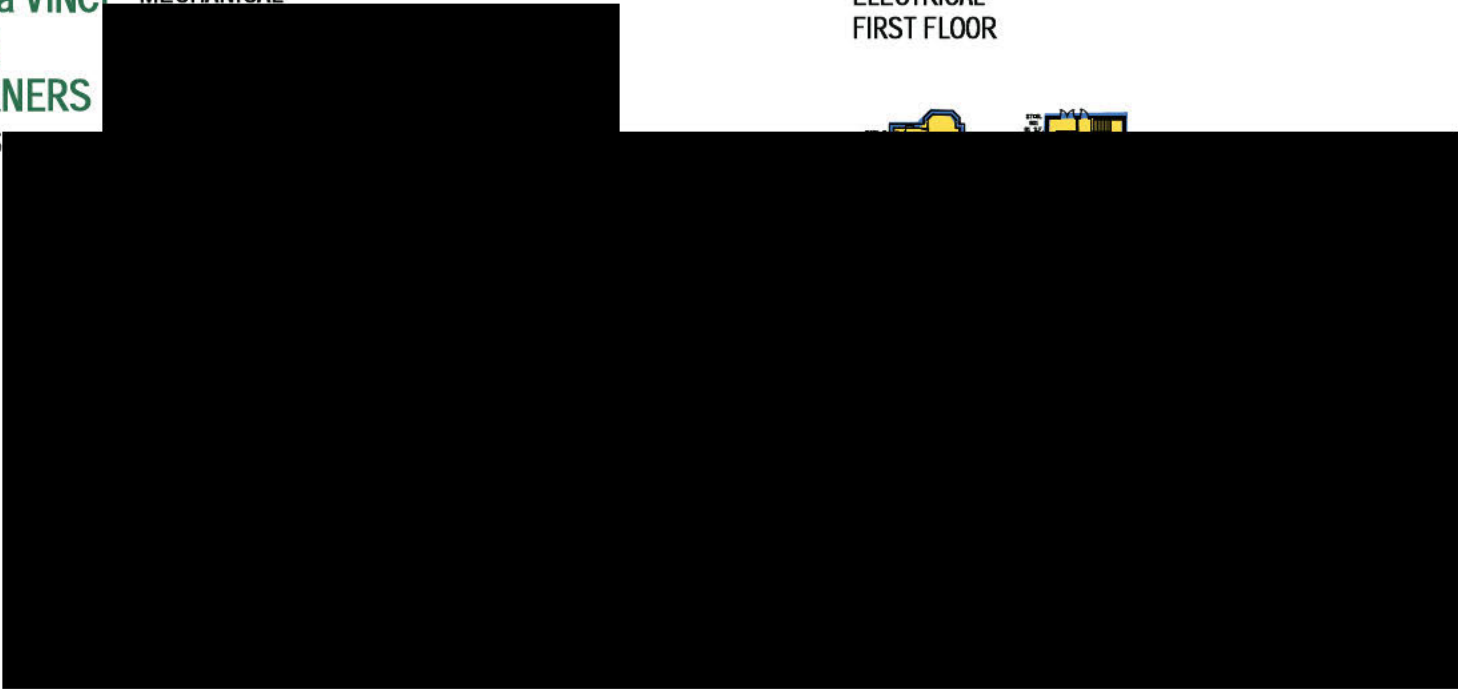
KEY NOTES

-  REPAINT CONCRETE
FLOOR
-  ACT COVERS HARD
LID-NOTED FOR
FUTURE

LEONARDO da VINCI
SCHOOL FOR
GIFTED LEARNERS
FACILITY ANALYSIS

MECHANICAL

ELECTRICAL
FIRST FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW
		
		
EQUIPMENT		
SYSTEM DISTRIBUTION		

KEY NOTES

- | | | | |
|-------|----------------------|-------|--------------------|
| (B) | BOILER | (HWP) | HOT WATER PUMP |
| (CH) | CHILLER | (WH) | WATER HEATER |
| (CU) | CONDENSING UNIT | (AHU) | AIR HANDLING UNIT |
| (ERV) | ENERGY RECOVERY UNIT | (CWP) | CHILLED WATER PUMP |

PRIORITY KEY

URGENT	MEDIUM	LOW
		
LIGHTING		

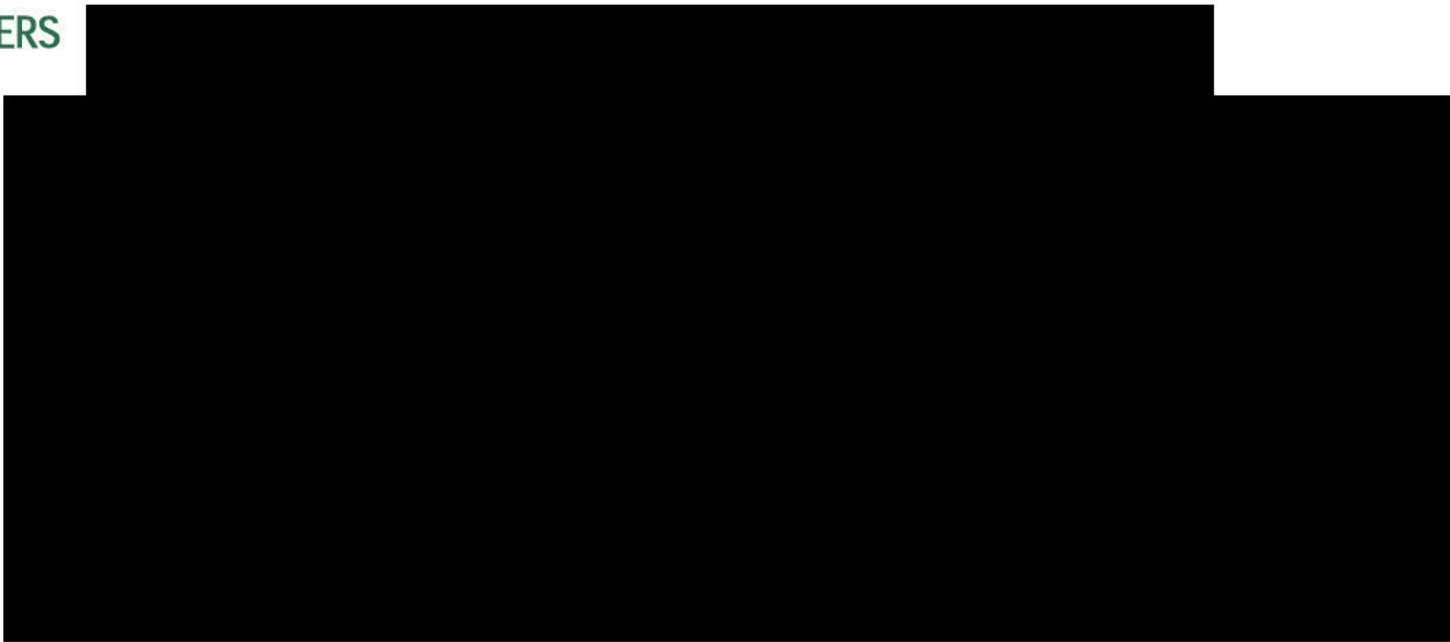
KEY NOTES

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

LEONARDO da VINCI
SCHOOL FOR
GIFTED LEARNERS
FACILITY ANALYSIS

MECHANICAL
SECOND FLOOR

ELECTRICAL
SECOND FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION

KEY NOTES

-  AIR HANDLING UNIT
-  AIR HANDLING UNIT
-  CONDENSING UNIT

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

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

LEONARDO da VINCI
SCHOOL FOR
GIFTED LEARNERS

(PURCHASED 2013)

FACILITY ANALYSIS

BUILDING AGE

FIRST FLOOR

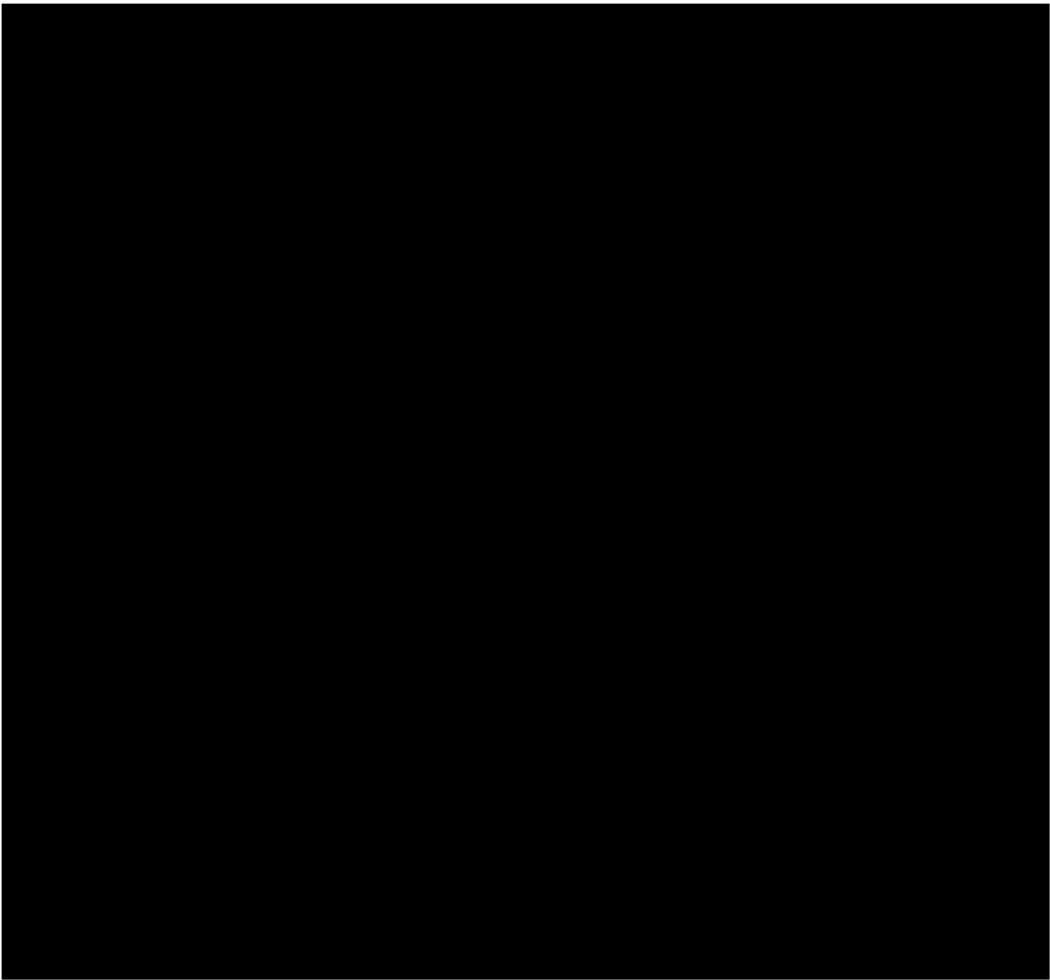
KEY



YEAR?



2013



Green Bay Area Public Schools
Facility Condition Index

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
197						8%	\$ 24.47	1,101,000	1.2	Cond.					Priority High (1)			\$ 3,000	
198							\$ 21.37	961,600	3	Cond.					Priority Med (2)			\$ 915,400	
199							\$ 49.05	2,207,400	4.5	Cond.					Priority Low (3)			\$ 3,351,600	
200	Leonardo da Vinci Elementary				45,000	SF	Ron S, Josh L, Phil O, Gary G, Mike H, Dave B							2022	TOTAL PRIORITIES			\$ 4,270,000	
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST	
204		6									CI			2022					
205		6	Leonardo da Vinci	1.04		0		sample row to insert			CI		2	2022				\$ -	
206		6	Leonardo da Vinci	1.00	SITE - Hard surfaces														\$ -
207		6	Leonardo da Vinci Elementary	1.01	Asphalt paving		Asphalt Pavement Areas	No Asphalt Paser Assessment Provided - Appears was reconstructed along with property	3		CI		2	2022	Yearly Asphalt Crack Clean & Fill Allowance			\$ 1,700	
208		6	Leonardo da Vinci 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			\$ 2,300	
209		6	Leonardo da Vinci Elementary	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Remove & replace concrete			\$ 1,800	
210		6	Leonardo da Vinci Elementary	1.02	Concrete walks / curbs		Door No.11	Conc Pvmnt cracked, uneven, trip hazard	1		CI		1	2022	Mud-jack up pavement			\$ 1,200	
211		6	Leonardo da Vinci	2.00	SITE - Activity Spaces														\$ -
212		6	Leonardo da Vinci	2.01	Playgrounds			no comments this section			CI		2	2022				\$ -	
213		6	Leonardo da Vinci	3.00	SITE - Drainage / Landscaping														\$ -
214		6	Leonardo da Vinci	3.01	Grass / Turf			no comments this section			CI		2	2022				\$ -	
215		6	Leonardo da Vinci	4.00	Exterior (Building Envelope)														\$ -
216		6	Leonardo da Vinci	4.01	Roofs			Roofing Information provided by Owner			CI			2022				\$ -	
217		6	Leonardo da Vinci	4.01	Roofs	Sect	1	Gravel Surface - BUR Unknown Install Date	3	?	CI	Y10	3	2022	Gravel Surface - BUR	30	####	\$ 76,600	
218		6	Leonardo da Vinci	4.01	Roofs		2	Gravel Surface - BUR Unknown Install Date	3	?	CI	Y10	3	2022	Gravel Surface - BUR	30	####	\$ 92,000	
219		6	Leonardo da Vinci	4.01	Roofs		3A	Standing Rib Metal Unknown Install Date	3	?	CI	Y10	3	2022	Standing Seam Metal	40	####	\$ 112,400	
220		6	Leonardo da Vinci	4.01	Roofs		3B	Standing Rib Metal Unknown Install Date	3	?	CI	Y10	3	2022	Standing Seam Metal	40	####	\$ 20,900	
221		6	Leonardo da Vinci	4.01	Roofs		4	Gravel Surface - BUR	3	2014	CI	Y22	3	2022	Gravel Surface - BUR	30	22	\$ 22,200	
222		6	Leonardo da Vinci	4.01	Roofs		5	Gravel Surface - BUR	3	2014	CI	Y22	3	2022	Gravel Surface - BUR	30	22	\$ 13,900	

Green Bay Area Public Schools
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200	Leonardo da Vinci Elementary				45,000	SF	Ron S, Josh L, Phil O, Gary G, Mike H, Dave B							2022 TOTAL PRIORITIES					\$ 4,270,000
201																			
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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	
223		6	Leonardo da Vinci	4.01	Roofs		6	Gravel Surface - BUR	3	2014	CI	Y22	3	2022	Gravel Surface - BUR	30	22	\$ 8,300	
224		6	Leonardo da Vinci	4.01	Roofs		7	Gravel Surface - BUR	3	2014	CI	Y22	3	2022	Gravel Surface - BUR	30	22	\$ 2,100	
225		6	Leonardo da Vinci	4.01	Roofs		Old Religious quarters roof	Standing Rib Metal Unknown Install Date	3	?	CI	Y10	3	2022	Standing Seam Metal	40	####	\$ 229,200	
226		6	Leonardo da Vinci	4.01	Roofs		Link roof to old religious	Gravel Surface - BUR Unknown Install Date	3	?	CI	Y10	3	2022	Gravel Surface - BUR	30	####	\$ 18,300	
227		6	Leonardo da Vinci	4.03	Tuck pointing / Sealant	TP-1	Southeast face,	grout recessing, cracking and separating from	2		CI		2	2022	tuck point brick			\$ 64,000	
228		6	Leonardo da Vinci	4.03	Tuck pointing / Sealant	TP-1	Southeast center faces,	grout recessing and cracking in areas with	2		CI		3	2022	tuck point brick			\$ 544,500	
229		6	Leonardo da Vinci	4.03	Tuck pointing / Sealant	4	Southeast center faces,	window sealant dry, cracking, and/or splitting	2		CI		2	2022	replace window sealant			\$ 7,200	
230		6	Leonardo da Vinci	4.03	Tuck pointing / Sealant	6	SW face of NE building	rusty lintels	2		CI		2	2022	refinish lintels			\$ 300	
231		6	Leonardo da Vinci	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		SW face of building	Stoop slab has multiple cracks	2		CI		3	2022	repair / repour portion of slab			\$ 1,500	
232		6	Leonardo da Vinci	5.00 Interior (Building)							CI							\$ -	
233		6	Leonardo da Vinci	5.01	Doors / Hardware		2 locker room doors	handles are loose and sagging	2		CI		2	2022	replace handles			\$ 1,000	
234		6	Leonardo da Vinci	5.01	Doors / Hardware		Corridor dbl dr between Rm	Door Closer broken	2		CI		2	2022	replace door closer			\$ -	
235		6	Leonardo da Vinci	5.03	Flooring / Base		Balcony at Gym	Painted conc finish is peeling and has bare	2		CI		2	2022	repaint conc floor			\$ 26,700	
236		6	Leonardo da Vinci	5.03	Flooring / Base		Kitchen Flr	Quarry tile cracked, slab on grade cracked	2		CI		2	2022	patch slab on grade and replace quarry tile			\$ 10,600	
237		6	Leonardo da Vinci	5.04	Ceiling / Acous ic Panels	ACT	Rm 110, 114, 115,116, 117,	ACT ceiling covers existing hard lid clg	2		CI		0	2022	NOTED For Future			\$ -	
238		6	Leonardo da Vinci	5.04	Ceiling / Acous ic Panels	ACT	Rm 203, 206, 202, 207, 208,	ACT ceiling covers existing hard-lid clg	2		CI		0	2022	NOTED For Future			\$ -	
239		6	Leonardo da Vinci	5.05	Wall Finishes (PT, VWC, etc)		Dbl Dr between Rm	the wall w/mag hold on the Rm 206 leaf is	2		CI		2	2022	secure mag hold and patch/repair wall			\$ 500	
240		6	Leonardo da Vinci Elementary	5.10	REMODELING / ADDITIONS		Kitchen/cafeteria west vestibule	No cooler, need more kitchen area (prefer an addition per food service director)	2		CI		2	2022	Working within existing space, vestibule can be narrowed to one door, add 8 x8 cooler (see below) and dry food area in north 2/3 of space, major remodel			\$ 92,900	
241		6	Leonardo da Vinci	6.00 Interior (Fixed Equipment)							CI							\$ -	
242		6	Leonardo da Vinci	6.18	Kitchen Equipment		Kitchen	Chest Freezer may not be NSF	2		CI		3	2022	Replace Chest Freezer			\$ 2,300	
243		6	Leonardo da Vinci Elementary	6.18	Kitchen Equipment		Kitchen	Exposed metal ends of Wall Shelving are sharp	1		CI		2	2022	Provide end caps			\$ 300	

Green Bay Area Public Schools
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200	Leonardo da Vinci Elementary				45,000	SF	Ron S, Josh L, Phil O, Gary G, Mike H, Dave B							2022 TOTAL PRIORITIES						\$ 4,270,000
201																				
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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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST		
		6	Leonardo da Vinci Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator appears to be Type II and not Type I (Gease Hood)	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			\$ -		
244		6	Leonardo da Vinci	6.19	Cold Storage Rooms		Cooler	Refrigerated Storage capacity appears low	2		CI		2	2022	Provide Walk-In Cooler			\$ 49,900		
245		6	Leonardo da Vinci	6.19	Cold Storage Rooms		Cooler	No cold storage shelving	2		CI		2	2022	Provide shelving			\$ 3,900		
246		6	Leonardo da Vinci	7.00	HVAC							CI							\$ -	
247		6	Leonardo da Vinci	7.01	Boilers		Basement Boiler Rm	B-1, DeDietrich model GT-338A, 1,226 MBH in, 1,044 MBH out, Nat gas, Hot Water, 90 PSI	4	2014	CI	Y22	3	2022	Replace boiler with condensing boiler when failed	30	22	\$ 170,300		
248		6	Leonardo da Vinci Elementary	7.01	Boilers		Basement Boiler Rm	B-2, DeDietrich model GT-338A, 1,226 MBH in, 1,044 MBH out, Nat gas, Hot Water, 90 PSI	4	2014	CI	Y22	3	2022	Replace boiler with condensing boiler when failed	30	22	\$ 170,300		
249		6	Leonardo da Vinci Elementary	7.01	Boilers		Basement Boiler Rm	B-3, Fulton EDR-750, 750 MBH in, 705 MBH out, Nat Gas, Hot Water, 160 PSI,	4	2015	CI	Y22	3	2022	Replace boiler with condensing boiler when failed	30	23	\$ 113,500		
250		6	Leonardo da Vinci Elementary	7.01	Boilers		Basement Boiler Rm	B-4, Fulton EDR-750, 750 MBH in, 705 MBH out, Nat Gas, Hot Water, 160 PSI,	4	2015	CI	Y22	3	2022	Replace boiler with condensing boiler when failed	30	23	\$ 113,500		
251		6	Leonardo da Vinci Elementary	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			All VFDs are Yaskawa	4	2015	CI		3	2022	Replace pump VFDs with pumps	15	8	\$ 38,800		
252		6	Leonardo da Vinci Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Basement Boiler Rm	HWP-1, B&G series 60-2x2x5.25, 75 GPM @ 20 Ft, 1 HP	4	2014	CI	Y22	3	2022	Replace pump when failed	30	22	\$ 38,800		
253		6	Leonardo da Vinci Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Basement Boiler Rm	HWP-2, B&G series 60-2x2x5.25, 75 GPM @ 20 Ft, 1 HP	4	2014	CI	Y22	3	2022	Replace pump when failed	30	22	\$ 38,800		
254		6	Leonardo da Vinci Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Basement Boiler Rm	HWP-3, B&G 1510-2AC, 120 GPM @ 110 Ft, 7.5 HP, VFD	4	2014	CI	Y22	3	2022	Replace pump when failed	30	22	\$ 38,800		
255		6	Leonardo da Vinci Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Basement Boiler Rm	HWP-4, B&G 1510-2AC, 120 GPM @ 110 Ft, 7.5 HP, VFD	4	2015	CI	Y22	3	2022	Replace pump when failed	30	23	\$ 38,800		
256		6	Leonardo da Vinci Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Basement Boiler Rm	P-1, B&G series 60-2.5x7,85 GPM @ 30 Ft, 1.5 HP, VFD	4	2015	CI	Y22	3	2022	Replace pump when failed	30	23	\$ 38,800		
257		6	Leonardo da Vinci Elementary	7.05	Pumps - condensing, hot water, chilled water, circula ion, fuel oil		Basement Boiler Rm	P-1, B&G series 60-2.5x7,85 GPM @ 30 Ft, 1.5 HP, VFD	4	2015	CI	Y22	3	2022	Replace pump when failed	30	23	\$ 38,800		

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200	Leonardo da Vinci Elementary				45,000	SF	Ron S, Josh L, Phil O, Gary G, Mike H, Dave B								2022 TOTAL PRIORITIES			\$ 4,270,000
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		6	Leonardo da Vinci Elementary	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Basement Boiler Rm	P-2, B&G series 60-2.5x7,85 GPM @ 30 Ft, 1.5 HP, VFD	4	2015	CI	Y22	3	2022	Replace pump when failed	30	23	\$ 38,800
259		6	Leonardo da Vinci Elementary	7.06	Energy Management Systems (24 volt low voltage)			Automated Logic	3	2014	CI		2	2022	Update energy management system	15	7	\$ 364,000
260		6	Leonardo da Vinci Elementary	7.07	Air handler units / ERU - dampers		bsmt	AHU-1, Daikin CAH010GDGC, Mac CFM 5,000, HW, DX, VFD	4	2015	CI	Y30	3	2022	Replace air handler when failed	40	33	\$ 155,300
261		6	Leonardo da Vinci Elementary	7.07	Air handler units / ERU - dampers		Attic (903)	AHU-2, Daikin CAH010GDGC, Mac CFM 5,000, HW, DX, VFD	4	2015	CI	Y30	3	2022	Replace air handler when failed	40	33	\$ 155,300
262		6	Leonardo da Vinci Elementary	7.07	Air handler units / ERU - dampers		Office	AC-2, Daikin model CAH006, 2,000 CFM, 2 HP, HW, DX, VFD	4	2014	CI	Y30	3	2022	Replace air handler when failed	40	32	\$ 62,200
263		6	Leonardo da Vinci Elementary	7.07	Air handler units / ERU - dampers		Gym	AHU-3, Daikin model CAH016, 7,500 CFM, 7.5 HP, HW, CW, VFD	4	2014	CI	Y30	3	2022	Replace air handler when failed	40	32	\$ 194,100
264		6	Leonardo da Vinci Elementary	7.07	Air handler units / ERU - dampers			EVRU-1, Daikin model CAH037GDDM, 17,500 CFM, 30 HP, HW, CW, VFD , Recovery Wheel, 25 HP exh fan	4	2015	CI	Y30	3	2022	Replace air handler when failed	40	33	\$ 543,500
265		6	Leonardo da Vinci Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc			Cabinet Ubit Heaters	4	2015	CI		3	2022		25	18	\$ -
266		6	Leonardo da Vinci Elementary	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc			Fintube/Convectors, HW.	4	2014	CI		3	2022		25	17	\$ -
267		6	Leonardo da Vinci Elementary	7.10	Exhaust fans - PRV / utility sets			Power Roof Ventilators (7)	3	2014	CI		3	2022		25	17	\$ -
268		6	Leonardo da Vinci Elementary	7.10	Exhaust fans - PRV / utility sets			Inline Exhaust Fans (1)	3	2015	CI		3	2022		25	18	\$ -
269		6	Leonardo da Vinci Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			CH-1, Daikin model AGZ070EPMNN-ER00, 67 Tons, R-410A,	4	2014	CI		3	2022	Replace chiller when failed	25	17	\$ 130,000
270		6	Leonardo da Vinci Elementary	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			CHWP-1, B&G 1510-2AC, 150 GPM @ 100 Ft, 7.5 HP, VFD	4	2014	CI		3	2022	Replace pump with chiller	25	17	\$ 38,800
271		6	Leonardo da Vinci Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AC-2 (office) (3rd Fl mech)	ACCU-2, Daikin model RSC06F078C, 6 Ton, R-410A, (roof)	4	2014	CI	Y18	3	2022	Replace condensing unit with air handler	25	17	\$ -

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272		6	Leonardo da Vinci Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AHU-1 (Basement)	CU-1, Aaon model CC-C-010-8-D-2, R-410A (ground)	4	2015	CI	Y18	3	2022	Replace condensing unit wi h air handler	25	18	\$ -	
273		6	Leonardo da Vinci Elementary	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AHU-2 (At ic)	CU-2 Aaon model CC-C-010-8-D-2, R-410A (ground)	4	2015	CI	Y18	3	2022	Replace condensing unit with air handler	25	18	\$ -	
274		6	Leonardo da Vinci	8.00 Plumbing								CI							\$ -
275		6	Leonardo da Vinci Elementary	8.08	Plumbing Fixtures			Water closets are floor mounted wi h manual flush valves	4	2014	CI		3	2022		30	22	\$ -	
276		6	Leonardo da Vinci Elementary	8.08	Plumbing Fixtures			Urinals are wall mounted with manual flush valves	4	2014	CI		3	2022		30	22	\$ -	
277		6	Leonardo da Vinci Elementary	8.08	Plumbing Fixtures			Lavatories near the gymnasium are wall hung china with manual hot & cold water faucets	4	2014	CI		3	2022		30	22	\$ -	
278		6	Leonardo da Vinci Elementary	8.08	Plumbing Fixtures			Lavatories in the rest of the building are wall hung china wi h metering pudh button faucets	4	2014	CI		3	2022		30	22	\$ -	
279		6	Leonardo da Vinci Elementary	8.08	Plumbing Fixtures			Classroom sinks are stainless steel with hot & cold water faucets	4	2014	CI		3	2022		30	22	\$ -	
280		6	Leonardo da Vinci Elementary	8.10	Drinking Fountains			Water coolers are stainless steel with bottle fillers at each loca ion	4	2014	CI		3	2022		30	22	\$ -	
281		6	Leonardo da Vinci Elementary	8.11	Fire suppression- source / pumps / distribution / heads			The older portion of the building is not protected by fire suppression system.	3		CI		3	2022	Add fire suppression to the older por ion of the building including basement and attic spaces, if doing addit/renovations	30		\$ -	
282		6	Leonardo da Vinci Elementary	8.15	Domestic Water Heaters			AO Smi h Cyclone model BTH 199A 100, 199 MBH in, 230 GPH Recovery, 100 Gallon	4	2014	CI	Y17	3	2022	Replace water heater when failed	25	17	\$ 89,000	
283		6	Leonardo da Vinci	9.00 Electrical								CI							\$ -
284		6	Leonardo da Vinci	9.01	Electrical Study Update / Main / medium voltage / tranformer			no comments this section			CI			2022				\$ -	
285		6	Leonardo da Vinci	10.00 Lighting								CI							\$ -
286		6	Leonardo da Vinci	10.01	Lighting - Lamps / ballasts / controls			portion of building is fluorescent lighting	2	1993	CI		2	2022	replace with LED light fixtures	20		\$ 248,500	

Green Bay Area Public Schools
Facility Condition Index

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Leonardo da Vinci Elementary				45,000	SF	Ron S, Josh L, Phil O, Gary G, Mike H, Dave B							2022 TOTAL PRIORITIES				\$ 4,270,000
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
287		6	Leonardo da Vinci 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 lighting is on the generator, if not provide emergency lighting.			CI		0	2022	provide exterior emergency lighting at required locations if not on generator			\$ -
288		6	Leonardo da Vinci	10.02	Emergency Lighting / Exit signs			exit lights are old	2	1993	CI		2	2022	replace with new fixtures	15		\$ 9,400
289		6	Leonardo da Vinci	11.00 Technology / Security							CI							\$ -
290		6	Leonardo da Vinci	11.01	Structured cabling		Building	Good.	4		CI		0	2022	no work			\$ -
291		6	Leonardo da Vinci	11.01	Structured cabling		Building	old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			\$ 7,200
292		6	Leonardo da Vinci	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			\$ -
293		6	Leonardo da Vinci	11.03	Local Sound systems		Gym	Good. (16) Shure systems, (8) 572-596	4		CI		0	2022	No work			\$ -
294		6	Leonardo da Vinci	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			\$ -
295		6	Leonardo da Vinci	11.05	Building Paging systems		Building	Good.	4		CI		0	2022	No work			\$ -
296		6	Leonardo da Vinci	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			\$ -
297		6	Leonardo da Vinci Elementary	11.06	Handicapped door operators		Main Entry	Handicapped door operators do not work properly. Do not unlock first.	2		CI		2	2022	Program open operation to activate electric strikes first.			\$ 1,700
298		6	Leonardo da Vinci	11.07	Burgler Alarm System		Building	fair. Existing control panel is obsolete.	2		CI		2	2022	replace existing Honeywell panel with District standard DMP			\$ 19,400
299		6	Leonardo da Vinci	11.07	Burgler Alarm System		Building	A few exterior doors do not have door position	2		CI		2	2022	Add exterior door position contacts			\$ 3,900
300		6	Leonardo da Vinci	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			\$ -

JDAL (JOHN DEWEY ACADEMY OF LEARNING: 6-12)

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 damage and deterioration curb line

2 EXTERIOR ENVELOPE

- Sealant in need of replacement on windows.



- Repair brick at translucent panel (Kalwal) knee wall

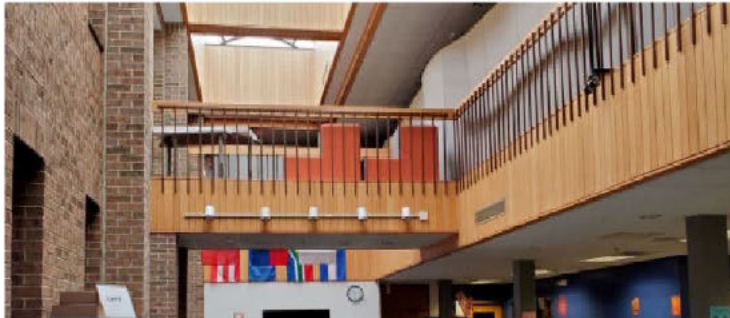


3 INTERIOR

- Bathroom Counter: Plastic laminate sink counter is damaged and should be replaced.



- **Guardrails:** Existing guardrails have 8" spacing instead of code required 4" max; recommended to remedy with additional pickets or acrylic/polycarbonate panels.



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**
 - There is a boiler that was installed in 1994 that should be replaced.
 - There is a boiler that was installed in 1980 that should be replaced.
- **Air Handlers**
 - Most of the Air Handlers are original to the building either 1980 or 1994 that should be replaced

Chillers and Pumps

- The Chillers were installed in 1980 and 1984, are beyond their useful life and should be replaced.
- **Water Heaters**
 - The Water heater is atmospheric and should be replaced with a high efficiency type.
- **Plumbing**
 - The plumbing fixtures are in good condition.

6 ELECTRICAL

- **Electric Service**
 - The electric service is 42 years old. The switchboard should be replaced within the next 5 years.

- **Electric Switchboards, Panels and Distribution Equipment**

- The panels and distribution panels are all around 35 years old – they should be replaced within the next 5 years

- **Fire Alarm**

- The fire alarm system is a Simplex 4010 addressable 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.

- **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 in good condition.
- There are some old telephone cables that are not utilized any longer. Recommend removing the abandoned cabling.

ARCHITECTURAL
FIRST FLOOR

FACILITY ANALYSIS





PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

- 1 NO ROOFING INFO AVAILABLE
- 2 REPLACE SEALANTS AT WINDOWS (SW AND SE FACES ARE WORST)

KEY NOTES










-  REPLACE COUNTER & SINKS W/ SOLID SURFACE
-  CODE - STAIR GUARDRAILS (NOT EASILY REPLACEABLE DUE TO STAIR CONST.)

ARCHITECTURAL
SECOND FLOOR

FACILITY ANALYSIS





PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

- 1 NO ROOFING INFO AVAILABLE
- 2 REPLACE SEALANTS AT WINDOWS (SW AND SE FACES ARE WORST)

KEY NOTES










-  CODE - OPEN TO LOWER LEVEL GUARDRAILS - REPLACE / REVISE FOR COMPLIANCE
-  CODE - STAIR GUARDRAILS (NOT EASILY REPLACEABLE DUE TO STAIR CONST.)

ARCHITECTURAL
LOWER LEVEL

FACILITY ANALYSIS



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

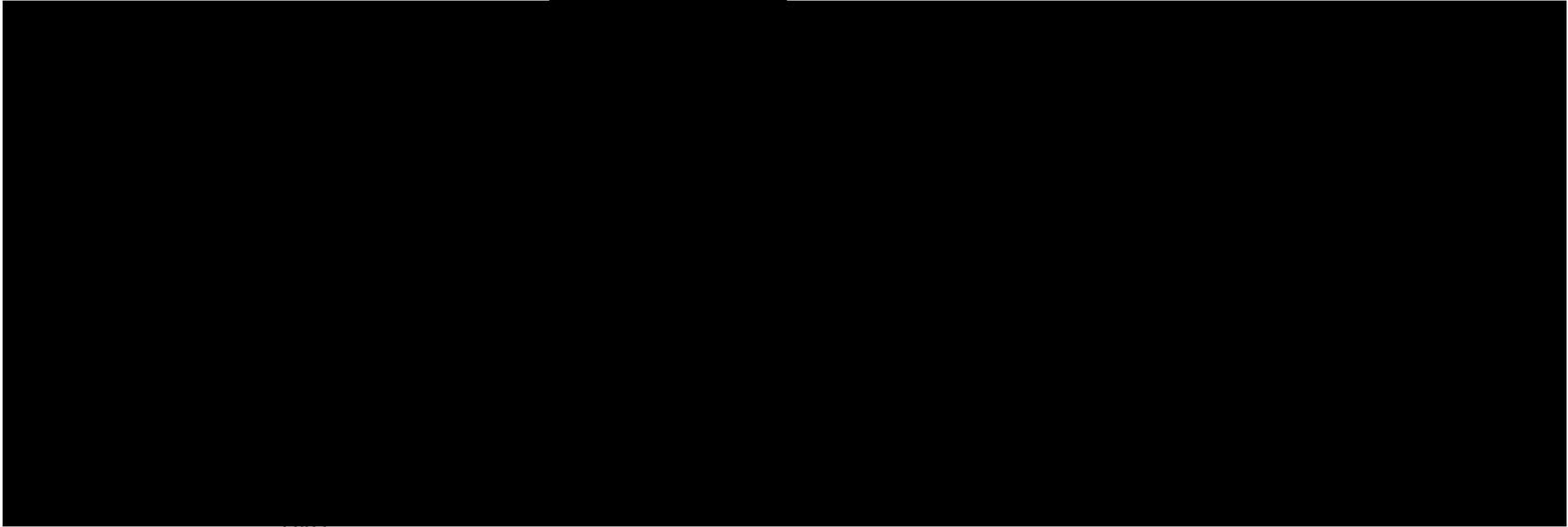
KEY NOTES

-  CODE - STAIR GUARDRAILS (NOT EASILY REPLACEABLE
DUE TO STAIR CONST.)
-  KITCHEN EQUIPMENT -
FREEZER/SHELVING/TABLE LEGS

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR

FACILITY ANALYSIS



BP

PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION

KEY NOTES

- BP EXISTING BOILER PLANT - REPLACE.
- AHU EXISTING AHU - REPLACE
- CH REPLACE EXISTING CHILLER PLANT.

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

- L1 REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.
- L2 REPLACE STAIR LIGHTS WITH HIGHER OUTPUT LED FIXTURES

MECHANICAL
SECOND FLOOR

ELECTRICAL
SECOND FLOOR

FACILITY ANALYSIS



PRIORITY KEY

URGENT	MEDIUM	LOW
		
		
EQUIPMENT		
SYSTEM DISTRIBUTION		

KEY NOTES

- BP EXISTING BOILER PLANT - REPLACE.
- AHU EXISTING AHU - REPLACE
- CH REPLACE EXISTING CHILLER PLANT.

PRIORITY KEY

URGENT	MEDIUM	LOW
		
LIGHTING		

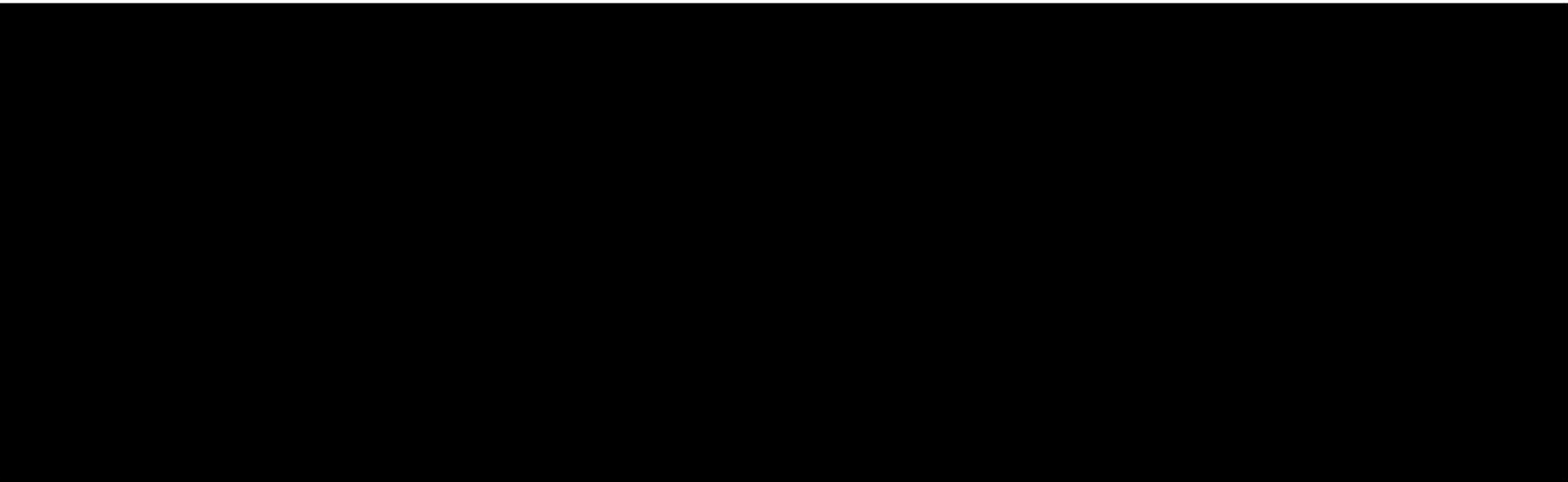
KEY NOTES

- L1 REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.
- L2 REPLACE STAIR LIGHTS WITH HIGHER OUTPUT LED FIXTURES






MECHANICAL
LOWER LEVEL

ELECTRICAL
LOWER LEVEL



FACILITY ANALYSIS






PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION

KEY NOTES

-  EXISTING BOILER PLANT - REPLACE.
-  EXISTING AHU - REPLACE
-  REPLACE EXISTING CHILLER PLANT.

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

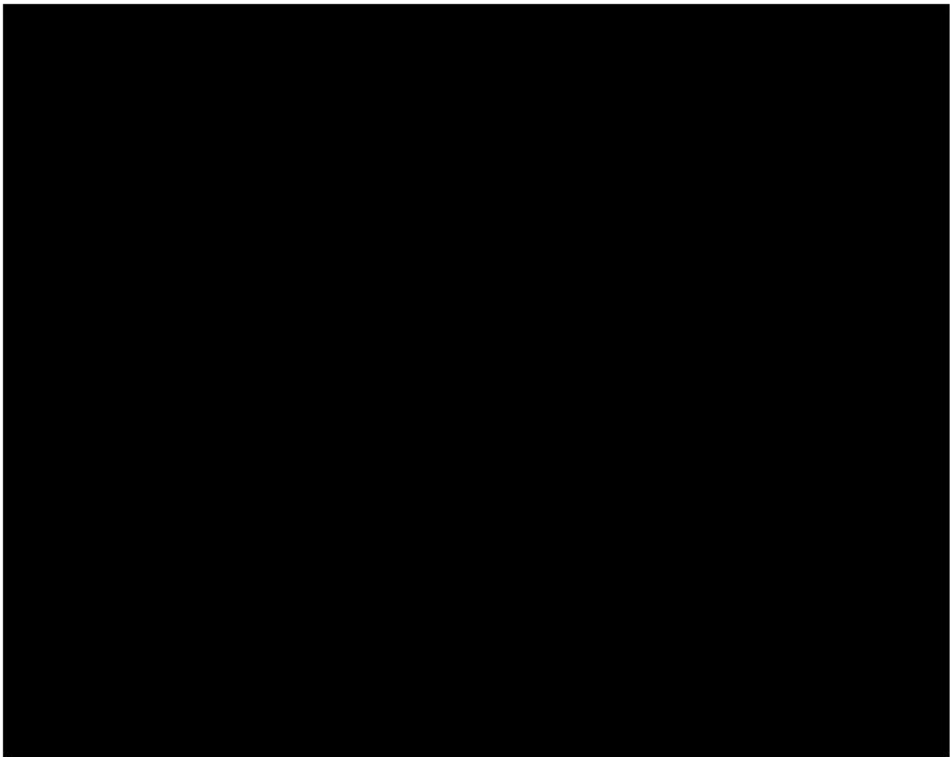
-  REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.
-  REPLACE EXISTING FUSED SWITCH PANEL WITH CIRCUIT BREAKER PANEL

BUILDING AGE

KEY

FIRST FLOOR

-  BETWEEN 1978 AND 1990
-  1990



Green Bay Area Public Schools
Facility Assessment Data

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						33%	\$ 103.71	3,422,500	1.2	Cond.					Priority High (1)			\$ 2,248,500
198							\$ 13.82	455,900	3	Cond.					Priority Med (2)			\$ 1,697,200
199							\$ 2.70	89,000	4.5	Cond.					Priority Low (3)			\$ 21,700
200	John Dewey Acad of Learning				33,000	SF	Ron S, Josh L, Nancy L, John J, Blayne P, Mike H, Dave B								2022 TOTAL PRIORITIES			\$ 3,967,400
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
204		49								CI				2022				
205		49	JDAL	1.04		0		sample row to insert			CI			2	2022			\$ -
206		49	JDAL		1.00 SITE - Hard surfaces													\$ -
207		49	JDAL	1.01	Asphalt paving		Asphalt Pavement Areas	No Asphalt Paser Assessment Provided - Appears last sealcoated in 2011 (11+ yrs ago)	3		CI			2	2022 Yearly Asphalt Crack Clean & Fill Allowance			\$ 1,700
208		49	JDAL	1.01	Asphalt paving		North Parking Lot	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI			2	2022 Clean and fill cracks			\$ 2,800
209		49	JDAL	1.01	Asphalt paving		North Parking Lot	Seal Coating Needed	2		CI			2	2022 Seal Coat Asphalt Pvmnt & Restripe			\$ 4,800
210		49	JDAL	1.01	Asphalt paving		East Parking Lot	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	2		CI			2	2022 Clean and fill cracks			\$ 5,200
211		49	JDAL	1.01	Asphalt paving		East Parking Lot	Seal Coating Needed	2		CI			2	2022 Seal Coat Asphalt Pvmnt & Restripe			\$ 12,800
212		49	JDAL	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			\$ 1,800
213		49	JDAL	1.02	Concrete walks / curbs		School Site Pavement	Conc Pvmnt cracked, uneven, trip hazard	1		CI			1	2022 Remove & replace concrete			\$ 28,500
214		49	JDAL	1.02	Concrete walks / curbs		City Sidewalks	Conc Pvmnt cracked, uneven, trip hazard	1		CI			1	2022 Remove & replace concrete			\$ 15,400
215		49	JDAL	1.03	Curb / Gutter		East Side of Bldg (Along	deteriorating curbline - cracked/broken	2		CI			2	2022 Remove and replace curbline			\$ 2,100
216		49	JDAL		2.00 SITE - Activity Spaces													\$ -
217		49	JDAL	2.01	Playgrounds			no comments this section			CI			2	2022			\$ -
218		49	JDAL		3.00 SITE - Drainage / Landscaping													\$ -
219		49	JDAL	3.01	Grass / Turf			no comments this section			CI			2	2022			\$ -
220		49	JDAL		4.00 Exterior (Building Envelope)													\$ -
221		49	JDAL	4.01	Roofs			No roofing information available for this building			CI		0	2022				\$ -

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	John Dewey Acad of Learning				33,000	SF	Ron S, Josh L, Nancy L, John J, Blayne P, Mike H, Dave B							2022	TOTAL PRIORITIES			\$ 3,967,400
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
222		49	JDAL	4.01	Roofs			Assume roofing will need to be replaced Year 10 - verify exg roofing type and install date(s)		?	CI	Y10	0	2022	Built Up roofing		####	\$ -
223		49	JDAL	4.03	Tuck pointing / Sealant		knee wall on NW face at end of wdw system	brick is loose, mortar is crumbling and missing	1		CI		1	2022	restore section of loose brick			\$ 400
224		49	JDAL	4.03	Tuck pointing / Sealant		SW face, SE face	dry, cracking, splitting wdw sealant with some chunks	1		CI		1	2022	reseal wdw			\$ 9,200
225		49	JDAL	4.03	Tuck pointing / Sealant		NE face, NW face	dry, cracking wdw sealant (small cracks)	2		CI		2	2022	reseal wdw			\$ 1,500
226		49	JDAL	5.00 Interior (Building)							CI							\$ -
227		49	JDAL	5.02	Windows / Door Sidelights		Passage 127	Brick pavers missing at removed doorway/wall portion	2		CI		2	2022	Patch 4 X 8 brick pavers			\$ 3,100
228		49	JDAL	5.05	Wall Finishes (PT, VWC, etc)		Warming kitchen 001	Brick wall is not a cleanable surface	2		CI		2	2022	cover with FRP			\$ 600
229		49	JDAL	5.07	Hand, Guardrail / Code Deficiencies		Stairs, two front sets w/ angled landing	Guardrails at landings are 41" H w/ +/-8" space bet pickets, rails at open sides of stair runs are 31 1/2" H w/ +/-8" space bet pickets, rail tops are big wood w/ no grip, no separate handrail.	2		CI		2	2022	Difficult to correct - stairs are wood and feel bouncy already, likely cannot add a lot of extra weight. - maybe polycarbonate/acrylic to cover large spaces? Even that may be to much as stair is likely underdesigned per current code.			\$ -
230		49	JDAL	5.07	Hand, Guardrail / Code Deficiencies		L2 Guardrail around openings between floors	Guardrails at landings are 41" H w/ +/-8" space bet pickets	2		CI		2	2022	Install polycarbonate or perforated metal panel at pickets (verify cost)			\$ 10,700
231		49	JDAL	5.10	REMODEL NG / ADDITIONS						CI		2	2022				\$ -
232		49	JDAL	6.00 Interior (Fixed Equipment)							CI							\$ -
233		49	JDAL	6.13	Cabinetry / Counter Tops / Stools		Girls Toilet 107	Plastic laminate counter with inset sinks (2) is chipped	2		CI		2	2022	Replace counter with solid surface counter with integral sinks			\$ 18,700
234		49	JDAL	6.18	Kitchen Equipment		Kitchen	Chest Freezer Damaged	2		CI		3	2022	Replace Freezer			\$ 2,300
235		49	JDAL	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends	2		CI		2	2022	Replace Shelving			\$ 2,100
236		49	JDAL	6.18	Kitchen Equipment		Kitchen	Can Opener is not NSF	2		CI		3	2022	Replace Can Opener			\$ 19,400
237		49	JDAL	6.18	Kitchen Equipment		Kitchen	Vegetable Preparation Sink has rusted legs	1		CI		2	2022	Replace legs			\$ 1,000
238		49	JDAL	6.18	Kitchen Equipment		Kitchen	Work Table has painted rusted legs	1		CI		2	2022	Replace legs			\$ 3,200

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201																		
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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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
		49	JDAL	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator does not completely cover the oven and has mesh filter and may not be Type I (Grease Hood)	0		CI		0	2022	May be a satellite bldg - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			\$ -
239		49	JDAL	7.00	HVAC						CI							\$ -
240		49	JDAL	7.01	Boilers		Boiler Room	Boiler Tag:B1 Make: Kewanee Model: M55-KG Serial Number: MBH 688 MBH in, 550 MBH out) System Type (Hot Water Fuel Type(s): Nat Gas	2	1994	CI	Y3	1	2022	Replace boiler with condensing boiler	30	2	\$ 113,500
241		49	JDAL	7.01	Boilers		Boiler Room	Boiler Tag:B2 Make: Kewanee Model: M45-K0 Serial Number: MBH 563 MBH in, 450 MBH out) System Type (Hot Water Fuel Type(s): Nat Gas	2	1980	CI	Y3	1	2022	Replace boiler with condensing boiler	30	-12	\$ 113,500
242		49	JDAL	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Hot Water Heating Pump B&G inline Series 60, CN 875132, 1/4 HP	3		CI	Y3	2	2022		30		\$ 38,800
243		49	JDAL	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Hot Water Heating Pump B&G inline Series 60, CN 875132, 1/4 HP	3		CI	Y3	2	2022		30		\$ 38,800
244		49	JDAL	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Hot Water Heating Pump B&G inline 185260lf, date code m61	2		CI	Y3	1	2022		30		\$ 38,800
245		49	JDAL	7.06	Energy Management Systems (24 volt low voltage)		Boiler Room	Building is mostly Pnuematic controls, with a little bit of DDC	2	1980	CI		2	2022	Replace controls with new DDC system	15		\$ 1,035,400
246		49	JDAL	7.07	Air handler units / ERU - dampers		Boiler Room	AHU Tag: AC1 Make: BUFFALO Model: 60 PCFB Serial Number: 78L-3877 CFM t5,550) System Type: Fan and coil types: HW & CHW	2	1980	CI	Y3	1	2022	Replace with new AHU and modify ssytem to VAV	40	-2	\$ 215,400
247		49	JDAL	7.07	Air handler units / ERU - dampers		Boiler Room	AHU Tag: AHU1 Make Carrier Model: 28DW1632FB1094 Serial Number: 44 33 CFM (total airflow) System Type: Fan and coil types: HW & CHW	2	1994	CI	Y8	1	2022	Replace with new AHU and modify sytem to VAV	40	12	\$ 621,100
248																		

Green Bay Area Public Schools
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10/27/2022

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200	John Dewey Acad of Learning				33,000	SF	Ron S, Josh L, Nancy L, John J, Blayne P, Mike H, Dave B							2022	TOTAL PRIORITIES			\$ 3,967,400
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
249		49	JDAL	7.07	Air handler units / ERU - dampers		3rd FLR Mech RM	AHU Tag: AC2 Make: BUFFALO Model: 95 PCFB SPECIAL Serial Number: 78L-3878 A2 CFM (8,800) System Type: Hot Deck / Cold Deck VAV Fan and coil types: HW & CHW	2	1980	CI	Y3	1	2022		40	-2	\$ 341,600
250		49	JDAL	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	1980 / 1994	CI		2	2022		25	####	\$ 72,500
251		49	JDAL	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type: Unit Convector Heating Source (Hot Water)	2	1980 / 1994	CI		2	2022		25	####	\$ 15,500
252		49	JDAL	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	1980 / 1994	CI		2	2022		25	####	\$ 21,800
253		49	JDAL	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) Fan Type: Prop Fan	3	1980 / 1994	CI		2	2022	Unit heater in Garden Room may need replacement sooner due to corrosion.	25	####	\$ 27,200
254		49	JDAL	7.10	Exhaust fans - PRV / utility sets		Boiler Room	Fan Tag: EF for Chiller Room Make: unknown Model: Unknown Serial Number: Fan Type: (Prop Fan)	3	1994	CI		2	2022		25	-3	\$ 14,600
255		49	JDAL	7.10	Exhaust fans - PRV / utility sets		Boiler Room	Fan Tag: Make-Up Air Fan for Chiller Room Make: unknown Model: Unknown Serial Number: Fan Type: (Prop Fan)	3	1994	CI		2	2022		25	-3	\$ 14,600
256		49	JDAL	7.10	Exhaust fans - PRV / utility sets		Garden Room	Fan Tag: EF for Chiller Room Make: unknown Model: Unknown Serial Number: Fan Type: (Prop Fan)	2	1980	CI		2	2022		25	-17	\$ 14,600
257		49	JDAL	7.10	Exhaust fans - PRV / utility sets		Garden Room	Fan Tag: Make-Up Air Fan for Chiller Room Make: unknown Model: Unknown Serial Number: Fan Type: (Prop Fan)	2	1980	CI		2	2022		25	-17	\$ 14,600

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200	John Dewey Acad of Learning				33,000	SF	Ron S, Josh L, Nancy L, John J, Blayne P, Mike H, Dave B							2022	TOTAL PRIORITIES			\$ 3,967,400
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
258		49	JDAL	7.10	Exhaust fans - PRV / utility sets		Toilet Exh 1980 section	Fan Tag: EF Make: Greenheck Model: G-143-V6-S-X Serial Number: 15995022 Fan Type: Roof Mounted	5	2020	CI		2	2022		25	23	\$ -
259		49	JDAL	7.10	Exhaust fans - PRV / utility sets		Toilet Exh 1980 section	Fan Tag: EF Make: Unknown Model: Serial Number: Fan Type: Roof Mounted	2	1980	CI		2	2022		25	-17	\$ -
260		49	JDAL	7.10	Exhaust fans - PRV / utility sets		Toilet Exh 1994 section	Fan Tag: EF-8 Make: Greenheck Model: G-080-V6-X Serial Number: 15353069 Fan Type: Roof Mounted	5	2020	CI		2	2022		25	23	\$ -
261		49	JDAL	7.10	Exhaust fans - PRV / utility sets		Toilet Exh 1994 section	Fan Tag: RE-1 Make: Greenheck Model: G-090-V6 Serial Number: 15840330 Fan Type: Roof Mounted	5	2020	CI		2	2022		25	23	\$ -
262		49	JDAL	7.10	Exhaust fans - PRV / utility sets		Toilet Exh 1994 section	Fan Tag: EF Make: Unknown Model: Serial Number: Fan Type: Roof Mounted	2	1994	CI		2	2022		25	-3	\$ -
263		49	JDAL	7.10	Exhaust fans - PRV / utility sets		Toilet Exh 1994 section	Fan Tag: EF-6 Make: Greenheck Model: G-143-VG-5-X Serial Number: 15433011 Fan Type: Roof Mounted	5	2020	CI		2	2022		25	23	\$ -
264		49	JDAL	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Boiler Room	Chiller Tag: CH-1 Make: Trane Model: Unknown Model - Cond: CAUA-4006-0B Serial Number COND: 078C-24476 Tonnage: (Cooling Capacity) Unknown System Type: Split system indoor compressor & Evapotator. Remote condenser on Roof	2	1980	CI	Y3	1	2022	Condenser section has hail damaged coils. System is beyond life expectancy and is in need of replacement.	25	-17	\$ 242,600

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	John Dewey Acad of Learning				33,000	SF	Ron S, Josh L, Nancy L, John J, Blayne P, Mike H, Dave B							2022	TOTAL PRIORITIES			\$ 3,967,400
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
265		49	JDAL	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Boiler Room	Chiller Tag: CH-2 Make: Carrier Model: Unknown Serial Number: Tonnage: (Cooling Capacity) Unknown System Type: Split system indoor compressor & Evapotator. Remote condenser on Roof	3	1994	CI	Y3	1	2022	Condenser section has hail damaged coils. System is beyond life expectancy and is in need of replacement.	25	-3	\$ 242,600
266		49	JDAL	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-3, Chilled Water, B&G inline, 1 5 HP	3		CI	Y3	1	2022		30		\$ 38,800
267		49	JDAL	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Boiler Room	Chiller Pump: Pump Tag: P-2 Make: B&G Model: 80-9 1/8BB Serial Number:1487025 GPM/Head (ft): ??? @ 60 Ft Pump Type: (Inline) 3 HP	3		CI	Y3	1	2022	Has newer motor, but pump is missing insulation and in poor condition	25		\$ 38,800
268		49	JDAL	8.00 Plumbing							CI							\$ -
269		49	JDAL	8.06	Sump pumps / lift stations		Boiler RM 1	Lift station sewage Ejector	3	1980	CI		2	2022		30		\$ -
270		49	JDAL	8.06	Sump pumps / lift stations		Boiler RM 2	Lift station sewage Ejector	3	1994	CI		2	2022		30		\$ -
271		49	JDAL	8.06	Sump pumps / lift stations		Boiler RM 2	Lift station sewage Ejector - Other	3	1994	CI		2	2022		30		\$ -
272		49	JDAL	8.08	Plumbing Fixtures		Toilet Room 212	Floor Mounted WC with Auto Flush Valve ADA Lav with Auto Faucet	5	2020	CI		3	2022		30		\$ -
273		49	JDAL	8.08	Plumbing Fixtures		boys 209	(1) Wall mounted urinal with manual flush valve (2) Wall Mounted WC with FV (2) Lavs with metered faucets	3		CI		2	2022		30		\$ -
274		49	JDAL	8.08	Plumbing Fixtures		girls 208	(2) Wall Mounted WC with FV (2) Lavs with metered faucets	3		CI		2	2022		30		\$ -
275		49	JDAL	8.08	Plumbing Fixtures		Toilet Room 113	Floor Mounted WC with Auto Flush Valve ADA Lav with Auto Faucet	5	2020	CI		3	2022		30		\$ -
276		49	JDAL	8.08	Plumbing Fixtures		boys 110	(1) Wall mounted urinal with manual flush valve (2) Wall Mounted WC with FV (2) Lavs with metered faucets	3		CI		2	2022		30		\$ -
277		49	JDAL	8.08	Plumbing Fixtures		girls 107	(2) Wall Mounted WC with FV (2) Lavs with metered faucets	3		CI		2	2022		30		\$ -
278		49	JDAL	8.08	Plumbing Fixtures		boys 010	(1) Wall mounted urinal with manual flush valve (2) Wall Mounted WC with FV (2) Lavs with metered faucets	3		CI		2	2022		30		\$ -

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	John Dewey Acad of Learning				33,000	SF	Ron S, Josh L, Nancy L, John J, Blayne P, Mike H, Dave B								2022 TOTAL PRIORITIES			\$ 3,967,400
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
279		49	JDAL	8.08	Plumbing Fixtures		girls 009	(2) Wall Mounted WC with FV (2) Lavs with metered faucets	3		CI		2	2022		30		\$ -
280		49	JDAL	8.08	Plumbing Fixtures		Colab 202	Single Stainless Steel Sink	3		CI		2	2022		30		\$ -
281		49	JDAL	8.08	Plumbing Fixtures		2nd Floor Break RM	Single 2-comp sink and faucet	3		CI		2	2022		30		\$ -
282		49	JDAL	8.08	Plumbing Fixtures		science 103	(2) Stainless Sinks and faucets	3		CI		2	2022		30		\$ -
283		49	JDAL	8.10	Drinking Fountains		2nd Floor	Stainless steel water cooler pair	3		CI		2	2022		30		\$ -
284		49	JDAL	8.10	Drinking Fountains		1st Floor	Stainless steel water cooler & bottle filler	5	2020	CI		3	2022		30		\$ -
285		49	JDAL	8.10	Drinking Fountains		Lower Level	Stainless steel water cooler	3		CI		2	2022		30		\$ -
286		49	JDAL	8.10	Drinking Fountains		Lower Level	Stainless steel water cooler pair			CI		2	2022		30		\$ -
287		49	JDAL	8.15	Domestic Water Heaters		Boiler Room	AO Smith GCRL-40-400, 40 MBH in, 40 Gallon, atmospheric	4	2017	CI	Y10	2	2022		25		\$ 89,000
288		49	JDAL	9.00 Electrical							CI							\$ -
289		49	JDAL	9.01	Electrical Study Update / Main / medium voltage /			1200 A Main swbd	1	1980	CI		1	2022	fused switches - replace with circuit breaker panel	25	-17	\$ 152,100
290		49	JDAL	9.03	Electric panels - distribution / labeling			pnl M1,C,A,M,B,XX	3	1985	CI		0	2022	good condition. Based on life expectancy, recommended to be replaced in the next	25	-12	\$ -
291		49	JDAL	9.03	Electric panels - distribution / labeling			pnl X1	3	2012	CI		0	2022	good condition. Based on life expectancy, recommended to be replaced in the next	25	15	\$ -
292		49	JDAL	9.03	Electric panels - distribution / labeling			DOUBLE TUB PANEL H,I,J	3	1985	CI		0	2022	good condition. Based on life expectancy, recommended to be replaced in the next	25		\$ -
293		49	JDAL	9.03	Electric panels - distribution / labeling			800A DIST CABINET	1	1985	CI		1	2022	fused switches - replace with circuit breaker panel	25	-12	\$ 17,900
294		49	JDAL	10.00 Lighting							CI							\$ -
295		49	JDAL	10.01	Lighting - Lamps / ballasts / controls			portion of building is fluorescent lighting	2	1993	CI		2	2022	replace with LED light fixtures	20		\$ 123,300
296		49	JDAL	10.01	Lighting - Lamps / ballasts / controls			building exterior monument sign	2	1993	CI		2	2022	sign is old.replace with new LED digital sign	20		\$ 89,000
297		49	JDAL	10.01	Lighting - Lamps / ballasts / controls			stairs are dark	2		CI		1	2022	replace light fixture with higher output LED			\$ 4,900
298		49	JDAL	10.02	Emergency Lighting / Exit signs			Exterior emergency lighting - code requires exterior	2		CI		1	2022	provide exterior emergency lighting at required locations			\$ 13,400
299		49	JDAL	10.02	Emergency Lighting / Exit signs			exit lights are old	2		CI		2	2022	replace with new fixtures			\$ 10,200
300		49	JDAL	11.00 Technology / Security							CI							\$ -
301		49	JDAL	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			\$ 5,200

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

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200	John Dewey Acad of Learning				33,000	SF	Ron S, Josh L, Nancy L, John J, Blayne P, Mike H, Dave B								2022	TOTAL PRIORITIES			\$ 3,967,400
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	
302		49	JDAL	11.01	Stuctured cabling		Building	good	4		CI		0	2022	no work			\$ -	
303		49	JDAL	11.02	Classroom technology systems		Classrooms	good	4		CI		0	2022	no work			\$ -	
304		49	JDAL	11.03	Local Sound systems		NA				CI		0	2022	no work			\$ -	
305		49	JDAL	11.04	Master Clock Systems		Building	good.	4		CI		0	2022	no work			\$ -	
306		49	JDAL	11.05	Building Paging systems		Building	good	4		CI		0	2022	no work			\$ -	
307		49	JDAL	11.06	Access Control		Building	good	4		CI		0	2022	no work			\$ -	
308		49	JDAL	11.06	Handicapped door operators		Main Entry	Handicapped operators work properly.	4		CI		0	2022	no work			\$ -	
309		49	JDAL	11.07	Burgler Alarm System		Building	good	3		CI		0	2022	no work			\$ -	
310		49	JDAL	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	no work			\$ -	

DR. ROSA MINOKA-HILL SCHOOL (K-12)

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 and bollards.

2 EXTERIOR ENVELOPE

- **Wall Systems**
 - Metal fascia at stairwell is separated at base at one panel. Metal fascia is installed without bottom trim / drip. Not able to correct unless fascia is replaced.



- **Tuckpointing / Sealant**
 - Sealant and caulk peeling away at control joints and around louvers in multiple locations. Replace sealant / caulk
- **Window Systems**
 - Exterior wood Pella windows – some color fading at exterior. Monitor for future rot and replacement.



- **Painting and Plaster**

- Rusting and paint peeling at exterior window lintels and exit door soffit. Repaint Lintels



3 INTERIOR

- **Flooring**

- Worn carpet in multiple locations. Replace carpet.

4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
- Consider provision of separate hand sink.

5 MECHANICAL

- **Boilers and Pumps**

- The hot water boiler system was installed in 2015 and is in good condition.

- **Air Handlers**

- The four 2018 gas fired furnaces are in good condition.
- The Indoor Daikin Air handler from 2018 is in good condition.
- The four 2015 gas fired packaged rooftop units are in good condition.

- **Chillers and Pumps**

- The five rooftop condensing units are from 2015 and in good condition.

- **Water Heaters**

- The AO Smith water heater is from 1994 and has exceeded its life expectancy.
- The Bradford White Corporation water heater is from 2012 and is in good condition.

- **Plumbing**

- The Plumbing fixtures throughout the building are mostly in very good condition.
- Replace the minimal galvanized piping in the building.

6 ELECTRICAL

– **Electric Service**

- The building is served underground from a pad mounted transformer. This feeds relatively new Square D 800A, 208Y/120V, three-phase distribution switchboard located in the Mechanical 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

– **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. 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 generally in good condition.
- There are some old telephone cables that are not being utilized anymore. Recommend removing abandoned cabling
- Building alarm system control panel is obsolete. Recommend replacing the existing Honeywell panel with District standard DMP

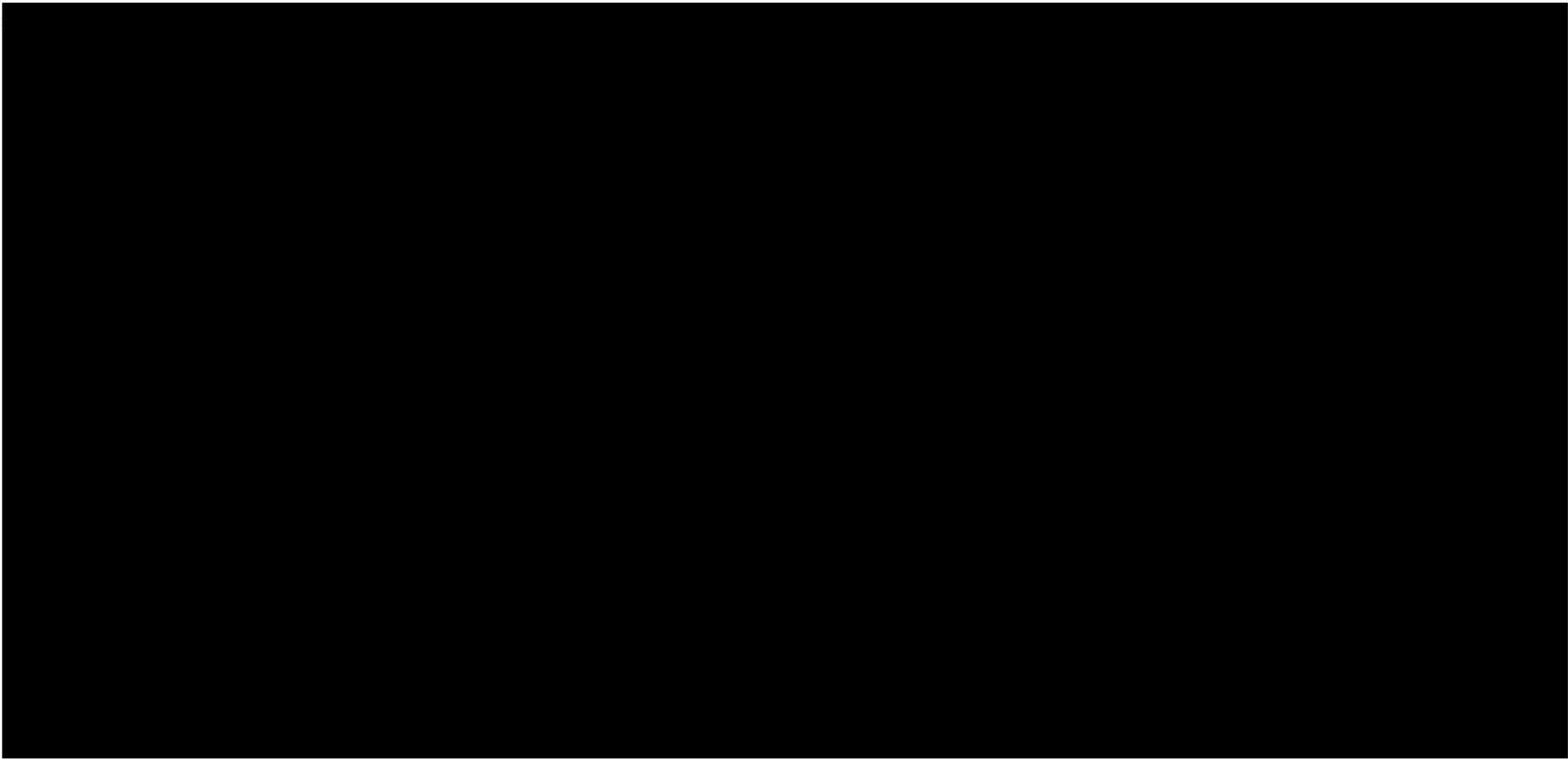
MINOKA-HILL

ARCHITECTURAL
FIRST FLOOR










ARCHITECTURAL
LOWER LEVEL

ARCHITECTURAL
SECOND FLOOR

FACILITY ANALYSIS



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

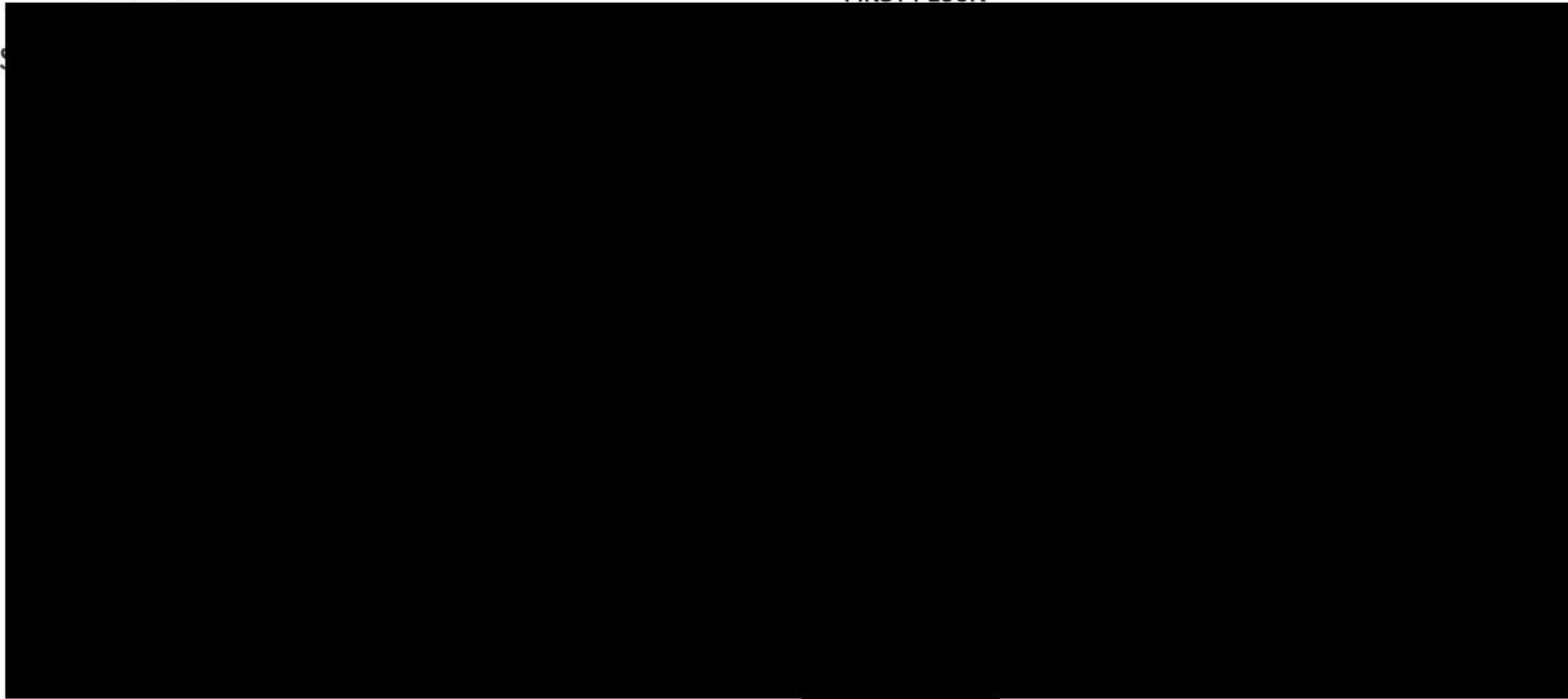
- 1 SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED
- 2 BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED
- 3 MONITOR ALUMINUM CLAD WOOD WINDOWS FOR FUTURE ROT AND REPLACEMENT
- CPT REPLACE CARPET

MINOKA-HILL

MECHANICAL FIRST FLOOR

ELECTRICAL FIRST FLOOR

FACILITY ANALYSIS



PRIORITY KEY



KEY NOTES

- (WH) Replace Water Heater
- (AHU) Replace Air Handling Unit
- (B) Replace Boiler Plant
- (RTU) Replace Rooftop Unit
- (CU) Replace Rooftop Condensing Unit
- (F) Replace Furnaces

PRIORITY KEY



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..

MINOKA-HILL

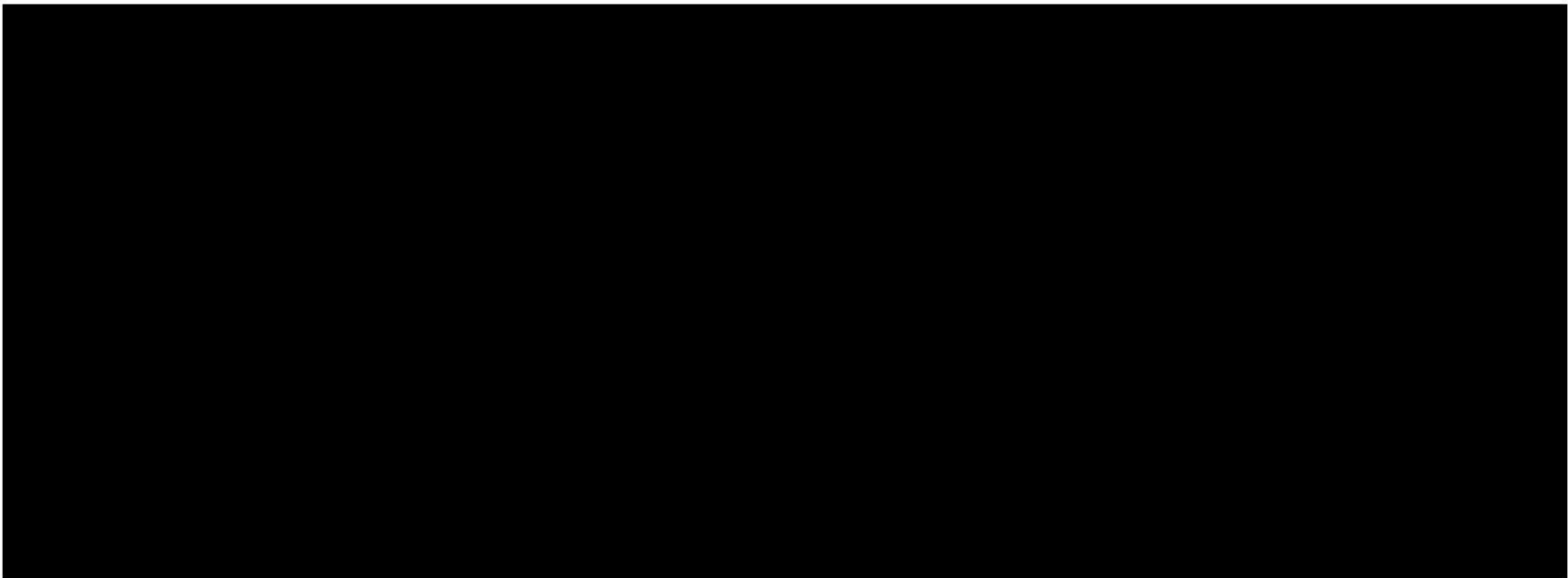
MECHANICAL
LOWER LEVEL

MECHANICAL
SECOND FLOOR

ELECTRICAL
LOWER LEVEL

ELECTRICAL
SECOND FLOOR

FACILITY ANALYSIS



PRIORITY KEY

URGENT	MEDIUM	LOW
EQUIPMENT		
SYSTEM DISTRIBUTION		

KEY NOTES

- Replace Water Heater
- Replace Air Handling Unit
- Replace Boiler Plant
- Replace Rooftop Unit
- Replace Rooftop Condensing Unit
- Replace Furnaces

PRIORITY KEY

URGENT	MEDIUM	LOW
LIGHTING		

KEY NOTES

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

MINOKA-HILL

BUILDING AGE

KEY

FIRST FLOOR



year

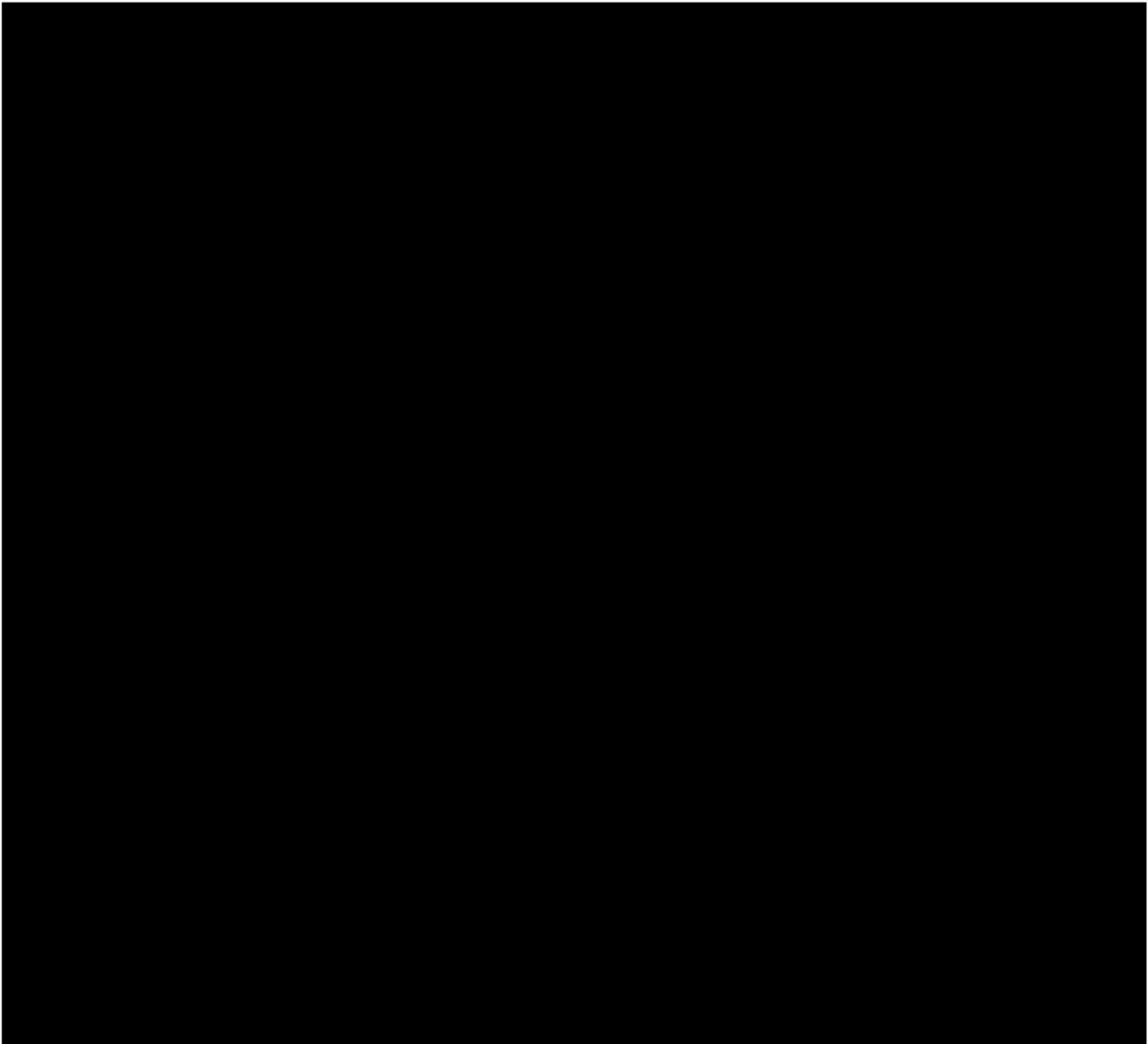


year



year

YEARS OF
CONSTRUCTION
ARE UNKNOWN



Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						6%	\$ 17.36	506,700	1,2	Cond.					Priority High (1)			\$ 28,500
198							\$ 20.18	589,000	3	Cond.					Priority Med (2)			\$ 700,100
199							\$ 42.25	1,233,100	4,5	Cond.					Priority Low (3)			\$ 1,600,200
200	Minoka-Hill				29,183	SF	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			\$ 2,328,800
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
204		46								CI				2022				
205		46	Minoka-Hill	1.04		0		sample row to insert		CI			2	2022				\$ -
206		46	Minoka-Hill		1.00 SITE - Hard surfaces													\$ -
207		46	Minoka-Hill	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		46	Minoka-Hill	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		46	Minoka-Hill	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	1	CI			1	2022	Remove & replace concrete			\$ 1,800
210		46	Minoka-Hill		2.00 SITE - Activity Spaces					CI								\$ -
211		46	Minoka-Hill	2.01	Playgrounds			no comments this section		CI			2	2022				\$ -
212		46	Minoka-Hill		3.00 SITE - Drainage / Landscaping					CI								\$ -
213		46	Minoka-Hill	3.01	Grass / Turf			no comments this section		CI			2	2022				\$ -
214		46	Minoka-Hill		4.00 Exterior (Building Envelope)					CI								\$ -
215		46	Minoka-Hill	4.01	Roofs			Roofing information provided by Owner		CI			0	2022				\$ -
216		46	Minoka-Hill	4.01	Roofs		1	Gravel Surface - BUR	3	2015	CI	Y23	3	2022	Gravel Surface - BUR	30	23	\$ 141,000
217		46	Minoka-Hill	4.01	Roofs		2	Gravel Surface - BUR	3	2015	CI	Y23	3	2022	Gravel Surface - BUR	30	23	\$ 124,400
218		46	Minoka-Hill	4.01	Roofs		3	Gravel Surface - BUR	3	2015	CI	Y23	3	2022	Gravel Surface - BUR	30	23	\$ 2,300
219		46	Minoka-Hill	4.01	Roofs		4	Gravel Surface - BUR	3	2015	CI	Y23	3	2022	Gravel Surface - BUR	30	23	\$ 2,800
220		46	Minoka-Hill	4.01	Roofs		5	Gravel Surface - BUR	3	2015	CI	Y23	3	2022	Gravel Surface - BUR	30	23	\$ 38,700
221		46	Minoka-Hill	4.01	Roofs		6	Gravel Surface - BUR	3	2015	CI	Y23	3	2022	Gravel Surface - BUR	30	23	\$ 257,000
222		46	Minoka-Hill	4.02	Wall systems		Metal fascia at Starwell	Metal fascia is separated at the base at one panel	2	CI			0	2022	Fascia installed without bottom trim/drip. Not able to correct unless fascia is			\$ -
223		46	Minoka-Hill	4.03	Tuck pointing / Sealant		Ext wall at Rm 124	Caulk peeling away	2	CI			2	2022	Replace sealant			\$ 100
224		46	Minoka-Hill	4.03	Tuck pointing / Sealant		Rm 120	Sealant around louver is loose	2	CI			2	2022	Replace sealant			\$ 100
225		46	Minoka-Hill	4.03	Tuck pointing / Sealant		Ext wall at Rm 107	Loose grout at top right corner of wdw	2	CI			2	2022	Repair grout			\$ 100

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Minoka-Hill				29,183	SF	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			\$ 2,328,800
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
226		46	Minoka-Hill	4.03	Tuck pointing / Sealant		Rm 137, 141	Loose sealant at wdw sill	2		CI		2	2022	Replace sealant			\$ 300
227		46	Minoka-Hill	4.06	Window systems		Ext Windows	Exg wd Pella wdws, gl w/ integral blind, some color	2		CI		0	2022	Monitor for future rot and replacement			\$ -
228		46	Minoka-Hill	4.08	Painting and Plaster		Ext Window Lintels	rusting and paint peeling	2		CI		2	2022	Repaint lintels			\$ 3,000
229		46	Minoka-Hill	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Lintel at Exit Door Soffit	rusting and paint peeling	2		CI		2	2022	Repaint lintel			\$ 100
230		46	Minoka-Hill	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Door No.1	General Maint - railings have few nicks and some rust.	2		CI		3	2022	grind(sand), prime, & paint			\$ 5,000
231		46	Minoka-Hill	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Site Bollards	General Maint - (4) 40" tall Bollards have few nicks and some rust.	2		CI		3	2022	grind(sand), prime, & paint			\$ 1,500
232		46	Minoka-Hill	5.00 Interior (Building)							CI							\$ -
233		46	Minoka-Hill	5.03	Flooring / Base		MS Clsrm, LL04, LL04A, LL04B, LL06, LL07, 108, 301, 302, Level 2 Corridor	Worn carpet	2		CI		3	2022	Replace carpet			\$ 34,700
234		46	Minoka-Hill	5.07	Hand, Guardrail / Code Deficiencies		Stair by Rm 301	Wood Handrail has no extension at the bottom	3		CI		2	2022	Replace with painted steel handrail			\$ 500
235		46	Minoka-Hill	5.10	REMODEL NG / ADDITIONS						CI		2	2022				\$ -
236		46	Minoka-Hill	6.00 Interior (Fixed Equipment)							CI							\$ -
237		46	Minoka-Hill	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		2	2022	Provide separate Hand Sink			\$ 8,600
238		46	Minoka-Hill	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator Type II	0		CI		0	2022	Satellite bldg per District - AHJ therefore may have judged that Type II is OK. Monitor for change of use.			\$ -
239		46	Minoka-Hill	7.00 HVAC							CI							\$ -
240		46	Minoka-Hill	7.01	Boilers			Boiler Tag: B-1 & B-2 Make: TriangleTube Model: Prestige Solo 250 Serial Number: MBH (Heating Capacity): 222,000 BTUH System Type (Hot Water) Fuel Type(s): Nat Gas	4		CI	Y13	3	2022		30		\$ 56,800
241		46	Minoka-Hill	7.02	Motors / controllers / pumps / systems / VFDs and electrical			VFD for AHU-1 is Yaskawa	4	2015	CI		3	2022		15	8	\$ -

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Minoka-Hill				29,183	SF	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			\$ 2,328,800
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
242		46	Minoka-Hill	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room 120	Boiler Pump: Pump Tag: Pump-1 & Pump-2 Make: Grundfos Model: UPS26-99FC Serial Number: GPM/Head (ft): Pump Type: (Inline)	4		CI	Y13	3	2022		30		\$ -
243		46	Minoka-Hill	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room 121	Heating System Pump: Pump Tag: Make: Bell & Gossett Model: 1.5x6.25 5.25 BF Serial Number: C207673-01F51 & C207673-02F51 GPM/Head (ft): 48gpm/25ft Pump Type: (Inline)	4		CI	Y13	3	2022		30		\$ 38,800
244		46	Minoka-Hill	7.06	Energy Management Systems (24 volt low voltage)			New DDC Controls	4	2015	CI		2	2022	Provide new DDC controls	15	8	\$ 236,100
245		46	Minoka-Hill	7.07	Air handler units / ERU - dampers		Mechanical 118	AHU Tag: AHU-1 Make: Daikin Model: CAH019GDDM Serial Number: FBOU150601841 CFM (total airflow): 9500 System Type: Fan and coil types: Hot Water and DX coils. Belt supply and return fan.	4	2015	CI	Y30	3	2022		40	33	\$ 291,900
246		46	Minoka-Hill	7.07	Air handler units / ERU - dampers		Mechanical 306	AHU Tag: F-4 Make: Carrier Model: 59SC5A060S171214 Serial Number: 4917A44595 CFM (total airflow): 980 System Type: Furnace Fan and coil types: Natural gas heating coil. DX Cooling.	4	2018	CI	Y30	3	2022		40	36	\$ 30,100
247		46	Minoka-Hill	7.07	Air handler units / ERU - dampers		Mechanical 306	AHU Tag: F-5 Make: Carrier Model: 59SC5A080S171216 Serial Number: 0318A44627 CFM (total airflow): 1040 System Type: Furnace Fan and coil types: Natural gas heating coil. DX Cooling.	4	2018	CI	Y30	3	2022		40	36	\$ 32,000

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Minoka-Hill				29,183	SF	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			\$ 2,328,800
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
248		46	Minoka-Hill	7.07	Air handler units / ERU - dampers		Mechanical 142	AHU Tag: F-6 Make: Carrier Model: 59SC5A060S171214 Serial Number: 4917A44487 CFM (total airflow): 980 System Type: Furnace Fan and coil types: Natural gas heating coil. DX Cooling.	4	2018	CI	Y30	3	2022		40	36	\$ 30,100
249		46	Minoka-Hill	7.07	Air handler units / ERU - dampers		Mechanical 143	AHU Tag: F-7 Make: Carrier Model: 59SC5A080S211220 Serial Number: 4817A50853 CFM (total airflow) 1680 System Type: Furnace Fan and coil types: Natural gas heating coil. DX Cooling.	4	2018	CI	Y30	3	2022		40	36	\$ 51,600
250		46	Minoka-Hill	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			Cabinet unit heater and FTR in 143, 144, 101, 102, 103.	4		CI		3	2022		25		\$ -
251		46	Minoka-Hill	7.10	Exhaust fans - PRV / utility sets		Roof	Exhaust fans are in good condition	4	2014	CI		3	2022		25	17	\$ -
252		46	Minoka-Hill	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves F-4)	AHU Tag: Rooftop Condensing Unit Make: Trane Model: 4TTA3048D3000CA Serial Number: 15143XS53F Capacity: 4 Tons Refrigerant: R410A	4	2015	CI	Y15	3	2022		25	18	\$ 16,100
253		46	Minoka-Hill	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves F-5)	AHU Tag: Rooftop Condensing Unit Make: Trane Model: 4TTA3048D3000CA Serial Number: 15143XNA3F Capacity: 4 Tons Refrigerant: R-410A	4	2015	CI	Y15	3	2022		25	18	\$ 16,100
254		46	Minoka-Hill	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves F-6)	AHU Tag: Rooftop Condensing Unit Make: Trane Model: 4TTA3036B3000AA Serial Number: 15292P8D3F Capacity: 3 Tons Refrigerant: R-410A	4	2015	CI	Y15	3	2022		25	18	\$ 12,100

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Minoka-Hill				29,183	SF	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			\$ 2,328,800
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
255		46	Minoka-Hill	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves F-7)	AHU Tag: Rooftop Condensing Unit Make: Trane Model: 4TTA3060D3000CA Serial Number: 15112KFJ4F Capacity: 5 Tons Refrigerant: R-410A	4	2015	CI	Y15	3	2022		25	18	\$ 20,300
256		46	Minoka-Hill	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves AHU-1)	AHU Tag: Rooftop Condensing Unit Make: AAON Model: CC-C-025-8-D-2 Serial Number: 201506-CHCM07835 Capacity: 25 Tons Refrigerant: R-410A	4	2015	CI	Y15	3	2022		25	18	\$ 101,100
257		46	Minoka-Hill	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves rooms LL03-LL08 & MS Classroom with RTU-2)	AHU Tag: RTU-1 Make: Trane Model: YSC060E3RH1SD Serial Number: 152113278L Cooling Size: 5 Tons Airflow (CFM): 2,000 System Type: VAV Fan and coil types: Packaged DX cooling coil and gas heating.	4	2015	CI	Y15	3	2022	Clean and comb refrigerant coil	25	18	\$ 51,700
258		46	Minoka-Hill	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves rooms LL03-LL08 & MS Classroom with RTU-1)	AHU Tag: RTU-2 Make: Trane Model: YSC060E3RH1SD Serial Number: 152113278L Cooling Size: 5 Tons Airflow (CFM): 2,000 System Type: VAV Fan and coil types: Packaged DX cooling coil and gas heating.	4	2015	CI	Y15	3	2022	Clean and comb refrigerant coil	25	18	\$ 51,700
259		46	Minoka-Hill	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves rooms 203-215 with RTU-4)	AHU Tag: RTU-3 Make: Trane Model: YSC060E3RH1SD Serial Number: 152113278L Cooling Size: 5 Tons Airflow (CFM): 2,000 System Type: VAV Fan and coil types: Packaged DX cooling coil and gas heating.	4	2015	CI	Y15	3	2022	Clean and comb refrigerant coil	25	18	\$ 51,700

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Minoka-Hill				29,183	SF	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			\$ 2,328,800
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
260		46	Minoka-Hill	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves rooms 203-215 with RTU-3)	AHU Tag: RTU-4 Make: Trane Model: YSC060E3RH1SD Serial Number: 152113290L Cooling Size: 5 Tons Airflow (CFM): 2,000 System Type: VAV Fan and coil types: Packaged DX cooling coil and gas heating.	4	2015	CI	Y15	3	2022	Clean and comb refrigerant coil	25	18	\$ 51,700
261		46	Minoka-Hill	8.00	Plumbing						CI							\$ -
262		46	Minoka-Hill	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		LL08 Mech	Recirc Pump is in good condition	4	2015	CI		3	2022		30		\$ -
263		46	Minoka-Hill	8.02	Piping (domestic) / labeling / conditioning		201, 202	Building Engineer indicated some galvanized piping in the walls in this location.	2	1992	CI		2	2022	Remove galvanized piping.	40		\$ -
264		46	Minoka-Hill	8.08	Plumbing Fixtures		134, 139, 143, 144	Floor mounted tank water closets, lever Faucet Lav	4	2015	CI			2022		30		\$ -
265		46	Minoka-Hill	8.08	Plumbing Fixtures		115, 116	Wall hung flush valve urinals, counter mounted push button faucet lavs, floor mounted tank water closets	4	2015	CI			2022		30		\$ -
266		46	Minoka-Hill	8.08	Plumbing Fixtures		LL01, LL02, 114A, 129, 130, 201, 202, 209, 211, 304, 305	floor mounted fish valve urinals, push button wall mounted lav, floor mounted tank water closet.	4	2015	CI			2022		30		\$ -
267		46	Minoka-Hill	8.08	Plumbing Fixtures		132, 137	Elementary Classroom sinks are in acceptable condition	3	2015	CI			2022		30		\$ -
268		46	Minoka-Hill	8.10	Drinking Fountains		Building	Water Coolers are in good condition.	4	2015	CI			2022		30		\$ -
269		46	Minoka-Hill	8.11	Fire suppression- source / pumps / distribution / heads		Building	No existing fire suppression system	2	1992	CI		2	2022	Install new fire suppression system	25		\$ 170,000
270		46	Minoka-Hill	8.15	Domestic Water Heaters		142 Mech Room	Make: A.O. Smith Model: EEC 52 914 Capacity: 50 Gallons Serial: MA94-0069871-914 Nat Gas	2	1992	CI	Y4	2	2022	Replace water heater at failure.	25	-5	\$ 48,500
271		46	Minoka-Hill	8.15	Domestic Water Heaters		LL08 Mech	Make: Bradford White Corporation Model: M1TW50S6FBN Serial: LA33815396 Capacity: 50 Gallon Nat Gas	4	2012	CI	Y4	3	2022		25	15	\$ 89,000
272		46	Minoka-Hill	9.00	Electrical						CI							\$ -

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Minoka-Hill				29,183	SF	Ron S, Mike B, Mike B, John J, Alex W, Ron E, Dave B							2022	TOTAL PRIORITIES			\$ 2,328,800
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
273		46	Minoka-Hill	9.01	Electrical Study Update / Main / medium voltage /		Mechanical Rm	800A/208Y/120V Main Service Switchboard	3		CI		0	2022	No action required			\$ -
274		46	Minoka-Hill	9.05	Fire Alarm		Elec Rm	Addressible Fire Alarm Simplex 4010			CI		0	2022	Replace with Fire Alarm w/ Voice Evacuation if doing more than 10% renovations			\$ -
275		46	Minoka-Hill	10.00	Lighting						CI							\$ -
276		46	Minoka-Hill	10.01	Lighting - Lamps / ballasts / controls		1968 portion of Bldg	Fluorescent Lighting	2		CI		2	2022	Replace with LED			\$ 188,700
277		46	Minoka-Hill	10.02	Emergency Lighting / Exit signs		Throughout Bldg	Exit signs and EM lights are battery powered.	2		CI		2	2022	Test units and replace batteries as required			\$ 7,100
278		46	Minoka-Hill	10.04	Security Lighting (Exterior)		Exterior	security lights are HID	2		CI		2	2022	Replace HID fixtures with LED			\$ 3,000
279		46	Minoka-Hill	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
280		46	Minoka-Hill	11.00	Technology / Security						CI							\$ -
281		46	Minoka-Hill	11.01	Stuctured cabling		Building	Good.	4		CI		0	2022	no work			\$ -
282		46	Minoka-Hill	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		2	2022	Remove abandoned cable			\$ 4,900
283		46	Minoka-Hill	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			\$ -
284		46	Minoka-Hill	11.03	Local Sound systems		Gym	Good. (1) AKG SR45 530-559 MHz. (1) AKG SR40 660-700 MHz.	4		CI		2	2022	Replace wireless microphone in 600 MHz band.			\$ 2,500
285		46	Minoka-Hill	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			\$ -
286		46	Minoka-Hill	11.05	Building Paging systems		Building	Good.	4		CI		0	2022	No work			\$ -
287		46	Minoka-Hill	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			\$ -
288		46	Minoka-Hill	11.06	Handicapped door operators		Main Entry	Outside pushbutton work properly with card reader.	3		CI		2	2022	Fix door problems			\$ 3,200
289		46	Minoka-Hill	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
290		46	Minoka-Hill	11.07	Burgler Alarm System		Building	many exterior doors do not have door position contacts.	3		CI		2	2022	Add exterior door position contacts			\$ 3,000
291		46	Minoka-Hill	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			\$ -

AUXILIARY SERVICES BUILDING

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.

1 EXTERIOR ENVELOPE

- **Wall Systems**
 - Sealant at building control joints, doors and louvers is cracked and separated. Replace sealant



– Doors

- The weather stripping at doors is damaged or missing. Replace weather stripping at doors
- Overhead door and trim damaged. Replace overhead door



– Windows

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

2 INTERIOR

– Flooring

- Old carpet in Warehouse offices, Breakroom. Replace carpet

- Cracked and stained VCT in Print Center. Replace VCT



- Cracks on concrete floor in multiple locations. Repair concrete floor.



- **Ceiling**
 - Water damage at ACT tiles in Dry Storage, Office Storage. Replace damaged ACT tiles.
- **Cabinetry / Countertops / Stools**
 - Loose edge at Plam countertop in Womens toilet. Replace Plam countertop, remove and reinstall sinks (consider replacement with solid surface).



3 FOOD SERVICE

- Satellite and Preparation/Production Kitchen for the District per Owner.
 - Owner plans to rework ware washing, laundry areas, and provide a cooler, freezer, and dry food storage addition.
 - Replace (1) Kettle.

4 MECHANICAL

- **Boilers and Pumps**
 - There are two boilers installed in 1998 and they should be replaced.
- **Air Handlers**
 - Most of the Air Handlers were replaced in 2017.
- **Chillers and Pumps**
 - The Chiller should be replaced.
 - The condensing units and DX coils should be replaced.
- **Water Heaters**
 - The Water Heaters were replaced in 2018 & 2019.
- **Plumbing**
 - The Plumbing fixtures are in fair to good condition.
 -

5 ELECTRICAL

- **Electric Service**
 - The building is served by a pad mounted 480V three-phase transformer. This feeds relatively new Square D 2000A, 480V, three-phase distribution switchboard located in the Electrical Room on the Mezzanine Level/.
 - The electric service is in good shape. No work is required at this time.
- **Electric Switchboards, Panels and Distribution Equipment**

- 277/480V system supplies power for lighting and motor loads. 120/208V system supplies power for receptacles and other miscellaneous power needs.
- Electrical system appears to be adequate with spare capacity in most panelboards. No work is required at this time.
- **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 250KW Kohler pad mounted diesel generator located outside on grade level below the Electrical Room.
 - No work is needed on the emergency system at this time.
- **Lighting - Lamps / ballasts / controls**
 - Lighting levels appear to be mostly adequate in all spaces. Light fixtures in building are mostly fluorescent.
 - Recommend changing light fixtures over to LED lighting.

- **Emergency Lighting / Exit signs**
 - Emergency lighting and exit signs are powered off the generator.
 - Change fluorescent lights to LED
- **Security Lighting (Exterior)**
 - Exterior security lighting is LED type mounted around the building.
 - No work required.

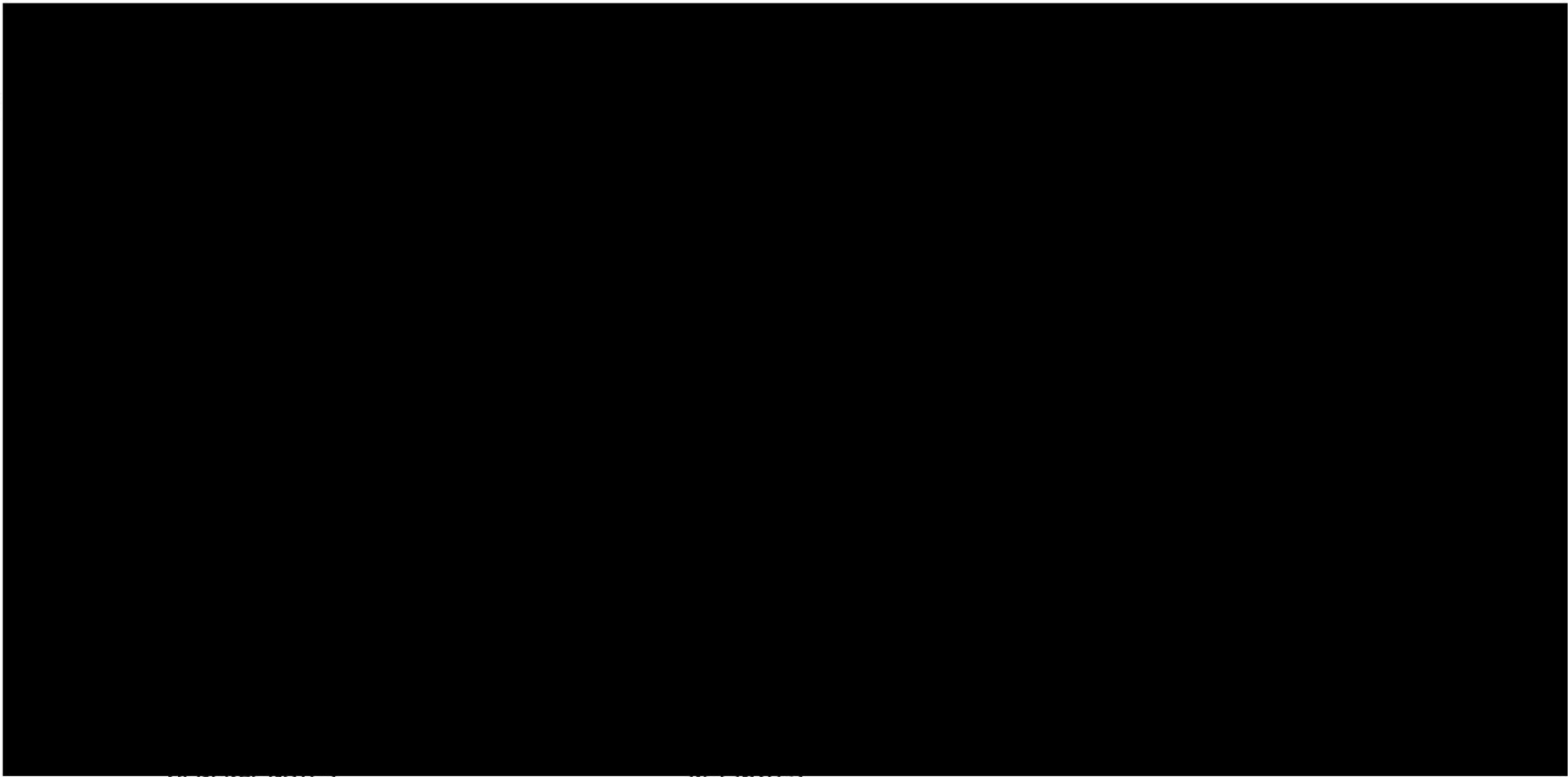
6 TECHNOLOGY

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

AUXILIARY
SERVICES
BUILDING

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

KEY NOTES










	REPLACE DOOR WEATHER STRIPPING		REPLACE CARPET
	KITCHEN EQUIPMENT - KETTLE		REPAIR CRACKS IN CONCRETE FLOOR
	PAINT DOOR AND FRAME		REPLACE ACT
	REPLACE SPLIT FACE BLOCK		REPLACE VCT

AUXILIARY
SERVICES
BUILDING
FACILITY ANALYSIS

ARCHITECTURAL
LOWER LEVEL



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

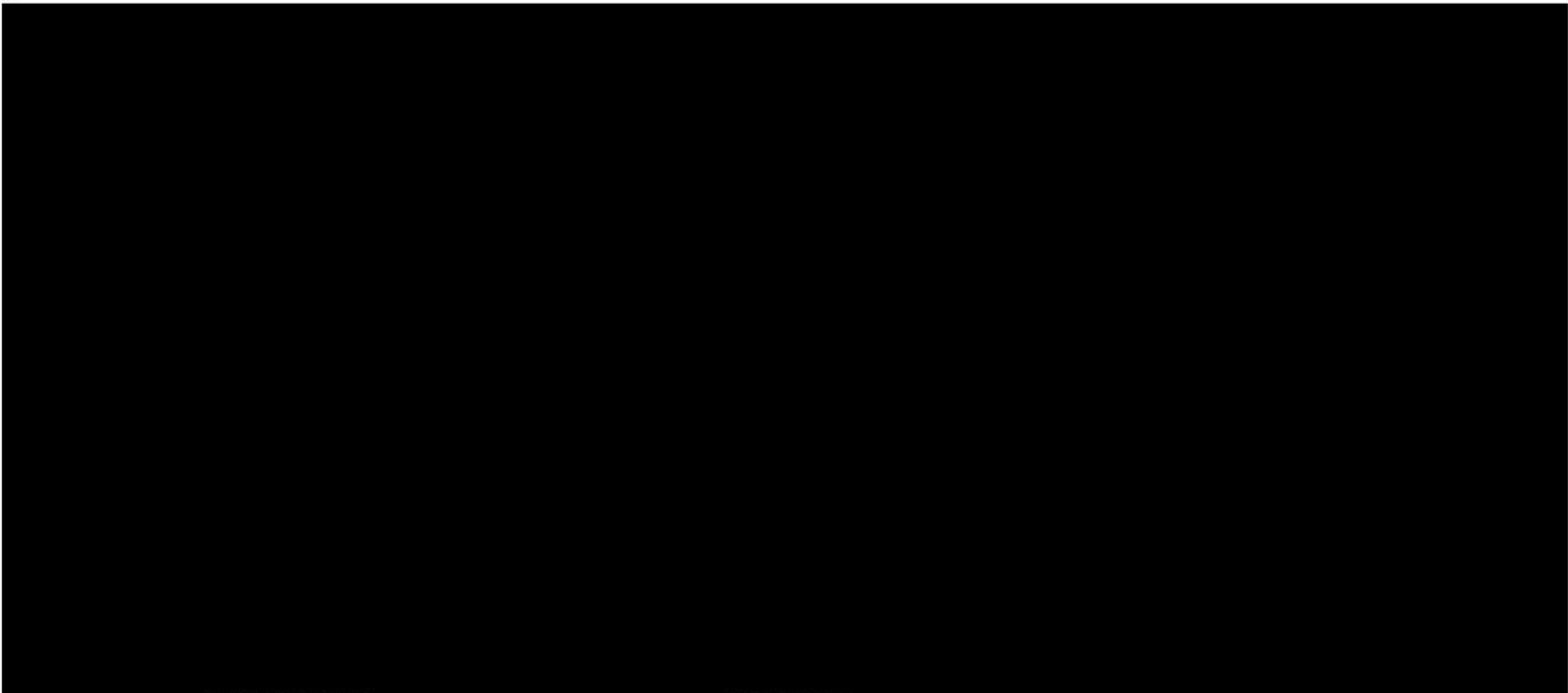
KEY NOTES

 REPLACE OVERHEAD DOOR










AUXILIARY
SERVICES
BUILDING

FACILITY ANALYSIS

ARCHITECTURAL
MEZZANINE



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES KEY NOTES

1 BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED

AUXILIARY
SERVICES
BUILDING

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR

FACILITY ANALYSIS



AC-3 , 4

AC-1 & 2

PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION

KEY NOTES

- (AHU) Existing Air Handling Unit
- (BLR) Boiler Plant
- (EXH) Replace Exh System and Add Proper Controls

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

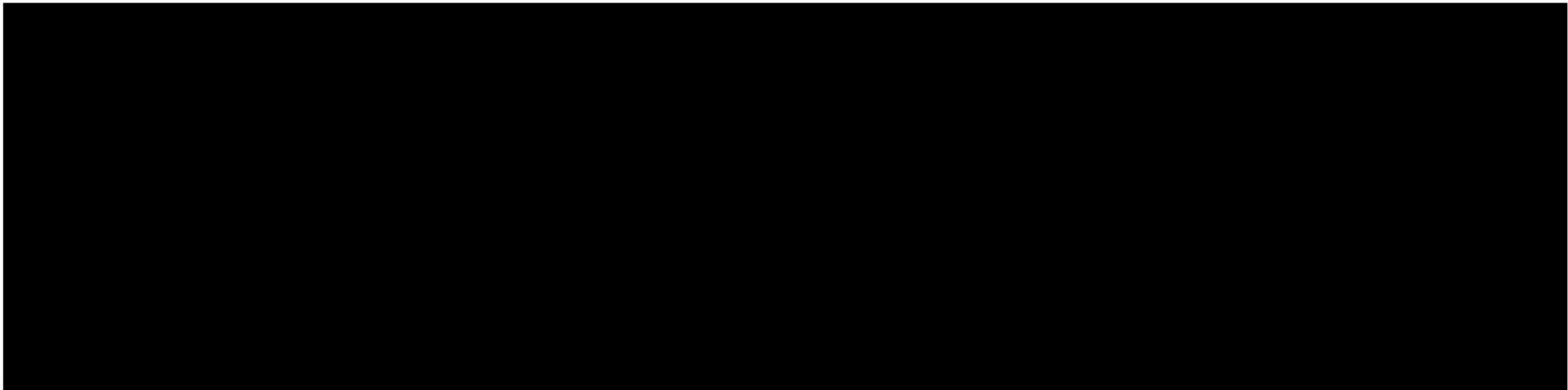
KEY NOTES

- (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.

AUXILIARY
SERVICES
BUILDING
FACILITY ANALYSIS

MECHANICAL
LOWER LEVEL

ELECTRICAL
LOWER LEVEL





PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

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

AUXILIARY
SERVICES
BUILDING







MECHANICAL
MEZZANINE

ELECTRICAL
MEZZANINE



FACILITY ANALYSIS



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION



KEY NOTES

-  EXISTING AHU.
-  EXISTING BOILER PLANT.

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

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

AUXILIARY SERVICES
BUILDING

BUILDING AGE

KEY

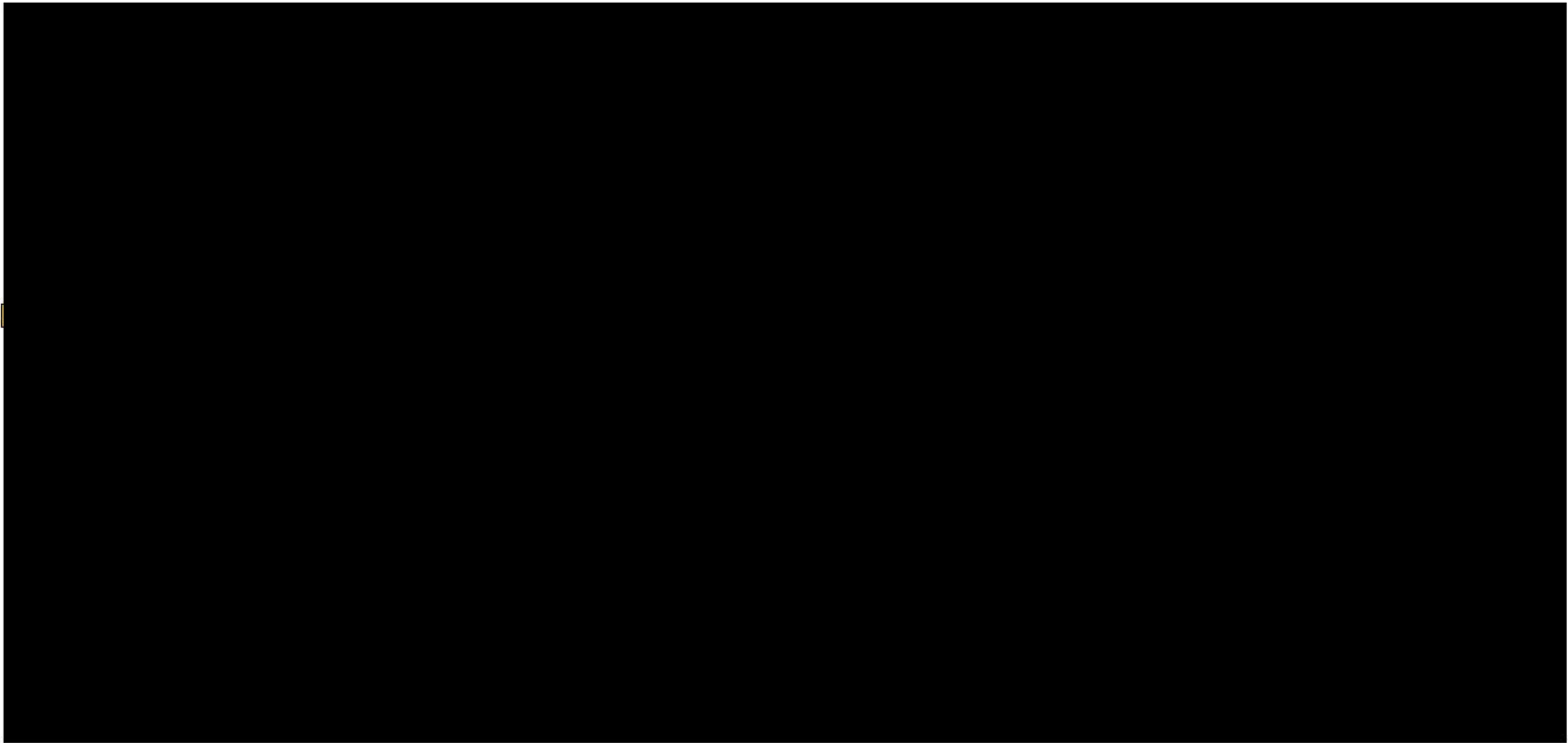
FIRST FLOOR



1997



2002



Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						10%	\$ 32.10	1,469,700	1.2	Cond.					Priority High (1)			\$ 6,500
198							\$ 64.62	2,958,700	3	Cond.					Priority Med (2)			\$ 3,850,500
199							\$ 4.34	198,800	4.5	Cond.					Priority Low (3)			\$ 843,000
200	Auxiliary Service Building				45,789	SF	POB, Phil O, Mike B, John J, Blayne P, Ron E, Dave B								2022 TOTAL PRIORITIES			\$ 4,700,000
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		50								CI				2022				
205		50	Auxiliary Services	1.04		0		sample row to insert			CI			2	2022			\$ -
206		50	Auxiliary Services	1.00 SITE - Hard surfaces														\$ -
207		50	Auxiliary Services	1.01	Asphalt paving			no comments this section			CI			0	2022			\$ -
208		50	Auxiliary Services	2.00 SITE - Activity Spaces														\$ -
209		50	Auxiliary Services	2.01	Playgrounds			no comments this section			CI			0	2022			\$ -
210		50	Auxiliary Services	3.00 SITE - Drainage / Landscaping														\$ -
211		50	Auxiliary Services	3.01	Grass / Turf			no comments this section			CI			0	2022			\$ -
212		50	Auxiliary Services	4.00 Exterior (Building Envelope)														\$ -
213		50	Auxiliary Services	4.01	Roofs			Roofing information provided by Owner			CI			2	2022			\$ -
214		50	Auxiliary Services	4.01	Roofs	SECT	1	Gravel Surface - BUR	2	1997	CI	Y8		2	2022 Gravel Surface - BUR	30	5	\$ 447,500
215		50	Auxiliary Services	4.01	Roofs		2	Stand Seam Metal	3	1997	CI	Y20		3	2022 Stand Seam Metal	40	15	\$ 671,700
216		50	Auxiliary Services	4.01	Roofs		3	Stand Seam Metal	3	1997	CI	Y20		3	2022 Stand Seam Metal	40	15	\$ 128,600
217		50	Auxiliary Services	4.01	Roofs		4	Stand Seam Metal	3	1997	CI	Y20		3	2022 Stand Seam Metal	40	15	\$ 2,500
218		50	Auxiliary Services	4.02	Wall systems		Rm 123 Cooler	Ext Wall near Rm 123 split face block cracked	2		CI			2	2022 Replace block			\$ 1,500
219		50	Auxiliary Services	4.03	Tuck pointing / Sealant		Ext ctrl jt	sealant is cracked, missing and separated	1		CI			1	2022 replace sealant			\$ 4,400
220		50	Auxiliary Services	4.03	Tuck pointing / Sealant		Dr 4, Dr 5, & Dr 6	sealant is cracked and separated around door frame	1		CI			1	2022 replace sealant			\$ 800
221		50	Auxiliary Services Building	4.03	Tuck pointing / Sealant		Louver between Dr 2 and Dr 3	sealant is cracked and separated around louver	1		CI			1	2022 replace sealant			\$ 500
222		50	Auxiliary Services	4.04	Doors / Hardware		Dr 1, Dr 3, Dr 4 & Dr 7	Weather stripping damaged and missing	1		CI			1	2022 replace weather stripping			\$ 800
223		50	Auxiliary Services	4.04	Doors / Hardware		OH Dr near Door 5	Door damaged and trim damaged	2		CI			2	2022 replace OH Dr			\$ 24,500

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Auxiliary Service Building				45,789	SF	POB, Phil O, Mike B, John J, Blayne P, Ron E, Dave B								2022 TOTAL PRIORITIES				\$ 4,700,000	
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		
		50	Auxiliary Services Building	4.06	Window systems		Ext Wdw	Exg Pella alum clad wood wdws (90's), single gl w/ integral blind and mechanically attached inner lite - monitor for future rot	3		CI		0	2022	Monitor for future rot and replacement			\$ -		
224		50	Auxiliary Services	4.08	Painting and Plaster		Dr 1 and Dr 7	Paint is fading and slight rust showing	2		CI		2	2022	repaint doors			\$ 2,800		
225		50	Auxiliary Services	5.00 Interior (Building)								CI						\$ -		
226		50	Auxiliary Services	5.03	Flooring / Base	CPT	Warehouse Offices,	Old Carpet	2		CI		3	2022	Replace Carpet			\$ 23,700		
227		50	Auxiliary Services	5.03	Flooring / Base	VCT	Print Center	Cracked and Stained VCT	2		CI		3	2022	Replace VCT			\$ 16,500		
228		50	Auxiliary Services Building	5.03	Flooring / Base	Conc	Warehouse, Dry Storage 2, Dry Storage 3, Corridor by Dry Storage	Cracks on Conc Floor	2		CI		2	2022	Repair Conc Floor - fill cracks			\$ 5,200		
229		50	Auxiliary Services Building	5.04	Ceiling / Acoustic Panels	ACT	Dry Storage 1, Dry, Office Storage	Water damage at ACT	2		CI		2	2022	Replace damaged ACT			\$ 300		
230		50	Auxiliary Services	5.10	REMODEL NG / ADDITIONS						CI		2	2022				\$ -		
231		50	Auxiliary Services	6.00 Interior (Fixed Equipment)								CI						\$ -		
232		50	Auxiliary Services	6.13	Cabinetry / Counter Tops / Stools		Women's toilet	Loose edges at PLAM Countertop	2		CI		2	2022	Replace PLAM ctrtop, remove and reinstall sinks			\$ 2,500		
233		50	Auxiliary Services Building	6.18	Kitchen Equipment		Kitchen	Replace Steam Kettle	2		CI		2	2022	Provide Kettle (Kettle cost includes Air Piston Valve, Auto Water Meter, Temp Control and Data Logger, Start Up, and one Option Allowance of \$9,000), hot, cold, plumbing, and electrical connections; not including air compressor or air dryer, pump fill station, or clipper station or utilites for thes items)			\$ 295,300		
234		50	Auxiliary Services	6.18	Kitchen Equipment		Kitchen	Can Opener is not NSF	1		CI		2	2022	Provide NSF Can Opener			\$ 6,500		
235		50	Auxiliary Services	6.19	Cold Storage Rooms		Dry Food Storage	Waste lines run over food product	2		CI		2	2022	Provide troughs to drain below waste lines			\$ 11,700		
236		50	Auxiliary Services	6.19	Cold Storage Rooms		Freezer 116 and 117	Ice at door threshold	2		CI		2	2022	Provide heated thresholds			\$ 7,900		
237		50	Auxiliary Services	7.00 HVAC								CI						\$ -		
238		50	Auxiliary Services																	\$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	Auxiliary Service Building				45,789	SF	POB, Phil O, Mike B, John J, Blayne P, Ron E, Dave B								2022 TOTAL PRIORITIES				\$ 4,700,000
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	
		50	Auxiliary Services Building	7.01	Boilers		Cooking boiler	Boiler Tag: B1 Make: Bryan Model: AB200-S-150/15-FDG Serial Number: MBH (2000 MBH in, 1,650 MBH out) System Type (Steam) Fuel Type(s): Nat Gas	3	1998	CI	Y6	2	2022	Replace as boiler fails	30	6	\$ 221,400	
239		50	Auxiliary Services Building	7.01	Boilers		Heating Boiler	Boiler Tag: B2 Make: Kewanee Model: VW-90-G Serial Number: MBH (3,688 MBH in, 2,870 MBH out) System Type (Hot Water) Fuel Type(s): Nat Gas	3	1998	CI	Y6	2	2022		30	6	\$ 442,700	
240		50	Auxiliary Services Building	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Heating Secondary Pumps: Pump Tag: P-1 / P-2 Make: TACO Model:CB2008-J Serial Number: GPM/Head (ft): 145 gpm / 80ft Pump Type: Base Mount	3	1998	CI	Y6	2	2022		25	1	\$ -	
241		50	Auxiliary Services Building	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Heating Secondary Pumps: Pump Tag: P-3 / P-4 Make: B&G Model: Series 60? Serial Number: GPM/Head (ft): 145 gpm / 20ft Pump Type: Inline	3	1998	CI	Y6	2	2022		25	1	\$ -	
242		50	Auxiliary Services Building	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Boiler Feed Tank Pumps: Pump Tag: CP Make: SHIPCO Model: 52501-R6 Serial Number: 19256 GPM/Head (ft): 1.5 HP Pump Type:	3	1998	CI	Y6	2	2022		25	1	\$ -	
243		50	Auxiliary Services Building	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Heating Secondary Pumps: Pump Tag: IP-1 / IP-2 Make: B&G Model: Series 60 Serial Number: GPM/Head (ft): 25 gpm / 60ft Pump Type: In0Line	3	1998	CI	Y6	2	2022		40	16	\$ -	
244		50	Auxiliary Services Building	7.06	Energy Management Systems (24 volt low voltage)			Building has older DDC, recommend replacing	2	1998	CI		2	2022	Replace controls system with new DDC	15	-9	\$ -	
245		50	Auxiliary Services Building																

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Auxiliary Service Building				45,789	SF	POB, Phil O, Mike B, John J, Blayne P, Ron E, Dave B								2022 TOTAL PRIORITIES			\$ 4,700,000
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
246		50	Auxiliary Services Building	7.07	Air handler units / ERU - dampers		Production Office	AHU Tag: AC1 Make: Trane Model: MCCA008BBJOC0DA Serial Number: CFM (4,000) System Type: Fan and coil types:HW & DX	3	1998	CI	Y10	2	2022		40	16	\$ 124,200
247		50	Auxiliary Services Building	7.07	Air handler units / ERU - dampers		Bakery	AHU Tag: AC2 Make: Trane Model: MCCA008AR0ABA Serial Number: CFM (total airflow) System Type: Fan and coil types: HW & DX, 7.5 HP	3	1998	CI	Y10	2	2022		40	16	\$ 124,200
248		50	Auxiliary Services Building	7.07	Air handler units / ERU - dampers		Kettles	AHU Tag: AC3 Make: Trane Model: MCCA025GAR0 Serial Number: CFM (t12,500) System Type: Fan and coil types: HW 15 HP	3	1998	CI	Y10	2	2022		40	16	\$ 323,500
249		50	Auxiliary Services Building	7.07	Air handler units / ERU - dampers		Production Area	AHU Tag: AC4 Make: Trane Model: MCCA014GAR0 Serial Number: CFM 7000) System Type: Fan and coil types: 10 HP	3	1998	CI	Y10	2	2022		40	16	\$ 181,100
250		50	Auxiliary Services Building	7.07	Air handler units / ERU - dampers			AHU Tag: AC5 (AC2) Make: Carrier Model:39008 Serial Number: 4102F83478 CFM (3400) System Type: CV Fan and coil types:HW & DX, R22 with steam humidification	4	2012	CI	Y25	2	2022		40	30	\$ 105,700
251		50	Auxiliary Services Building	7.07	Air handler units / ERU - dampers		Other Office area	AHU Tag: AC6 (AC1) Make: Carrier Model:39006 Serial Number: 4102F83453 CFM (3000) System Type: VAV Fan and coil types:HW & DX, R22	4	2012	CI	Y25	2	2022		40	30	\$ 93,100
252		50	Auxiliary Services Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Boiler Room	Unit Type: Unit Heater Heating Source (Hot Water)	3	1998	CI		2	2022		25	1	\$ 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	Auxiliary Service Building				45,789	SF	POB, Phil O, Mike B, John J, Blayne P, Ron E, Dave B							2022	TOTAL PRIORITIES			\$ 4,700,000
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
253		50	Auxiliary Services Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Storage/Corrid or exit by boiler room	Unit Type: Unit Heater Heating Source (Hot Water)	3	1998	CI		2	2022		25	1	\$ 9,000
254		50	Auxiliary Services Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Loading Dock	Unit Type: Unit Heater Heating Source (Hot Water)	3	1998	CI		2	2022		25	1	\$ 9,000
255		50	Auxiliary Services Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Electrical Room	Unit Type: Unit Heater Heating Source (Hot Water)	3	1998	CI		2	2022		25	1	\$ 9,000
256		50	Auxiliary Services Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Loading Dock & Storage	Unit Type: Gas Fired Unit Heater Heating Source (Natural Gas)	3	1998	CI		2	2022		25	1	\$ 51,700
257		50	Auxiliary Services Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Warehouse	Unit Type: Gas Fired Unit Heater Heating Source (Natural Gas)	3	1998	CI		2	2022		25	1	\$ 103,600
258		50	Auxiliary Services Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Loading Dock	Unit Type: Unit Heater Heating Source (Hot Water)	3	1998	CI		2	2022		25	1	\$ 18,100
259		50	Auxiliary Services Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Office Area and Mech Rooms	Unit Type: Fin Tube Radiation Heating Source (Hot Water) Office Area and Mech Rooms	3	1998	CI		2	2022		25	1	\$ 27,300
260		50	Auxiliary Services Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Mech Rm 201	Unit Type: Unit Heater Heating Source (Hot Water)	3	1998	CI		2	2022		25	1	\$ 9,000
261		50	Auxiliary Services Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Office Area	Unit Type: VAV Boxes with Reheat Heating Source (Hot Water)	3	1998	CI		2	2022		25	1	\$ 73,700
262		50	Auxiliary Services Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Office Area	Unit Type: Convectors Heating Source (Hot Water)	3	1998	CI		2	2022		25	1	\$ 27,200
263		50	Auxiliary Services Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Office Area	Unit Type: Cabinet Unit Heaters Heating Source (Hot Water)	3	1998	CI		2	2022		25	1	\$ 36,200
264		50	Auxiliary Services Building	7.09	Make-up air units		Loading Dock / Garage	Make-up air Unit - No Data Gas Fired Make-up Air Hung from structure	2	1998	CI		2	2022		25	1	\$ 113,300
265		50	Auxiliary Services Building	7.09	Make-up air units		Warehouse	Make-up air Unit - No Data Gas Fired Make-up Air Hung from structure	2	1998	CI		2	2022		25	1	\$ -
266		50	Auxiliary Services Building	7.10	Exhaust fans - PRV / utility sets		Dry Storage SideWall	Fan Tag:WF-1 Make:Greenheck Model:QWB-14-4 Serial Number: 98C01611 Fan Type: Wall Fan	2	1998	CI		2	2022		25	1	\$ -

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	Auxiliary Service Building				45,789	SF	POB, Phil O, Mike B, John J, Blayne P, Ron E, Dave B								2022	TOTAL PRIORITIES			\$ 4,700,000
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	
		50	Auxiliary Services Building	7.10	Exhaust fans - PRV / utility sets		Loading Dock Exhaust	Fan Tag: Unknown Make:Greenheck Model: Serial Number: Fan Type: (In-line/Roof Mounted/Utility Set)	2	1998	CI		2	2022		25	1	\$ 24,300	
267		50	Auxiliary Services Building	7.10	Exhaust fans - PRV / utility sets		Loading Dock Exhaust	Fan Tag: Unknown Make:Greenheck Model: Serial Number: Fan Type: (In-line/Roof Mounted/Utility Set)	2	1998	CI		2	2022		25	1	\$ 24,300	
268		50	Auxiliary Services Building	7.10	Exhaust fans - PRV / utility sets		Loading Dock Exhaust	Fan Tag: RE-2 Make: JenFan Model: Serial Number: Fan Type: (In-line/Roof Mounted/Utility Set)	2	1998	CI		2	2022		25	1	\$ 24,300	
269		50	Auxiliary Services Building	7.10	Exhaust fans - PRV / utility sets		Office Area Toilet Group	Fan Tag: EF-2 Make: JenFan Model: DB2007 Serial Number: Fan Type: (Roof Mounted)	2	1998	CI		2	2022		25	1	\$ -	
270		50	Auxiliary Services Building	7.10	Exhaust fans - PRV / utility sets		Kitchen Hood Exh	Fan Tag: Unknown Make:Greenheck Model: Serial Number: Fan Type: (In-line/Roof Mounted/Utility Set)	2	1998	CI		2	2022		25	1	\$ -	
271		50	Auxiliary Services Building	7.10	Exhaust fans - PRV / utility sets		Kitchen Hood Exh	Fan Tag: Unknown Make:Greenheck Model: Serial Number: Fan Type: (In-line/Roof Mounted/Utility Set)	2	1998	CI		2	2022		25	1	\$ -	
272		50	Auxiliary Services Building	7.10	Exhaust fans - PRV / utility sets			Fan Tag: EF-1 Make: JenFan Model: DB1211 Serial Number: Fan Type: (Roof Mounted)	2	1998	CI		2	2022		25	1	\$ -	
273		50	Auxiliary Services Building	7.10	Exhaust fans - PRV / utility sets		Kitchen Hood Exh	Fan Tag: Unknown Make:Greenheck Model: Serial Number: Fan Type: (In-line/Roof Mounted/Utility Set)	2	1998	CI		2	2022		25	1	\$ 40,500	
274		50	Auxiliary Services Building	7.10	Exhaust fans - PRV / utility sets														

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
200	Auxiliary Service Building				45,789	SF	POB, Phil O, Mike B, John J, Blayne P, Ron E, Dave B								2022 TOTAL PRIORITIES			\$ 4,700,000		
201																		Life	Life	Projected
202																		Exp.	Rem	PROJECT
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	Pr.	Year	Action Recommended	(yrs)	ain	COST		
275		50	Auxiliary Services Building	7.10	Exhaust fans - PRV / utility sets		Kitchen Hood Exh	Fan Tag: Unknown Make:Greenheck Model: Serial Number: Fan Type: (In-line/Roof Mounted/Utility Set)	2	1998	CI		2	2022	Replace with new DX system and new refrigerant	25	1	\$ 40,500		
276		50	Auxiliary Services Building	7.10	Exhaust fans - PRV / utility sets			Fan Tag: Unknown Make:Greenheck Model: Serial Number: Fan Type: (In-line/Roof Mounted/Utility Set)	2	1998	CI		2	2022		25	1	\$ 24,300		
277		50	Auxiliary Services Building	7.10	Exhaust fans - PRV / utility sets			Fan Tag: Unknown Make:Greenheck Model: Serial Number: Fan Type: (In-line/Roof Mounted/Utility Set)	2	1998	CI		2	2022		25	1	\$ 24,300		
278		50	Auxiliary Services Building	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			Chiller Tag: CH-1 Make: Carrier AQUASNAP Model: 30RAN022 Serial Number 2503F38673 Tonnage: (30) System Type: (Air Cooled)			CI	Y5	2	2022		25		\$ 72,800		
279		50	Auxiliary Services Building	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Serves Trane AC-1	Condensing Unit Tag: AC-1 Make: Trane Model: TTA150B400BC Serial Number: M272APTAH Tonnage: 4 System Type: (Air Cooled)	2	1998	CI	Y5	2	2022		25	1	\$ -		
280		50	Auxiliary Services Building	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Serves Carrier AC-1	Condensing Unit Tag: AC-1 Make: Carrier Model: 38ARS008-601 Serial Number: 1102G10079 Tonnage: 8? System Type: (Air Cooled)	2	1998	CI	Y5	2	2022		25	1	\$ -		
281		50	Auxiliary Services Building	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Serves Office	Condensing Unit Tag: Unknown Make: Mitsubishi Model: Serial Number: Tonnage: System Type: (Air Cooled)	2	1998	CI	Y5	2	2022		25	1	\$ -		
282		50	Auxiliary Services Building	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Serves AC-2	Condensing Unit Tag: AC-1 Make: Carrier Model: 38ARS008-601 Serial Number: 1102G30020 Tonnage: 8? System Type: (Air Cooled)			CI	Y5	2	2022	Replace with new DX system and new refrigerant	25		\$ -		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R			
200	Auxiliary Service Building				45,789		SF	POB, Phil O, Mike B, John J, Blayne P, Ron E, Dave B						2022 TOTAL PRIORITIES				\$ 4,700,000			
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			
		50	Auxiliary Services	8.00	Plumbing							CI							\$ -		
283		50	Auxiliary Services	8.08	Plumbing Fixtures		Print Center	Stainless Steel Sink - OK condition	2	1998	CI		2	2022 Faucet is leaking, recommend replacement		30	6	\$ 5,200			
284		50	Auxiliary Services	8.08	Plumbing Fixtures		Shipping Lounge Area	Stainless Steel Sink - good condition	3	1998	CI		0	2022		30	6	\$ -			
285		50	Auxiliary Services	8.08	Plumbing Fixtures		Mens Toilet - Shipping Area	(1) Urinal (1) WC with FV (1) Lav	3	1998	CI		0	2022		30	6	\$ -			
286		50	Auxiliary Services Building	8.08	Plumbing Fixtures		Womens Toilet - Shipping Area	(4) WC with FV (3) Lav	3	1998	CI		0	2022		30	6	\$ -			
287		50	Auxiliary Services Building	8.08	Plumbing Fixtures		Mens Toilet - Production Office	(2) Urinal (1) WC with FV (2) Lav	3	1998	CI		0	2022		30	6	\$ -			
288		50	Auxiliary Services Building	8.08	Plumbing Fixtures		Womens Toilet - Production Office	(3) WC with FV (2) Lav	3	1998	CI		0	2022		30	6	\$ -			
289		50	Auxiliary Services Building	8.08	Plumbing Fixtures		Production Office Jan Closet	(1) Mop Sink	2	1998	CI		0	2022		30	6	\$ -			
290		50	Auxiliary Services Building	8.08	Plumbing Fixtures		Lounge Area	Stainless Steel Sink - good condition	3		CI		0	2022		30		\$ -			
291		50	Auxiliary Services Building	8.10	Drinking Fountains		Office Area	Stainless steel recessed wall water coolers	2	1998	CI		0	2022		30	6	\$ -			
292		50	Auxiliary Services Building	8.10	Drinking Fountains		Production Office	Elkay Water cooler with Bottle Fill - New	5	2021	CI		3	2022		30	29	\$ -			
293		50	Auxiliary Services Building	8.12	Compressed air system		MECH RM	Compressed Air System, serving packaging Units on production lines	3	1998	CI		2	2022		20	-4	\$ -			
294		50	Auxiliary Services Building	8.15	Domestic Water Heaters		Boiler Room	AO Smith Cyclone BTH-250-300, 250 MBH in, 291 GPH out, 96 Gallons	3	2018	CI	Y10	2	2022		15	11	\$ 89,000			
295		50	Auxiliary Services Building	8.15	Domestic Water Heaters		Boiler Room	AO Smith Cyclone BTH-250-300, 250 MBH in, 291 GPH out, 96 Gallons	3	2019	CI	Y10	2	2022		15	12	\$ 89,000			
296		50	Auxiliary Services Building	8.15	Domestic Water Heaters		Mech Rm 201	Maytag (State Water Heater), HX522ERT Electric 50 Gallons	3	2019	CI	Y10	2	2022		15	12	\$ 89,000			
297		50	Auxiliary Services	8.16	Water Treatment / Softeners / Wells			Water Softener - Hellenbrand	3	1998	CI		2	2022		25	1	\$ 89,000			
298		50	Auxiliary Services	9.00	Electrical							CI							\$ -		
299		50	Auxiliary Services																		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	Auxiliary Service Building				45,789	SF	POB, Phil O, Mike B, John J, Blayne P, Ron E, Dave B								2022	TOTAL PRIORITIES			\$ 4,700,000
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST	
300		50	Auxiliary Services	9.01	Electrical Study Update / Main / medium voltage /		Elec Rm	2000A 277/480V Main Service Switchboard	3		CI			0	2022	No action required		\$ -	
301		50	Auxiliary Services	9.05	Fire Alarm		Elec Rm	Addressible Fire Alarm	3		CI			0	2022	Replace with Fire Alarm w/ Voice Evacuation if doing more than 10%		\$ -	
302		50	Auxiliary Services Building	9.08	Emergency generators / battery backup systems / inverters		Elec Room	250KW 277/480V Kohler Diesel generator - feeds life safety and non-life safety systems	3		CI			0	2022	No action required		\$ -	
303		50	Auxiliary Services	10.00 Lighting								CI							\$ -
304		50	Auxiliary Services	10.01	Lighting - Lamps / ballasts / controls		Throughout Bldg	fluorescent lighting	2		CI			2	2022	Replace with LED		\$ 296,300	
305		50	Auxiliary Services	10.04	Security Lighting (Exterior)		Exterior	LED wall packs	3		CI			0	2022	NO work required		\$ -	
306		50	Auxiliary Services	11.00 Technology / Security								CI							\$ -
307		50	Auxiliary Services	11.01	Stuctured cabling		Building	Good.	4		CI			0	2022	no work		\$ -	
308		50	Auxiliary Services	11.05	Building Paging systems		Building	Good.	4		CI			0	2022	No work		\$ -	
309		50	Auxiliary Services	11.06	Access Control		Building	Good.	4		CI			0	2022	No work		\$ -	
310		50	Auxiliary Services	11.07	Burgler Alarm System		Building	Good	4		CI			0	2022	No work		\$ -	
311		50	Auxiliary Services	11.08	Video Surveillance System		Building	Very good	5		CI			0	2022	No work		\$ -	

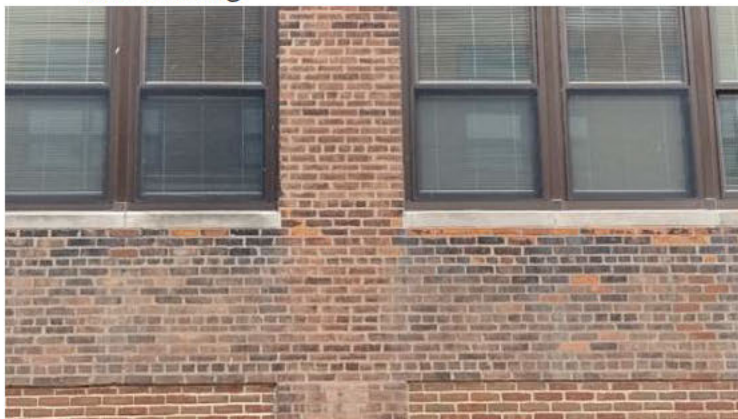
DISTRICT OFFICE BUILDING

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

- Failing mortar joints and spalling brick 1928 building
 - Tuck point and brick restoration +-10% of original 1928 building



- Base of wall at conc walk no sealant.
 - Install new backer rod and sealant.



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



3 INTERIOR

- Numerous ADA up-dates needed.
- Remodel the most central toilet banks each floor.



- Most doors have knobs instead of lever hardware (required for HC accessibility).
- Replace with lever handles

- Boardroom/cafe doors all need panic hardware
- Replace dead bolts with panic hardware



4 FOOD SERVICE

- No food service comments.

5 MECHANICAL

– Boilers and Pumps

- There are two boilers installed in 2016 with new pumps installed at that same time and are in good condition.

– Air Handlers

- Most of the Air Handlers were replaced in 2016, with older AHUs still in the shop areas.

- **Chillers and Pumps**
 - The Chiller and pumps were installed in 2016 and is in good condition.
- **Water Heaters**
 - The Water Heaters were replaced in 2018 & 2019.
- **Plumbing**
 - The Plumbing fixtures are in fair to good condition.
- **Chillers and Pumps**
 - The Chiller should be replaced.
 - The condensing units and DX coils should be replaced.
- **Water Heaters**
 - The Water Heaters were replaced in 2009 and are in fair condition.
- **Plumbing**
 - The Plumbing fixtures are in fair to good condition.

6 ELECTRICAL

- **Electric Service**
 - The electric services are 6 years old. no action required
- **Electric Switchboards, Panels and Distribution Equipment**
 - Some of (18total) the panels and distribution panels are all around 28 years old – they should be replaced within the next 5 years
- **Fire Alarm**

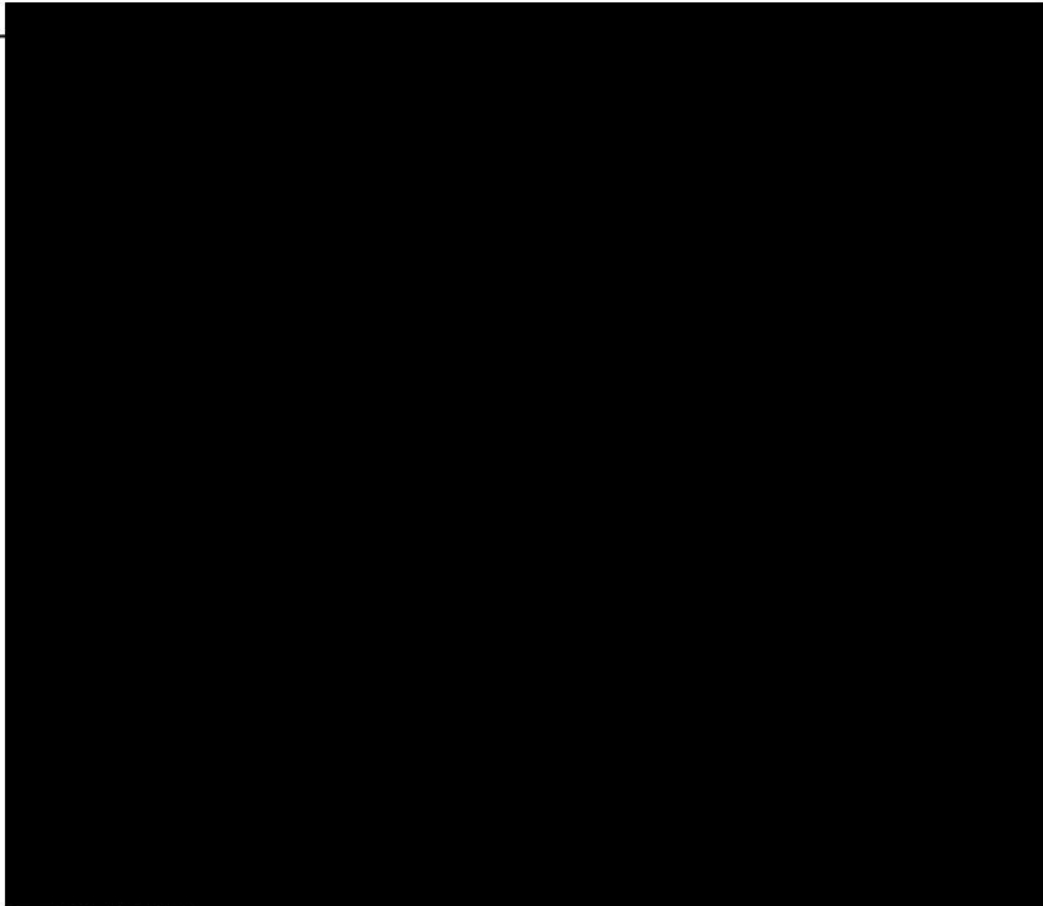
- The fire alarm system is a Simplex 4010 addressable system
- Review the fire alarm system and add fire alarm devices as required to comply with code and ADA requirements
- Fire Alarm System will need to be changed to a fire alarm with voice evacuation when 10% or more of the building is renovated
- **Lighting - Lamps / ballasts / controls**
 - The building lighting is fluorescent, with the exception of the gym, 3rd floor room, and Café.
 - We recommend that all fluorescent lighting be upgraded to LED within the next 5-10 years.
- **Exterior and building Lighting -**
 - The exterior and parking lot light fixtures are LED
- **Emergency Lighting / Exit signs**
 - Emergency lights and exit signs are acceptable
 - Add emergency egress lighting on exterior of building at all exterior doors.

7 TECHNOLOGY










- Technology systems are in good condition.
- There are some old telephone cables that are not being utilized anymore. Recommend removing abandoned cabling.

DISTRICT
OFFICE
FACILITY ANALYSIS

ARCHITECTURAL
FIRST FLOOR








PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

- 1 - REPLACE SEALANT AT SOME STONE SILLS CAPS AND PROVIDE NEW SEALANT AT BASE OF WALL AND CONC WALK.
- 2 - LOW PRESSURE WASH MILDEW/SOILED PRECAST COPPING, HEADERS, SILLS AND WATER TABLE.
- 3 - REPLACE INTERIOR DO KNOBS WITH LEVER HANDLES (101 LOC).

KEY NOTES










 REPLACE POOR CONDITION ACT WITH ACT	 REPLACE POOR CONDITION VCT WITH VCT
 BRICK RESTORATION	 REPLACE POOR CONDITION CPT WITH CPT TILE
 CONCRETE RESTORATION PRECAST STONE	

DISTRICT
OFFICE
FACILITY ANALYSIS

ARCHITECTURAL
SECOND FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

- 1 - REPLACE SEALANT AT SOME STONE SILLS CAPS AND PROVIDE NEW SEALANT AT BASE OF WALL AND CONC WALK.
- 2 - LOW PRESSURE WASH MILDEW/SOILED PRECAST COPPING, HEADERS, SILLS AND WATER TABLE.
- 3 - REPLACE INTERIOR DO KNOBS WITH LEVER HANDELS (101 LOC).

KEY NOTES










- | | |
|--|--|
|  REPLACE POOR CONDITION ACT WITH ACT |  REPLACE POOR CONDITION VCT WITH VCT |
|  BRICK RESTORATION |  REPLACE POOR CONDITION CPT WITH CPT TILE |

DISTRICT
OFFICE
FACILITY ANALYSIS

ARCHITECTURAL
THIRD FLOOR



PRIORITY KEY

URGENT	MEDIUM	LOW	
			FINISHES
			FINISHES AND EQUIPMENT
			REMODELING

GENERAL NOTES

- 1 - REPLACE SEALANT AT SOME STONE SILLS CAPS AND PROVIDE NEW SEALANT AT BASE OF WALL AND CONC WALK.
- 2 - LOW PRESSURE WASH MILDEW/SOILED PRECAST COPPING, HEADERS, SILLS AND WATER TABLE.
- 3 - REPLACE INTERIOR DO KNOBS WITH LEVER HANDELS (101 LOC).

REF NOTES

	REPLACE POOR CONDITION ACT WITH ACT		REPLACE POOR CONDITION VCT WITH VCT
	BRICK RESTORATION		REPLACE POOR CONDITION CPT WITH CPT TILE

DISTRICT
OFFICE
FACILITY ANALYSIS

MECHANICAL
FIRST FLOOR

ELECTRICAL
FIRST FLOOR

(PNL)



PRIORITY KEY

URGENT	MEDIUM	LOW
		
		
EQUIPMENT		
SYSTEM DISTRIBUTION		

KEY NOTES

- (AHU) Existing AHU
- (CH) Existing Air Cooled Chiller Plant
- (CU) Existing Air Cooled Condensing Unit
- (BP) Existing Boiler Plant

PRIORITY KEY

URGENT	MEDIUM	LOW
		
LIGHTING		

KEY NOTES

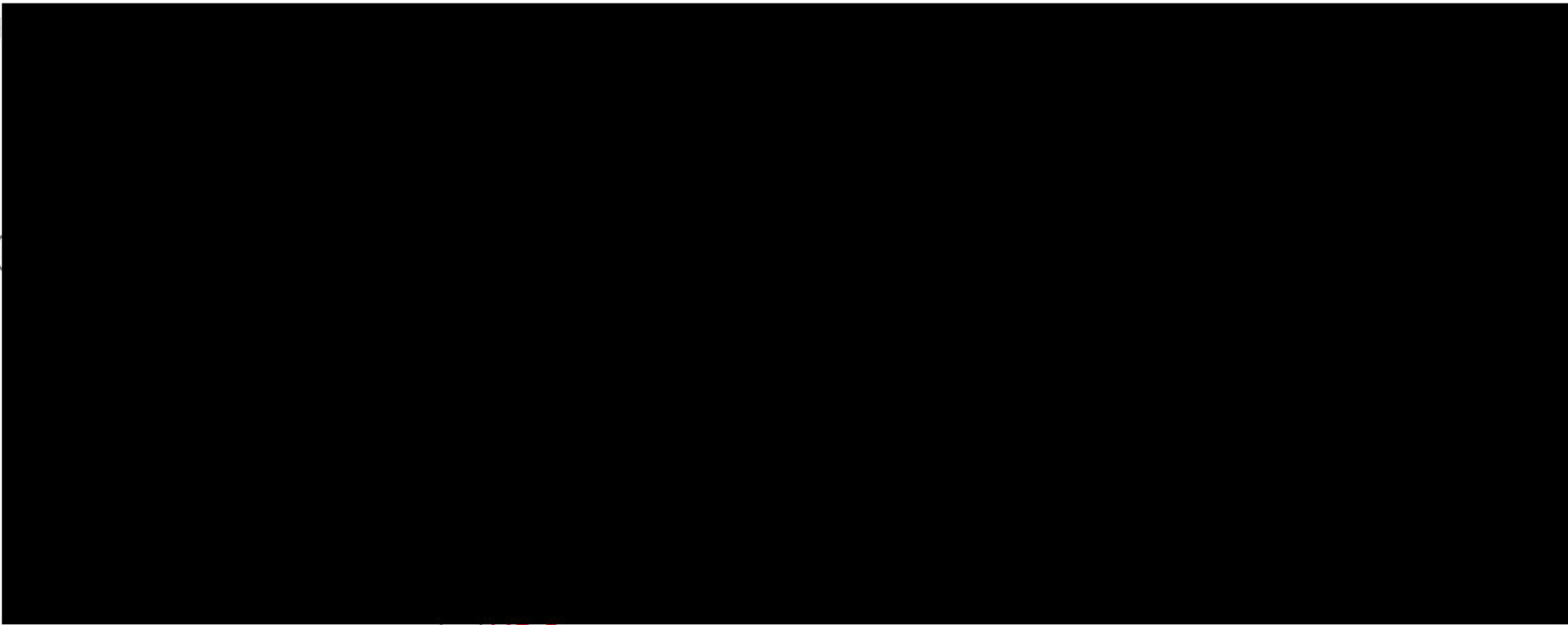
- (L1) REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.
- (PNL) REPLACE EXISTING FUSED SWITCH PANEL WITH CIRCUIT BREAKER PANEL

DISTRICT
OFFICE






MECHANICAL
SECOND FLOOR

ELECTRICAL
SECOND FLOOR

FACILITY ANALYSIS



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION

KEY NOTES

-  Existing AHU
-  Existing Air Cooled Chiller Plant
-  Existing Air Cooled Condensing Unit
-  Existing Boiler Plant

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

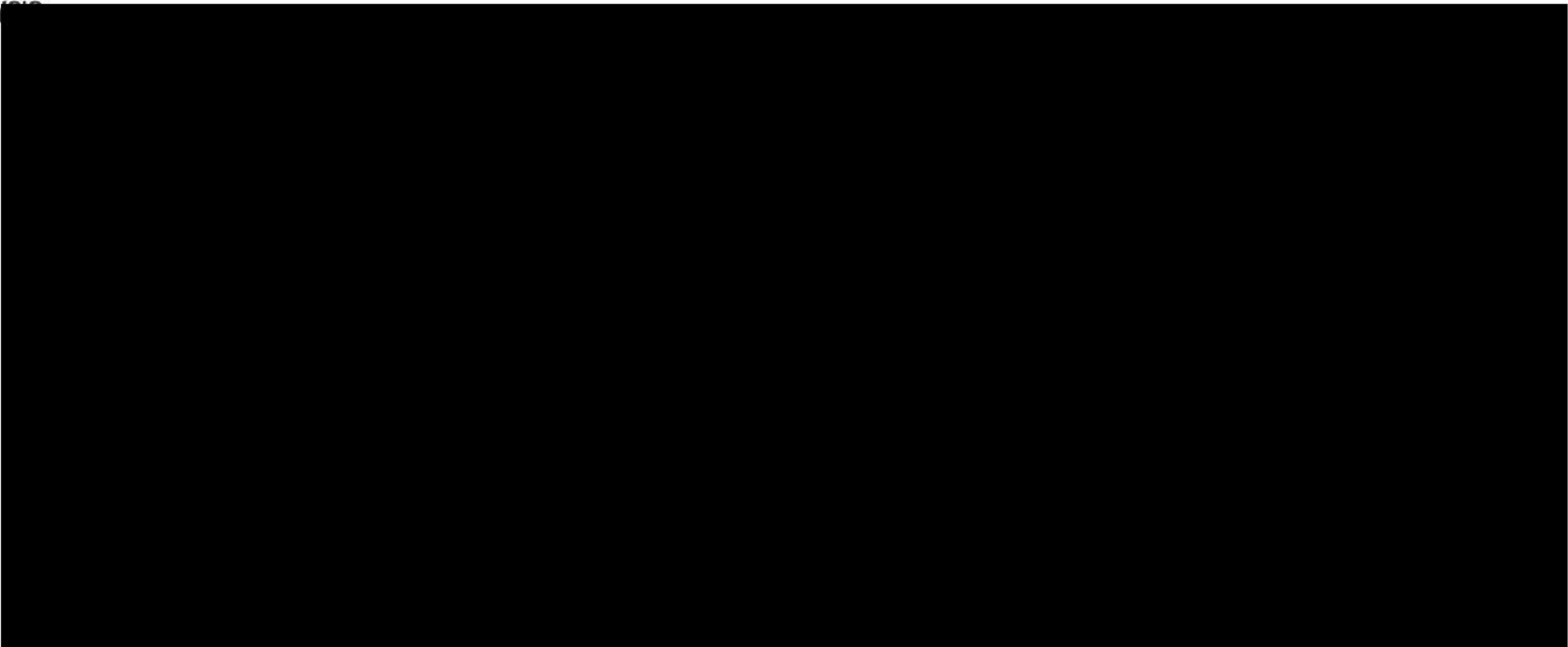
-  REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.
-  REPLACE EXISTING FUSED SWITCH PANEL WITH CIRCUIT BREAKER PANEL

DISTRICT
OFFICE







MECHANICAL
THIRD FLOOR

ELECTRICAL
THIRD FLOOR




FACILITY ANALYSIS




PRIORITY KEY

URGENT	MEDIUM	LOW
		
		
EQUIPMENT		
SYSTEM DISTRIBUTION		

KEY NOTES

-  Existing AHU
-  Existing Air Cooled Chiller Plant
-  Existing Air Cooled Condensing Unit
-  Existing Boiler Plant

PRIORITY KEY

URGENT	MEDIUM	LOW
		
LIGHTING		

KEY NOTES

-  REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 1-5 YEARS.
-  REPLACE EXISTING FUSED SWITCH PANEL WITH CIRCUIT BREAKER PANEL

DISTRICT
OFFICE

BUILDING AGE

KEY

FIRST FL



1928



1939



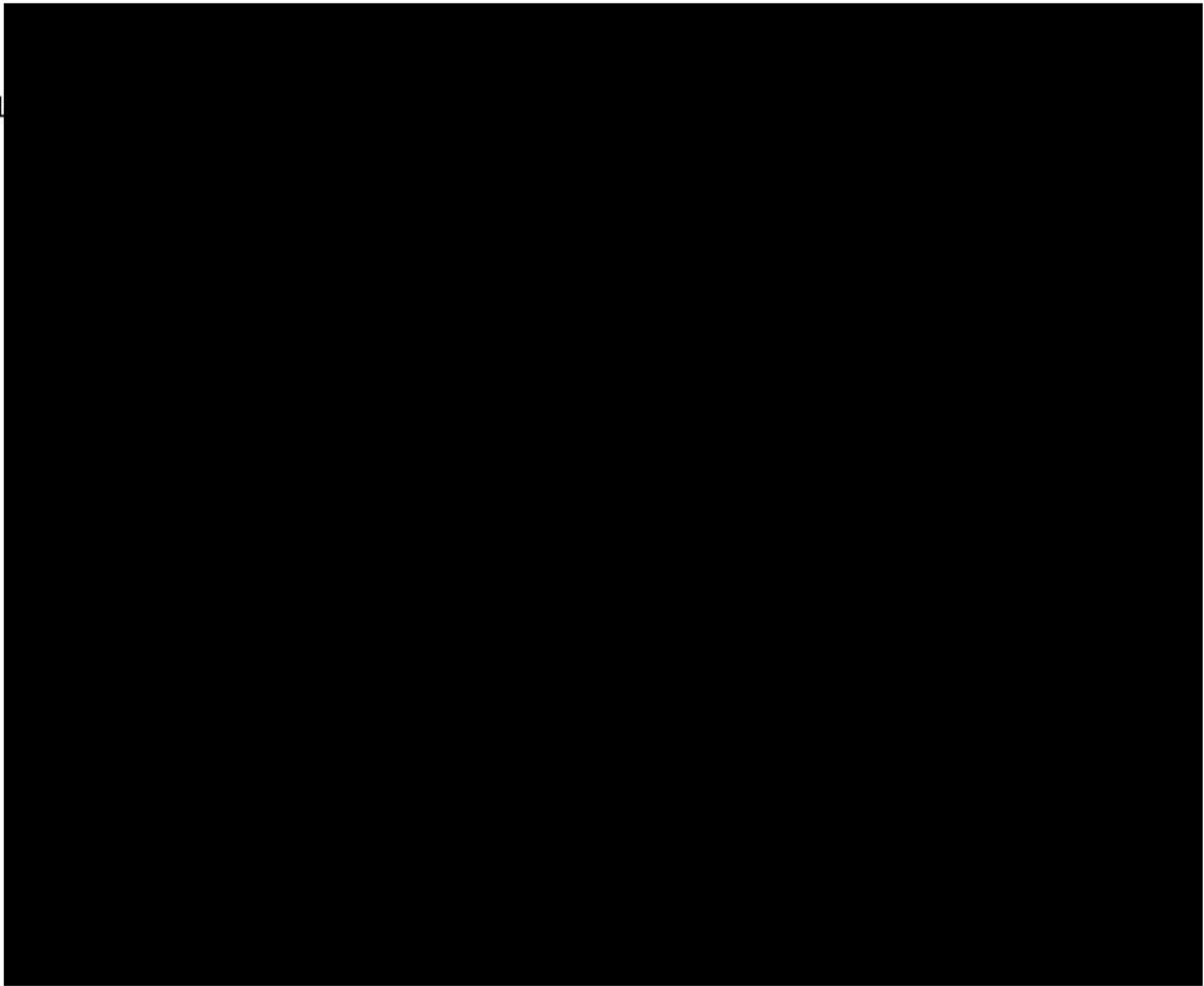
1962



1963



1980



Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						7%	\$ 22.42	3,083,700	1,2	Cond.					Priority High (1)			\$ 237,100
198							\$ 10.63	1,461,500	3	Cond.					Priority Med (2)			\$ 6,643,700
199							\$ 29.63	4,075,200	4,5	Cond.					Priority Low (3)			\$ 1,739,600
200	District Office Building				137,515	SF	Ted C, Ted C, Blayne P, Mike H, Dave B								2022 TOTAL PRIORITIES			\$ 8,620,400
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		51								CI				2022				
205		51	District Office Building	1.04		0		sample row to insert			CI			2	2022			\$ -
206		51	District Office Building	1.00 SITE - Hard surfaces														\$ -
207		51	District Office Building	1.01	Asphalt paving		Asphalt Pavement Areas	No SD's Asphalt Paser Assessment Provided	3		CI			3	2022 Yearly Asphalt Crack Clean & Fill Allowance			\$ 1,700
208		51	District Office Building	1.01	Asphalt paving		West Parking Lot Asphalt Pavement	Several cracks throughout - weathered asphalt - Some cracks previously filled - Some new	3		CI			3	2022 Clean and fill cracks			\$ 1,200
209		51	District Office Building	1.01	Asphalt paving		West Parking Lot Asphalt	Seal Coating Needed	3		CI			3	2022 Seal Coat Asphalt Pvmnt & Restripe			\$ 15,200
210		51	District Office Building	1.02	Concrete walks / curbs		Throughout Site	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI			3	2022 Clean and fill expansion joints			\$ 8,800
211		51	District Office Building	1.02	Concrete walks / curbs		City Sidewalks along Bldg	No caulking at expansion joints along bldg, stoops, vertical struct elements	2		CI			3	2022 Clean and fill expansion joints			\$ 13,300
212		51	District Office Building	2.00 SITE - Activity Spaces														\$ -
213		51	District Office Building	2.01	Playgrounds			no comments this section			CI			2	2022			\$ -
214		51	District Office Building	2.01	Playgrounds			no comments this section			CI			2	2022			\$ -
215		51	District Office Building	3.00 SITE - Drainage / Landscaping														\$ -
216		51	District Office Building	3.01	Grass / Turf			no comments this section			CI			2	2022			\$ -
217		51	District Office Building	4.00 Exterior (Building Envelope)														\$ -
218		51	District Office Building	4.01	Roofs			Roofing information provided by Owner			CI			2	2022			\$ -
219		51	District Office Building	4.01	Roofs		1	BUR	3	2012	CI	Y20		3	2022 gravel surface BUR	30	20	\$ 9,400
220		51	District Office Building	4.01	Roofs		2	BUR	3	2012	CI	Y20		3	2022 gravel surface BUR	30	20	\$ 225,500
221		51	District Office Building	4.01	Roofs		3	BUR	3	2012	CI	Y20		3	2022 gravel surface BUR	30	20	\$ 190,900
222		51	District Office Building	4.01	Roofs		4	BUR	3	2012	CI	Y20		3	2022 gravel surface BUR	30	20	\$ 476,300
223		51	District Office Building	4.01	Roofs		5	BUR	3	2012	CI	Y20		3	2022 gravel surface BUR	30	20	\$ 304,100

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	District Office Building				137,515	SF	Ted C, Ted C, Blayne P, Mike H, Dave B							2022	TOTAL PRIORITIES			\$ 8,620,400	
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	
224		51	District Office Building	4.01	Roofs		6	Private (?)	3		CI	Y20	3	2022	gravel surface BUR			\$ 43,700	
225		51	District Office Building	4.01	Roofs		7	BUR	3	2012	CI	Y20	3	2022	gravel surface BUR	30	20	\$ 103,800	
226		51	District Office Building	4.02	Wall systems		Original 1928 building	mildew/soiled sills lintels and caps and fb below all sills	2		CI		3	2022	low pressure wash entire original building			\$ 141,500	
227		51	District Office Building	4.02	Wall systems		1939 Addition	mildew/soiled sills and continous corbel	2		CI		3	2022	low pressure wash entire original building			\$ 5,800	
228		51	District Office Building	4.02	Wall systems		1962 Addition	mildew/soiled sills and continous corbel	2		CI		3	2022	low pressure wash entire original building			\$ 7,900	
229		51	District Office Building	4.02	Wall systems		1962 addition	broken stone at southwest entry	2		CI		2	2022	stone restoration cut out broken stone and replace with new			\$ 1,400	
230		51	District Office Building	4.02	Wall systems		Original 1928 building	spalling brick, under sills (prior to WDW replacement?)	2		CI		1	2022	brick restoration cut out broken stone and replace with new			\$ 10,400	
231		51	District Office Building	4.03	Tuck pointing / Sealant		building perimeter	base of wall at conc walk needs new sealannt	1		CI		1	2022	install new backerrod and sealant			\$ 23,600	
232		51	District Office Building	4.03	Tuck pointing / Sealant		various locations	aprox 10% bldg needs tuckpointing	1		CI		1	2022	tuckpoint			\$ 87,700	
233		51	District Office Building	5.00 Interior (Building)								CI							\$ -
234		51	District Office Building	5.01	Doors / Hardware		drs 149, 150, 152, 153	wood drs poor cond. Knob hardware	2		CI		2	2022	replace with new wood dr and hardware			\$ 17,200	
235		51	District Office Building	5.01	Doors / Hardware		corridor	knobs on interior exit doors	1		CI		2	2022	replace with push pull			\$ 1,500	
236		51	District Office Building	5.01	Doors / Hardware		drs 138A, 138B (2) 143	knob hardware	2		CI		2	2022	replace with lever handel locksets			\$ 2,200	
237		51	District Office Building	5.01	Doors / Hardware		201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 217, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 213, 232, 233, 234, 236, 237, 238, 239(9),248A, 248B,249, 250, 257, 260, 266(7)	knob hardware	2		CI		2	2022	replace with lever handel locksets			\$ 29,900	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	District Office Building				137,515	SF	Ted C, Ted C, Blayne P, Mike H, Dave B							2022 TOTAL PRIORITIES				\$ 8,620,400
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
238		51	District Office Building	5.01	Doors / Hardware		307, 311, 313, 324, 329, 339, 342, 343, 344, 350, 352, 356, 357, 358, 359, 359, 359a, 360, 360, 362, 365, 365, 369, 379, 381, 382, 383, 384, 385, 385, 386, 387, 388, 389,	knob hardware	2		CI		2	2022	replace with lever handel locksets			\$ 18,800
239		51	District Office Building	5.01	Doors / Hardware		331, 332	Boardroom and Café panic hardware on one set of doors, th other two have dead bolts	1		CI		1	2022	replace with panic hardware			\$ 4,300
240		51	District Office Building	5.03	Flooring / Base		123+8rms, 126, 126A, plan room, 138A, 138B, Corridor 139, 144, 148, 152	broadloom carpet poor condition	2		CI		3	2022	replace with CPT tile			\$ 76,500
241		51	District Office Building	5.03	Flooring / Base		208, 222, 239, 249, 257, 266	broadloom carpet poor condition	2		CI		3	2022	replace with CPT tile			\$ 29,900
242		51	District Office Building	5.03	Flooring / Base		310B, 362, 363, 364, 365, 367, 368, 369, 370, 371	broadloom carpet poor condition	2		CI		3	2022	replace with CPT tile			\$ 27,500
243		51	District Office Building	5.04	Ceiling / Acoustic Panels	ACT	123, 126, 139, 152	ACT poor condition	2		CI		2	2022	replace with new 2x2 ACT ceiling			\$ 18,100
244		51	District Office Building	5.04	Ceiling / Acoustic Panels	vact	156	VACT poor condition	2		CI		2	2022	replace with new 2x2 VACT ceiling			\$ 4,300
245		51	District Office Building	5.04	Ceiling / Acoustic Panels		201, 202, 203, 204, 205, 206,	ACT poor condition	2		CI		2	2022	replace with new 2x2 ACT ceiling			\$ 57,900
246		51	District Office Building	5.04	Ceiling / Acoustic Panels		263, 265, 375, 377	VACT poor condition	2		CI		2	2022	replace with new 2x2 VACT ceiling			\$ 8,000
247		51	District Office Building	5.10	REMODEL NG / ADDITIONS		140, 147, 253, 255, 346, 348	numerous ADA up dates needed. ADA remodel most central toilet banks each floor	2		CI		2	2022	Remodel w/ plumbing			\$ 637,600
248		51	District Office Building	5.10	REMODEL NG / ADDITIONS						CI		2	2022				\$ -
249		51	District Office Building	6.00 Interior (Fixed Equipment)							CI							\$ -

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	District Office Building				137,515	SF	Ted C, Ted C, Blayne P, Mike H, Dave B							2022	TOTAL PRIORITIES			\$ 8,620,400	
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST	
250		51	District Office Building	6.01	Interior Bleachers			no comments this section			CI		2	2022				\$ -	
251		51	District Office Building	7.00	HVAC							CI							\$ -
252		51	District Office Building	7.01	Boilers		Boiler Room	Boiler Tag: B-1 / B-2 Make: DeDietrich Model: GT-430A-13 Serial Number:100011381031400013 Serial Number:100011381031400014 MBH: 3,100 input / 2,641 out MSystem Type: Hot Water Fuel Type(s): Nat Gas	4	2016	CI	Y24	2	2022		30	24	\$ 686,300	
253		51	District Office Building	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Heating Primary Pumps: Pump Tag: P-1 / P-2 Make: B&G Model: Series 80 Serial Number: Unknown GPM/Head (ft): Unknown Pump Type: Inline	4	2016	CI	Y24	2	2022		15	9	\$ -	
254		51	District Office Building	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Secondary Heating Pumps: Pump Tag: P-1 / P-2 Make: TACO Model: FI4011E2HAJ2L0C Serial Number: GPM/Head (ft): 475 GPM / 80ft Pump Type: Base Mount	4	2016	CI	Y24	2	2022		15	9	\$ 77,700	
255		51	District Office Building	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Chilled Water Pumps: Pump Tag: P-3 / P-4 Make: TACO Model: Unknown Serial Number: Unknown GPM/Head (ft): No Data Plate Pump Type: Base Mount	4	2016	CI	Y24	2	2022		0	-6	\$ 77,700	
256		51	District Office Building	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers			Hydronic piping is in good condition.	4	2016	CI		2	2022		40	34	\$ -	
257		51	District Office Building	7.06	Energy Management Systems (24 volt low voltage)			Building Automation System is in OK condition, some old pneumatics left in maintenance area.	4	2016	CI		2	2022		15	9	\$ -	

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
200	District Office Building				137,515	SF	Ted C, Ted C, Blayne P, Mike H, Dave B							2022 TOTAL PRIORITIES				\$ 8,620,400	
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	
258		51	District Office Building	7.07	Air handler units / ERU - dampers			AHU Tag: AC-1 Make: Daikin Model: CAH048GDGM Serial Number: FBOU160301410 CFM: Approx 24,000 System Type: VAV Fan and coil types: AF Fan (Supply & Return) - Hot Water / CHW Coils	4	2016	CI	Y30	2	2022		40	34	\$ 931,800	
259		51	District Office Building	7.07	Air handler units / ERU - dampers			AHU Tag: AC-2 Make: Daikin Model: CAH048GDGM Serial Number: FBOU160301411 CFM: Approx 24,000 System Type: VAV Fan and coil types: AF Fan (Supply & Return) - Hot Water / CHW Coils	4	2016	CI	Y30	2	2022		40	34	\$ 931,800	
260		51	District Office Building	7.07	Air handler units / ERU - dampers		Auto Area	AHU Tag: AHU-X Make: Trane Model: Unknown Serial Number: Unknown CFM: Approx 6.000 System Type: CV Fan and coil types: FC Fan / Hot Water Coil	2	1963	CI	Y2	2	2022		Replace AHU with New unit	40	-19	\$ 174,700
261		51	District Office Building	7.07	Air handler units / ERU - dampers		Shop Area	AHU Tag: AHU-X Make: Trane Model: Unknown Serial Number: Unknown CFM: Approx 6.000 System Type: CV Fan and coil types: FC Fan / Hot Water Coil	2	1963	CI	Y2	2	2022		Replace AHU with New unit	40	-19	\$ 174,700
262		51	District Office Building	7.07	Air handler units / ERU - dampers		1962 Building	AHU Tag: AC-3 Make: Daikin Model: CAH010 Serial Number: FBOU160900737 CFM : Approx 4,500 System Type: VAV Fan and coil types: AF Fan / HW Htg / CHW Cooling	4	2016	CI	Y30	2	2022		Replace unit in future	40	34	\$ 131,100

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	District Office Building				137,515	SF	Ted C, Ted C, Blayne P, Mike H, Dave B								2022 TOTAL PRIORITIES			\$ 8,620,400
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		51	District Office Building	7.07	Air handler units / ERU - dampers		1962 Building 1st Floor	AHU Tag: AC-5 Make: Daikin Model: CAH015GDDM Serial Number: FBOU160301412 CFM: Approx 7,000 System Type: VAV Fan and coil types: AF Fan / HW Htg / DX Cooling	4	2016	CI	Y30	2	2022	Replace unit in future	40	34	\$ 203,800
264		51	District Office Building	7.07	Air handler units / ERU - dampers		1962 Building - 2nd Floor	AHU Tag: AC-4 Make: Daikin Model: CAH0124GDGM Serial Number: FBOU160301860 CFM (total airflow) System Type: VAV Fan and coil types: AF Fan / HW Htg / CHW Cooling	4	2016	CI	Y30	2	2022	Replace unit in future	40	34	\$ 349,500
265		51	District Office Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Auto Area Office	Unit Type - Unit Vent Heating Source: Hot Water Fan Type: FC Fan	2	1963	CI	Y3	2	2022	Remove unit, integrate space into Auto AHU-X	25	-34	\$ 40,500
266		51	District Office Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		1928 Building	Unit Type: CUH Heating Source Hot Water	4	2014	CI		2	2022		25	17	\$ 16,800
267		51	District Office Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		1939 Building	Unit Type: CUH Heating Source Hot Water	4	2014	CI		2	2022		25	17	\$ 16,800
268		51	District Office Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		1962 Building	Unit Type: CUH Heating Source Hot Water	4	2014	CI		2	2022		25	17	\$ 33,700
269		51	District Office Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Auto Area	Unit Type: UH Heating Source Hot Water	2	1963	CI		2	2022	Replace old Unit Heaters in Auto Area	25	-34	\$ 8,400
270		51	District Office Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		1962 Building	Unit Type: CUH Heating Source Hot Water	4	2014	CI		2	2022		25	17	\$ 16,800
271		51	District Office Building	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			Unit Type: FTR Heating Source Hot Water	4	2014	CI		2	2022	FTR is in good condition across most of the building. Some older stuff in Auto Shop Area	25	17	\$ -
272		51	District Office Building	7.10	Exhaust fans - PRV / utility sets		Auto Area above flammables cabinet	Fan Tag: Unknown Make: Unknown Model: Unknown Serial Number: Unknown Fan Type: Roof Mounted	2	1980	CI		2	2022	Replace fan in future	25	-17	\$ 14,600

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200	District Office Building				137,515	SF	Ted C, Ted C, Blayne P, Mike H, Dave B							2022	TOTAL PRIORITIES			\$ 8,620,400
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
273		51	District Office Building	7.10	Exhaust fans - PRV / utility sets		Shop Area	Fan Tag: Unknown Make: Unknown Model: Unknown Serial Number:Unknown Fan Type: Roof Mounted	2	1980	CI		2	2022	Replace fan in future	25	-17	\$ 14,600
274		51	District Office Building	7.10	Exhaust fans - PRV / utility sets		Auto Repair Area	Auto Repair area lacks in Code required exhaust system, With CO / Nox sensing.	1		CI		2	2022	Add new exhaust with High/Low exhaust ductwork and CO / Nox detection system	25		\$ 80,900
275		51	District Office Building	7.10	Exhaust fans - PRV / utility sets		Shop Area Toilet Exh Fan	Fan Tag: Unknown Make: Unknown Model: Unknown Serial Number:Unknown Fan Type: Roof Mounted	2	1980	CI		2	2022	Replace fan in future	25	-17	\$ 14,600
276		51	District Office Building	7.10	Exhaust fans - PRV / utility sets		Shop Area Exhaust Fans	Fan Tag: Unknown Make: Unknown Model: Unknown Serial Number:Unknown Fan Type: Roof Mounted	2	1980	CI		2	2022	Replace fan in future	25	-17	\$ 32,400
277		51	District Office Building	7.10	Exhaust fans - PRV / utility sets		Toilet Exh Fan on Roof	Fan Tag: EF-3 Make: Greenheck Model: G-133-VG-5 Serial Number: 147377748 Fan Type: Roof Mounted	4	2016	CI		2	2022		25	19	\$ 14,600
278		51	District Office Building	7.10	Exhaust fans - PRV / utility sets		Toilet Exh Fan on Roof	Fan Tag: EF-2 Make: Greenheck Model: G-133-VG-5 Serial Number: 14737747 Fan Type: Roof Mounted	4	2016	CI		2	2022		25	19	\$ 14,600
279		51	District Office Building	7.10	Exhaust fans - PRV / utility sets		Toilet Exh Fan on Roof	Fan Tag: EF-1 Make: Greenheck Model: G-085-VG-6 Serial Number: 14528635 Fan Type: Roof Mounted	4	2016	CI		2	2022		25	19	\$ 14,600
280		51	District Office Building	7.10	Exhaust fans - PRV / utility sets		Toilet Exh Fan on Roof	Fan Tag: EF-X Make: Unknown Model: Unknown Serial Number: 14528635 Fan Type: Roof Mounted	4	2016	CI		2	2022		25	19	\$ 14,600
281		51	District Office Building	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Chiller - On Roof	Chiller Tag: CH01 Make: Daikin Model: AGZ161EPMNN-ER00 Serial Number: STNU160400012 Tonnage: 160 Tons System Type: Air Cooled	4	2016	CI	Y18	2	2022		25	19	\$ 388,300

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200	District Office Building				137,515	SF	Ted C, Ted C, Blayne P, Mike H, Dave B							2022 TOTAL PRIORITIES				\$ 8,620,400	
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	
		51	District Office Building	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof DX Condenser for AC-5	Make: Daikin Model: RCS15F180C Serial: F041600208 Condensing Unit Serving AC-5 R-410A Refrigerant 15 Tons Cooling Approx 2,700 CFM	4	2016	CI	Y18	2	2022	Replace When Fails	25	19	\$ 43,700	
282		51	District Office Building	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Building Next to DO RTU	Make: BDP Model: 580DVP090224ACMA Serial: 3098G30190 Gas Fired DX RTU R-22 Refrigerant 224,000 BTUH Heating Approx 2,700 CFM	2	1998	CI	Y4	2	2022	Replace RTU with New	25	1	\$ 69,900	
283		51	District Office Building	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Building Next to DO RTU	Make: BDP Model: 580DVP102224ABMA Serial: 0399G30229 Gas Fired DX RTU R-22 Refrigerant 224,000 BTUH Heating Approx 2,700 CFM	2	1998	CI	Y4	2	2022	Replace RTU with New	25	1	\$ 69,900	
284		51	District Office Building	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Building Next to DO RTU	Make: Unknown Model: Unknown Condensing Unit Serving Furnace Indoors R-22 Refrigerant	2	1998	CI	Y4	2	2022	Replace RTU with New	25	1	\$ 8,100	
285		51	District Office Building	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Server Room System	Make: Liebert Model: MCM040E1ADAAP0 Serial: Y21EAY0036 Condensing Unit Serving Indoor Cooling R-410A	4	2016	CI	Y15	2	2022	Replace when fails	25	19	\$ 77,700	
286		51	District Office Building	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Split Unit	Make: Mitsubishi Model: PUY-A12NKA7 Condensing Unit Serving Indoor Unit R-410A Refrigerant	4	2016	CI	Y15	2	2022	Replace when fails in future	25	19	\$ 24,300	
287		51	District Office Building	7.19	dust collection		Wood Shop Area	Old dust collector on Roof serving wood shop appliances. System is old, unknown if functioning correctly. System does not have blast gate or other safety mechanisms.	2	1963	CI	Y3	2	2022	Repalce with current code compliant system if system is still in use.	25	-34	\$ 145,600	
288		51	District Office Building	8.00	Plumbing							CI							\$ -
289		51	District Office Building	8.06	Sump pumps / lift stations		Boiler Room	Duplex Sewage Ejector system Serves lower boiler room area	3		CI		3	2022	Replace pumps as they fail	30		\$ -	
290		51	District Office Building																

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200	District Office Building				137,515	SF	Ted C, Ted C, Blayne P, Mike H, Dave B							2022 TOTAL PRIORITIES					\$ 8,620,400
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST	
291		51	District Office Building	8.08	Plumbing Fixtures		First Floor TLT Rm 109 by Auto Shop	(2) Floor Mounted Urinals (2) WC's (1) Lav Single Flush valve for Urinals that uses a pull chain for flushing.	3		CI			2	2022	Would recommend replacing urinals, and remodeling toilet room for ADA in future	30		\$ 25,900
292		51	District Office Building	8.08	Plumbing Fixtures		Office Suite 113 Toilet RM	(1) WC (1) Lav WC has flush valve, fixtures in OK condition	3		CI			0	2022		30		\$ -
293		51	District Office Building	8.08	Plumbing Fixtures		Office Suite 113 Sinks	(3) counter mounted sinks Sinks in OK condition	3		CI			0	2022		30		\$ -
294		51	District Office Building	8.08	Plumbing Fixtures		Room 134	Wall Mounted Sink, Older but functioning	2		CI			0	2022		30		\$ -
295		51	District Office Building	8.08	Plumbing Fixtures		1939 bldg, Break Room next to Rm 144	Stainless steel double kitchen sink. Appears to be newer, in great cond.	4		CI			0	2022		30		\$ -
296		51	District Office Building	8.08	Plumbing Fixtures		Toilet Rooms 140 Womens	(6) WC's with flush valve (2) Lavs	3		CI			0	2022		30		\$ -
297		51	District Office Building	8.08	Plumbing Fixtures		Toilet Rooms 142 Mens	(1) WC's with flush valve (1) Lavs	3		CI			0	2022		30		\$ -
298		51	District Office Building	8.08	Plumbing Fixtures		Toilet Rm 156 (Mens)	(3) Floor Mounted Urinals (2) WC's (2) Lav push button flush valves on urinals	3		CI			0	2022		30		\$ -
299		51	District Office Building	8.08	Plumbing Fixtures		Toilet Rm 253 (Mens)	(2) Floor Mounted Urinals (2) WC's (2) Lav	3		CI			0	2022		30		\$ -
300		51	District Office Building	8.08	Plumbing Fixtures		Toilet Rm 255 (Womens)	(4) WC's with flush valve (2) Lavs	3		CI			0	2022		30		\$ -
301		51	District Office Building	8.08	Plumbing Fixtures		Toilet Rm 263 (Mens)	(2) Floor Mounted Urinals (2) WC's (2) Lav	3		CI			0	2022		30		\$ -
302		51	District Office Building	8.08	Plumbing Fixtures		Toilet Rm 265 (Womens)	(4) WC's with flush valve (2) Lavs	3		CI			0	2022		30		\$ -

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200	District Office Building				137,515	SF	Ted C, Ted C, Blayne P, Mike H, Dave B							2022 TOTAL PRIORITIES					\$ 8,620,400
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	
303		51	District Office Building	8.08	Plumbing Fixtures		Single Mens Room by Stairs	(1) WC's with flush valve (1) Lavs	2		CI			0	2022		30	\$ -	
304		51	District Office Building	8.08	Plumbing Fixtures		Toilet Rm 348 (Mens)	(2) Floor Mounted Urinals (2) WC's (2) Lav	3		CI			0	2022		30	\$ -	
305		51	District Office Building	8.08	Plumbing Fixtures		Toilet Rm 346 (Womens)	(4) WC's with flush valve (2) Lavs	3		CI			0	2022		30	\$ -	
306		51	District Office Building	8.08	Plumbing Fixtures		Toilet Rm 375 (Mens)	(2) Floor Mounted Urinals (2) WC's (2) Lav	3		CI			0	2022		30	\$ -	
307		51	District Office Building	8.08	Plumbing Fixtures		Toilet Rm 377 (Womens)	(4) WC's with flush valve (2) Lavs	3		CI			0	2022		30	\$ -	
308		51	District Office Building	8.08	Plumbing Fixtures		Single Womens Room by Stairs	(1) WC's with flush valve (1) Lavs	2		CI			0	2022		30	\$ -	
309		51	District Office Building	8.08	Plumbing Fixtures		Board Room Kitchenette	Stainless Steel Single Compartment sink	4		CI			0	2022		30	\$ -	

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200	District Office Building				137,515	SF	Ted C, Ted C, Blayne P, Mike H, Dave B							2022 TOTAL PRIORITIES					\$ 8,620,400
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	
310		51	District Office Building	8.10	Drinking Fountains		1928 Hallway 1st Floor	(2) EWC's 1 is new with bottle fill 1 is older, poor condition	4		CI			2	2022 Replace older EWC	30		\$ 9,000	
311		51	District Office Building	8.10	Drinking Fountains		1939 Hallway 1st Floor	(1) EWC older but in OK condition	3		CI			0	2022		30	\$ -	
312		51	District Office Building	8.10	Drinking Fountains		1962 Hallway 1st Floor	Stainless Drinking Fountain	3		CI			0	2022		30	\$ -	
313		51	District Office Building	8.10	Drinking Fountains		1928 2nd Flr Hallways	(2) EWC's 1 is new with bottle fill 1 is older, fair condition	4		CI			0	2022		30	\$ -	
314		51	District Office Building	8.10	Drinking Fountains		1939 Hallway 2nd Floor	(1) EWC older but in poor condition	2		CI			0	2022		30	\$ -	
315		51	District Office Building	8.10	Drinking Fountains		1962 Hallway 2nd Floor	Stainless Drinking Fountain	3		CI			0	2022		30	\$ -	
316		51	District Office Building	8.10	Drinking Fountains		1928 Hallway 3rd Floor	(2) EWC's 1 is new with bottle fill 1 is older, OK condition	4		CI			0	2022		30	\$ -	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	District Office Building				137,515	SF	Ted C, Ted C, Blayne P, Mike H, Dave B							2022	TOTAL PRIORITIES			\$ 8,620,400
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	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
317		51	District Office Building	8.10	Drinking Fountains		1939 Hallway 3rd Floor	(1) EWC New with Bottle Fill	4		CI		0	2022		30		\$ -
318		51	District Office Building	8.09	Wash Fountains / showers		Auto Shop	Washfountain in Auto Shop is in Fair Condition	2		CI		2	2022	Replace with new	30		\$ 13,800
319		51	District Office Building	8.15	Domestic Water Heaters		Boiler Room	Make: AO Smith Model: BTR-250 Gas Input: 250,000 BTUH 242 GPH @ 100 Rise 100 Gallon Tank	3	2009	CI	Y5	3	2022	Replace as it fails	20	7	\$ 56,600
320		51	District Office Building	9.00 Electrical							CI							\$ -
321		51	District Office Building	9.03	Electric panels - distribution / labeling			pnl B1,L8,LPBA,LPBB,LPBC,LPB	1	1962	CI		1	2022	panels are very old - no replacement parts.	25	-35	\$ 71,200
322		51	District Office Building	9.03	Electric panels - distribution / labeling			pnl L11,V,XX,H,G,A,F,B2,JA,LPA BA,T	3	1985	CI		3	2022	good condition. Based on life expectancy, recommended to be replaced in the next 10. years.	25	-12	\$ -
323		51	District Office Building	9.03	Electric panels - distribution / labeling			transfer switch for for generator in basement is rusted	1	2016	CI		1	2022	replace or repair rusted area of transfer switch	25		\$ 4,000
324		51	District Office Building	9.03	Electric panels - distribution / labeling			DIST CABINET PP201,PP10	1	1962	CI		1	2022	panels are very old - no replacement parts.	25	-35	\$ 35,900
325		51	District Office Building	10.00 Lighting							CI							\$ -
326		51	District Office Building	10.01	Lighting - Lamps / ballasts / controls			portion of building is fluorescent lighting	2	1993	CI		2	2022	replace with LED light fixtures	20		\$ 853,500
327		51	District Office Building	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 lighting is on the generator, if not provide emergency lighting.			CI		0	2022	provide exterior emergency lighting at required locations if not on generator			\$ -
328		51	District Office Building	10.02	Emergency Lighting / Exit signs			exit lights are old	2		CI		2	2022	replace with new fixtures			\$ 22,300
329		51	District Office Building	11.00 Technology / Security							CI							\$ -

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200	District Office Building				137,515	SF	Ted C, Ted C, Blayne P, Mike H, Dave B							2022	TOTAL PRIORITIES			\$ 8,620,400
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
330		51	District Office Building	11.01	Stuctured cabling		Building	good	4		CI		0	2022	no work			\$ -
331		51	District Office Building	11.01	Stuctured cabling		Building	old telephone cable no longer used.	3		CI		2	2022	Remove abandoned cable			\$ 7,200
332		51	District Office Building	11.06	Access Control		Building	good	4		CI		0	2022	no work			\$ -
333		51	District Office Building	11.06	Handicapped door operators		Main Entry	good	4		CI		0	2022	no work			\$ -
334		51	District Office Building	11.07	Burgler Alarm System		Building	good	4		CI		0	2022	no work			\$ -
335		51	District Office Building	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	no work			\$ -

FROEBEL

NOTE: This building is currently not occupied by students. The district indicated that interior architectural conditions should be listed as low priority unless failing.

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/damaged concrete at stair railings.
- **Site/Playground Areas**
 - Sand, prime & paint metal railings.
 - Sand, prime & paint metal columns.

2 EXTERIOR ENVELOPE

- Building control joints sealant needs to be replaced.



- Caulk between windows and precast concrete sill needs to be replaced, loose / missing – typical.



- Repaint hollow metal doors and frames – typical.
- Masonry restoration is needed at the chimney to repair cracked face brick
- Re tucking of the masonry at the chimney is also needed to prevent water migration.



3 INTERIOR

- Recommend updating of classrooms to address fraying broad loom carpet flooring and to replace existing chalk boards with white boards.



- Recommend remodel of kitchen area to address poor conditions of flooring and casework.



- Recommend remodel of toilets at corridor to provide accessible facilities.

- The fraying broad loom carpeting in the corridor needs to be replaced.



- Metal lockers in the corridor need to be refinished to address signs of rust, or replaced as required for usage.



4 FOOD SERVICE

- Not currently in use for student nutrition program
 - Repair or replace refrigerator/freezer as freezer has heavy frost build up.
 - Reevaluate site before student nutrition program is reinstituted.

5 MECHANICAL

- **Boilers and Pumps**
 - There are two condensing boilers and the heating pumps both were replaced in 2017.
- **Air Handlers**
 - Most of the Air Handlers were replaced in 2017.
- **Chillers and Pumps**
 - The Chiller was replaced in 2017 with R-410A air cooled chiller.
 - There is an R-410A condensing unit installed in 2017
- **Water Heaters**
 - The Water Heater in the boiler room is a Condensing water heater replaced in 2017.
 - The water heater in the storage room is atmospheric and should be replaced.
- **Plumbing**
 - The plumbing fixtures are in fair to good condition.

6 ELECTRICAL

– Electric Service

- The building is served underground from transformers mounted on a nearby pole. This feeds 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

- There is a panelboard in the kitchen, and one in a storage room by the Gym are Westinghouse panels. Parts are no longer available.
- It is recommended that these panels get replaced soon.

– 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

- Emergency Lights and exit signs are battery operated.

– 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 is LED type. No work is required at this time.

– Parking Lot Lighting

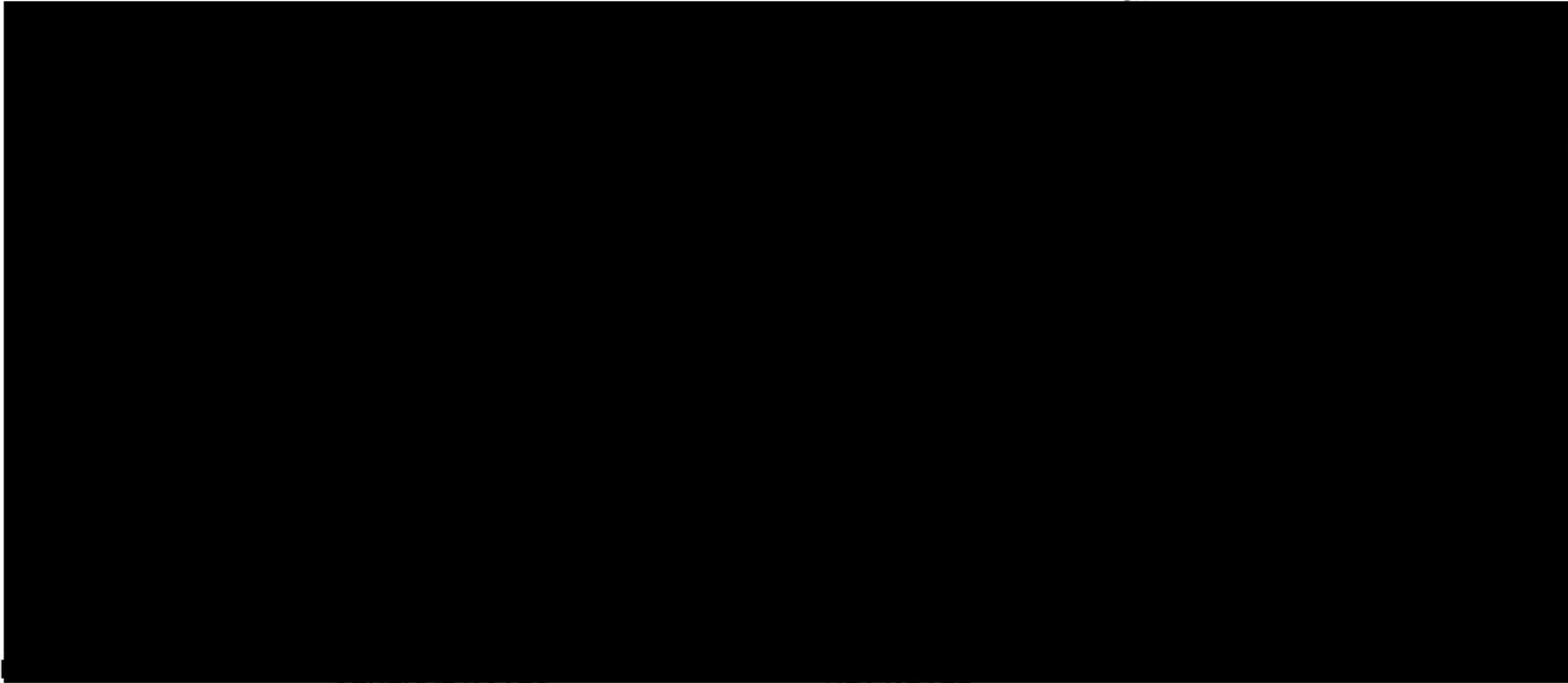
- No work is required at this time.

7 TECHNOLOGY

- Technology systems are in good condition.
 - There are some old telephone cables that are not being utilized anymore. Recommend removing abandoned cabling

FRIEDRICH
FROEBEL
FACILITY ANALYSIS

ARCHITECTURAL
FIRST FLOOR



EFFLORESCENCE

FINISH
DOVE

P

URGENT

MEDIUM

LOW







FINISHES
FINISHES AND
EQUIPMENT
REMODELING

1. BUILDING CONTROL JOINTS SEALANT
NEEDS TO BE REPLACED
2. RECAULK BETWEEN WINDOW AND
PCC SILL - TYPICAL
3. PAINT HOLLOW METAL DOORS /
FRAMES AT EXTERIOR - TYPICAL

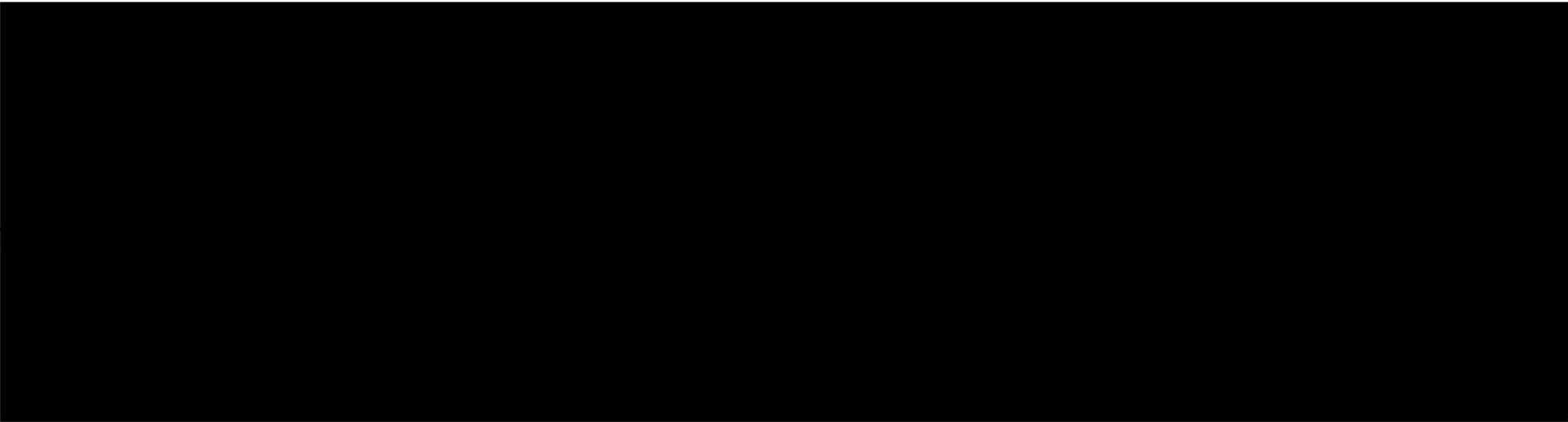
- FE1B
- FE1C
- LKRS
- RMOD
- CPT
- REPLACE CSWK AND FLOORING
- REPLACE FLOORING AND CHALK BOARDS
- REFINISH MET LOCKERS
- REMODEL FOR ACCESSIBILITY
- REPLACE CARPET

- MASR
- KE
- MASONRY RESTORATION
AT CHIMNEY ABOVE
- KITCHEN EQUIPMENT -
REFRIGERATOR

**FRIEDRICH
FROEBEL**
FACILITY ANALYSIS

**MECHANICAL
FIRST FLOOR**



**ELECTRICAL
FIRST FLOOR**



PRIORITY KEY

URGENT	MEDIUM	LOW	
			EQUIPMENT
			SYSTEM DISTRIBUTION



KEY NOTES

-  EXISTING BOILER PLANT.
-  EXISTING AHU.
-  EXISTING CHILLER PLANT.
-  UNIT VENTILATORS.

PRIORITY KEY

URGENT	MEDIUM	LOW	
			LIGHTING

KEY NOTES

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

FRIEDRICH
FROEBEL

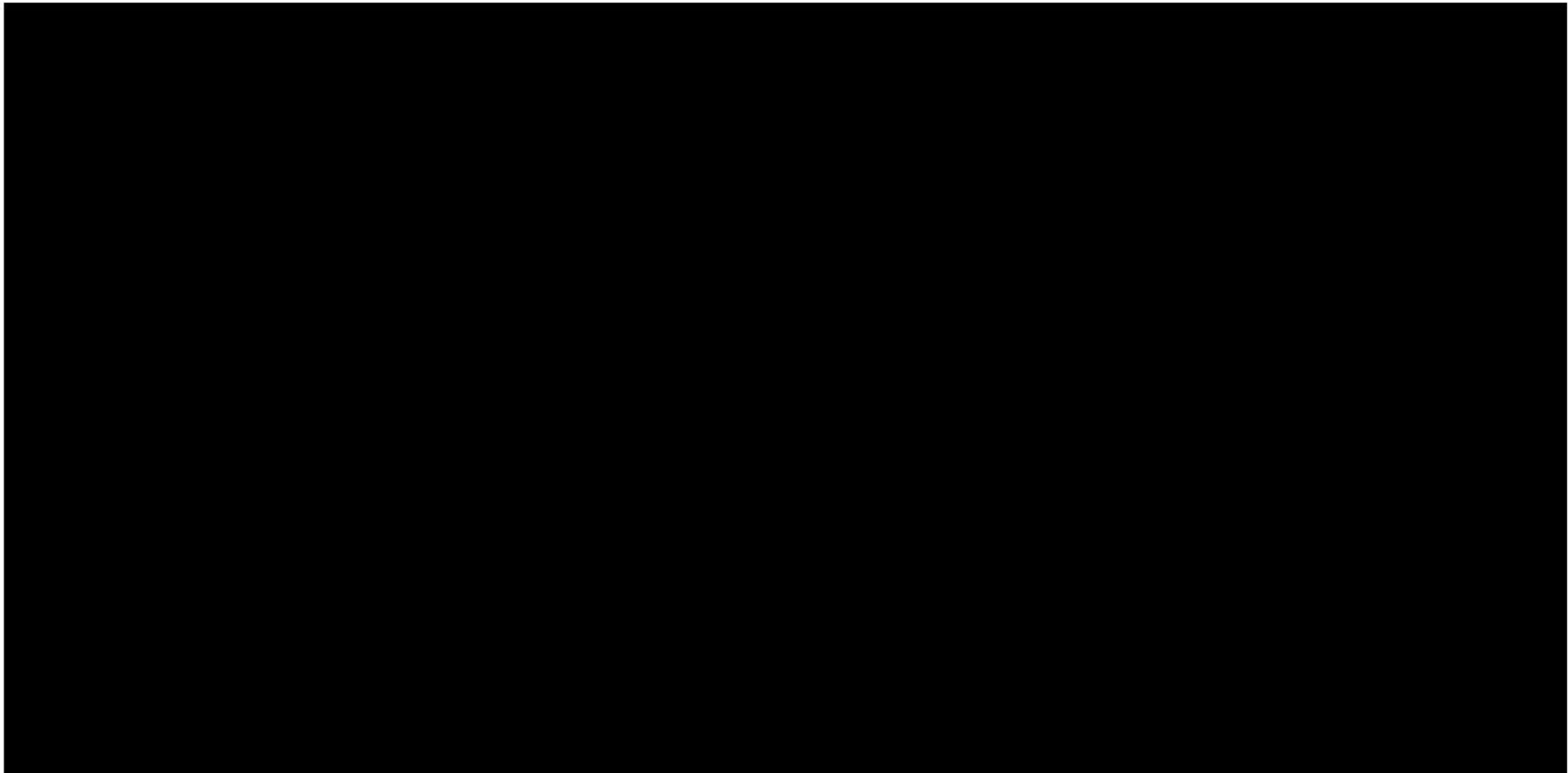
BUILDING AGE

KEY

FIRST FLOOR



1958



Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197						6%	\$ 19.69	407,200	1.2	Cond.					Priority High (1)			\$ 49,100
198							\$ 32.73	676,900	3	Cond.					Priority Med (2)			\$ 169,300
199							\$ 52.60	1,087,900	4.5	Cond.					Priority Low (3)			\$ 1,953,600
200	Friedrich Froebel				20,684	SF	Ron S, Brent R, Brent R, John J, Blayne P, Ron E, Dave B							2022	TOTAL PRIORITIES			\$ 2,172,000
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		47									CI			2022				
205		47	Friedrich Froebel	1.04		0		sample row to insert			CI		2	2022				\$ -
206		47	Friedrich Froebel	1.00 SITE - Hard surfaces														\$ -
207		47	Friedrich Froebel	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		47	Friedrich Froebel	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		47	Friedrich Froebel	1.02	Concrete walks / curbs		Throughout Site	Conc Pvmnt cracked, uneven, trip hazard	2		CI		2	2022	Remove & replace concrete			\$ 4,600
210		47	Friedrich Froebel	2.00 SITE - Activity Spaces														\$ -
211		47	Friedrich Froebel	2.01	Playgrounds			no commnets this section			CI		2	2022				\$ -
212		47	Friedrich Froebel	3.00 SITE - Drainage / Landscaping														\$ -
213		47	Friedrich Froebel	3.01	Grass / Turf			no comments this section			CI		2	2022				\$ -
214		47	Friedrich Froebel	4.00 Exterior (Building Envelope)														\$ -
215		47	Friedrich Froebel	4.01	Roofs			Roofing information provided by owner			CI			2022				\$ -
216		47	Friedrich Froebel	4.01	Roofs	Section	Section 1	BUR-Gravel Surface	3	2014	CI	Y22	3	2022	Built Up Roofing	30	22	\$ 448,800
217		47	Friedrich Froebel	4.01	Roofs		Section 2	BUR-Gravel Surface	3	2014	CI	Y22	3	2022	Built Up Roofing	30	22	\$ 114,700
218		47	Friedrich Froebel	4.01	Roofs		Section 3	BUR-Gravel Surface	3	2014	CI	Y22	3	2022	Built Up Roofing	30	22	\$ 3,500
219		47	Friedrich Froebel	4.01	Roofs		Section 4	BUR-Gravel Surface	3	2014	CI	Y22	3	2022	Built Up Roofing	30	22	\$ 1,000
220		47	Friedrich Froebel	4.02	Wall systems	Efflor	Wing wall at Lounge	Efflorescence (12'-4" x 8")	2	1958	CI		3	2022	Clean surface to match adj			\$ 100
221		47	Friedrich Froebel	4.02	Wall systems	FBMod	Chimney / 128	FB cracked / spalding	1	1958	CI		1	2022	Replace damaged FB to match adj			\$ 100
222		47	Friedrich Froebel	4.03	Tuck pointing / Sealant	Sealant	Control Joints	Sealant hard / cracked (x8*12'-0" H +/-) (x1*8)	2	1958	CI		2	2022	Remove exg caulk, recaulk			\$ 1,700
223		47	Friedrich Froebel	4.03	Tuck pointing / Sealant	Sealant	Dr 6	Sealant hard / cracked / painted over (11-4 x 9-4)	2	1958	CI		2	2022	Remove exg caulk, recaulk			\$ 400
224		47	Friedrich Froebel	4.03	Tuck pointing / Sealant	Tuck Pt	Chimney / Mech / Dr 5 / 128	Mortar missing / cracking	1	1958	CI		1	2022	Remove exg mortar and replace-all sides full ht			\$ 3,400

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Friedrich Froebel				20,684	SF	Ron S, Brent R, Brent R, John J, Blayne P, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 2,172,000
201																		
202																		
203	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)		1-5 Cond. Repl.		Install Orig. / Fund	Yr	Fnl Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
225		47	Friedrich Froebel	4.03	Tuck pointing / Sealant	Sealant	Ext mas piers at Rm(s) 111 / 109 / 101		2		1958	CI		2	2022	Remove exg caulk, recaulk at ea corner jt		\$ 100
226		47	Friedrich Froebel	4.06	Window systems	Sealant	All Wdws-Typ		1			CI		1	2022	Replace sealant		\$ 5,900
227		47	Friedrich Froebel	4.08	Painting and Plaster	PT	Dr 2		2		1958	CI		3	2022	Repaint HM Dr / Fr		\$ 300
228		47	Friedrich Froebel	4.08	Painting and Plaster	PT	Dr 4		2		1958	CI		3	2022	Repaint HM Dr / Fr if possible. Monitor for future replacement		\$ 100
229		47	Friedrich Froebel	4.08	Painting and Plaster	PLAST	Dr 5		2		1958	CI		3	2022	Refinish up to control jt, repaint entire soffit		\$ 900
230		47	Friedrich Froebel	5.00 Interior (Building)								CI						\$ -
231		47	Friedrich Froebel	5.01	Doors / Hardware	WD Dr / WD Fr	Gym Stor		2		1958	CI		3	2022	Replace dr pnl		\$ 4,400
232		47	Friedrich Froebel	5.01	Doors / Hardware	HM Dr / HM Fr	Dr 5		2		1958	CI		3	2022	Repaint frame		\$ 300
233		47	Friedrich Froebel	5.01	Doors / Hardware	HM Dr / HM Fr	Rm(s) 101 / 103 / 105 / 107 / 109 / 111 / 110 / 108 / 106 / Gym		2		1958	CI		3	2022	Secure		\$ 1,700
234		47	Friedrich Froebel	5.01	Doors / Hardware	WD CCD Dr / WD Fr	Kitchen		2		1958	CI		3	2022	Replace w/ SST		\$ 6,600
235		47	Friedrich Froebel	5.03	Flooring / Base	CPT	Rm(s) 101 / Corridor		2		1958	CI		3	2022	Replace w/ new flooring TBD		\$ 21,400
236		47	Friedrich Froebel	5.03	Flooring / Base	CONC	Storage adj to Womens Staff Toilet at Kitchen		2		1958	CI		3	2022	Provide QT flooring if to be used as Dry Food Storage		\$ 2,100
237		47	Friedrich Froebel	5.03	Flooring / Base	CONC	Storage adj to Womens Staff Toilet at Kitchen		2		1958	CI		3	2022	Provide QT base if to be used as Dry Food Storage		\$ 900
238		47	Friedrich Froebel	5.04	Ceiling / Acoustic Panels	PLAST	Storage adj to Womens Staff		2		1958	CI		3	2022	Repaint		\$ 100

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

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200	Friedrich Froebel				20,684	SF	Ron S, Brent R, Brent R, John J, Blayne P, Ron E, Dave B							2022 TOTAL PRIORITIES				\$ 2,172,000
201																		
202																		
203	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Orig. / Repl.	Fund	Yr	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
239	combo	47	Friedrich Froebel	5.06	Tile Applications	FE-T	Boys & Girls Toilet at corridor	Undersink piping not wrapped, proper clearances / space provided, met partitions rusting	2	1958	CI		3	2022	Toilet finishes and equip, VACT clg			\$ 153,800
240		47	Friedrich Froebel	5.08	Accessibility (ADA)		Mens & Womens Staff Toilets adj to Kitchen	No HC stall provided, undersink piping not wrapped, no turning space in front of stalls, push / pull clearance not provided at entry dr	2	1958	CI		0	2022	Use toilets at corridor if remodel			\$ -
241		47	Friedrich Froebel	5.08	Accessibility (ADA)		Staff Toilet at Main Office	Undersink piping not wrapped, no grab bars	2	1958	CI		3	2022	Provide grab bars, wrap exposed piping. Vfy w/ current WI accessibility			\$ 600
242		47	Friedrich Froebel	6.00 Interior (Fixed Equipment)							CI							\$ -
243		47	Friedrich Froebel	6.03	Lockers - Corridor	Stl12"w x72"	Corridor	Lkrs-rusting occuring at inside & outside (28 +/- LF per	2	1958	CI		3	2022	Refinish			\$ 14,300
244	Combo	47	Friedrich Froebel	6.13	Cabinetry / Counter Tops / Stools	FE1b	Kitchen	Continous gaps (1/4"+/-) at VCT flooring, no base except	2	1958	CI		3	2022	Finishes (less clg) +Cswk			\$ 14,200
245	Combo	47	Friedrich Froebel	6.13	Cabinetry / Counter Tops / Stools	FE1c	Classroom-Typical	Flooring and board replacement	2	1958	CI		3	2022	Flooring and markerboard replacement			\$ 97,700
246		47	Friedrich Froebel	6.18	Kitchen Equipment		Kitchen	Referigerator/Freezer has heavy frost buildup	2		CI		3	2022	Replace Refrigerator/Freezer non NSF (Not serving students)			\$ 3,900
247		47	Friedrich Froebel	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep Counter	1		CI		3	2022	Provide separate Hand Sink (not serving students at this time)			\$ 1,900
248		47	Friedrich Froebel	6.18	Kitchen Equipment		Kitchen	Work Table has PLAM top and wood base	1		CI		3	2022	Replace Work Table (not serving students at this time)			\$ 3,900
249		47	Friedrich Froebel	6.18	Kitchen Equipment		Kitchen	No Clean Dishtable	1		CI		3	2022	Provide Clean Dishtable (not serving students at this time)			\$ 2,300
250		47	Friedrich Froebel	7.00 HVAC							CI							\$ -
251		47	Friedrich Froebel	7.01	Boilers		Boiler Room	Boiler Tag: B1 Make:Fulton Model: EDR-750 Serial Number: MBH (750 MBH in, 700 MBH out) System Type (Hot Water) Fuel Type(s): Nat Gas	4	2017	CI	Y25	3	2022	Replace boiler when failed	30	25	\$ 113,500
252		47	Friedrich Froebel	7.01	Boilers		Boiler Room	Boiler Tag: B2 Make:Fulton Model: EDR-750 Serial Number: MBH (750 MBH in, 700 MBH out) System Type (Hot Water) Fuel Type(s): Nat Gas	4	2017	CI	Y25	3	2022	Replace boiler when failed	30	25	\$ 113,500

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200	Friedrich Froebel				20,684	SF	Ron S, Brent R, Brent R, John J, Blayne P, Ron E, Dave B						2022 TOTAL PRIORITIES					\$ 2,172,000
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	FnI Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
253		47	Friedrich Froebel	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Heating Pump: Pump Tag: P-1 Make: B&G Model: 1510-1.25AD Serial Number: GPM/Head (ft): 55 @ 52 Ft Pump Type: (Base Mount) 2 HP, VFD	4	2017	CI	Y25	3	2022		30	25	\$ 38,800
254		47	Friedrich Froebel	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Heating Pump: Pump Tag: P-2 Make: B&G Model: 1510-1.25AD Serial Number: GPM/Head (ft): 55 @ 52 Ft Pump Type: (Base Mount) 2 HP, VFD	4	2017	CI	Y25	3	2022		30	25	\$ 38,800
255		47	Friedrich Froebel	7.06	Energy Management Systems (24 volt low voltage)			Building was upgraded to DDC	4	2017	CI			2022			15	10
256		47	Friedrich Froebel	7.07	Air handler units / ERU - dampers			AHU Tag: AC1 Make:Daikin Model: CAH019GDDM Serial Number: CFM (9,500) System Type: Fan and coil types: HW & CHW	4	2017	CI	Y30	3	2022		40	35	\$ 245,900
257		47	Friedrich Froebel	7.07	Air handler units / ERU - dampers			AHU Tag: AC2 Make: Daikin Model:CAH010GDDM Serial Number: CFM (5,000) System Type: Fan and coil types: HW & CHW, VFD	4	2017	CI	Y30	3	2022		40	35	\$ 129,400
258		47	Friedrich Froebel	7.07	Air handler units / ERU - dampers		Office Unit not found	AHU Tag: Make: Model: Serial Number: CFM (1,500) System Type: Fan and coil types:HW & DX	4	UNKNO WN	CI	Y15	2	2022		Repalce unit when fails	40	####
259		47	Friedrich Froebel	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Vestibules/Corridor	Unit Type: Cabinet Unit Heater Heating Source: Hot Water	4	2017	CI		3	2022		25	20	\$ 37,500

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Friedrich Froebel				20,684	SF	Ron S, Brent R, Brent R, John J, Blayne P, Ron E, Dave B								2022 TOTAL PRIORITIES			\$ 2,172,000
201																		
202																		
203	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Orig. / Repl.	Fund	Yr	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
260		47	Friedrich Froebel	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building - Various locations	Unit Type: Fin Tube Radiation Heating Source: Hot Water	4	2017	CI		3	2022		25	20	\$ 25,300
261		47	Friedrich Froebel	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Unit Type: VAV Boxes Heating Source (Hot Water)	4	2017	CI			2022		25	20	\$ -
262		47	Friedrich Froebel	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: PRV-2 Make: Greenheck Model:CUE-141-B Serial Number:13715974 Fan Type: Roof Mounted	4	2017	CI		3	2022		25	20	\$ 19,400
263		47	Friedrich Froebel	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: PRV-1 Make: Greenheck Model:CUE-141-B Serial Number:13715973 Fan Type: Roof Mounted	4	2017	CI		3	2022		25	20	\$ 14,600
264		47	Friedrich Froebel	7.10	Exhaust fans - PRV / utility sets		Roof	Fan Tag: EF-1 Make: Greenheck Model:G-183-VG-20-X Serial Number:15031686 Fan Type: Roof Mounted	4	2017	CI		3	2022		25	20	\$ 14,600
265		47	Friedrich Froebel	7.10	Exhaust fans - PRV / utility sets		Office Toilet	Fan Tag: No TAG Make: No Tag Model: No Tag Serial Number: Fan Type: Ceiling Mount with roof hood	2	1970?	CI		2	2022		25	####	\$ 4,000
266		47	Friedrich Froebel	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Building	Chiller Tag: CH1 Make: Daikin Model: AGZ050EDSEMNN00 Serial Number: STRU170600051 Tonnage: (50) System Type: (Air Cooled,I) R-410A	4	2017	CI	Y20	3	2022		25	20	\$ 121,400
267		47	Friedrich Froebel	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Boiler Room	Chiller Pump: P-3 Pump Tag: Make: B&G Model: 1510-1.5BC Serial Number: GPM/Head (ft): 105 @ 70ft Pump Type: (Base Mount), 5 HP	4	2017	CI	Y20	3	2022		25	20	\$ 38,800
268		47	Friedrich Froebel	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Office AHU	Condensing unit, Make: Trane Model: 4TTR6042B1000AA S/N: 142155LA5F 3.5 Ton, R-410A	3	2017	CI	Y15	2	2022		20	15	\$ 19,900

Green Bay Area Public Schools
Facility Assessment Data

10/27/2022

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200	Friedrich Froebel				20,684	SF	Ron S, Brent R, Brent R, John J, Blayne P, Ron E, Dave B								2022 TOTAL PRIORITIES			\$ 2,172,000
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
269		47	Friedrich Froebel	8.00	Plumbing						CI							\$ -
270		47	Friedrich Froebel	8.02	Piping (domestic) / labeling / conditioning			Piping appeared to have been mostly replaced, there may be some remaining in the walls that could be galvanized.	4	2017	CI		3	2022		40		\$ -
271		47	Friedrich Froebel	8.08	Plumbing Fixtures		Office Toilet Room	(1) Water Closet with Flush Valve (1) Lav with older faucet	2	1970	CI		2	2022	Repalce fixtures with new	30		\$ -
272		47	Friedrich Froebel	8.08	Plumbing Fixtures		Cafeteria Toilet - Mens	(1) Tank type Urinal (1) Water Closet with Tank (1) Lav with older faucet	2	1970	CI		2	2022	Repalce fixtures with new	30		\$ -
273		47	Friedrich Froebel	8.08	Plumbing Fixtures		Cafeteria Toilet - W	(2) Water Closet with Tanks (1) Lav with older faucet	2	1970	CI		2	2022	Repalce fixtures with new	30		\$ -
274		47	Friedrich Froebel	8.08	Plumbing Fixtures		Main Toilet - Mens	(5) Floor Mount Urinals (2) Water Closet with FV (2) Lav with older faucet	2	1970	CI		2	2022		30		\$ -
275		47	Friedrich Froebel	8.08	Plumbing Fixtures		Main Toilet - Womens	(2) Water Closet with FV (1) Lav with older faucet	2	1970	CI		2	2022		30		\$ -
276		47	Friedrich Froebel	8.08	Plumbing Fixtures		Classrooms	Stainless Steel classroom sinks w/ H&C faucets	3		CI		3	2022		30		\$ -
277		47	Friedrich Froebel	8.08	Plumbing Fixtures		Storage Room	Concrete Mop Sink with Wall Faucet	2	1970	CI		3	2022	Older Faucet, should be replaced	30		\$ -
278		47	Friedrich Froebel	8.08	Plumbing Fixtures		Storage Room	Porcelain Mop Sink with Wall Faucet	2	1970	CI		3	2022	Older Faucet, should be replaced	30		\$ -
279		47	Friedrich Froebel	8.08	Plumbing Fixtures		WorkRoom	Stainless Steel sinks w/ H&C faucets	3	2012	CI		3	2022		30		\$ -
280		47	Friedrich Froebel	8.10	Drinking Fountains		Corridor	China drinking Fountains	2	1970	CI		2	2022	Repalce with new unit with bottle fill	30		\$ -
281		47	Friedrich Froebel	8.15	Domestic Water Heaters		Storage Room	American Water Heater Co., G62-75T75-4NV, 75.1 MBH in, , 72.8 GPH out, 75 Gallon, Atmospheric	3	2012	CI	Y15	2	2022	Replace when fails	20	10	\$ 89,000
282		47	Friedrich Froebel	8.15	Domestic Water Heaters		Boiler Room	Make:Rheem Model: RHE50 Input: 40 MBH in 48 Gal storage	4	2017	CI	Y15	3	2022		20	15	\$ 89,000
283		47	Friedrich Froebel	9.00	Electrical						CI							\$ -
284		47	Friedrich Froebel	9.01	Electrical Study Update / Main / medium voltage /		Elec Rm	800A 208Y/120V Main Service Switchboard	3		CI			2022	No action required			\$ -
285		47	Friedrich Froebel	9.03	Electric panels - distribution / labeling		Kitchen	Old Panel - full and no parts available	1		CI		1	2022	Replace with new breaker panel	25		\$ 6,500
286		47	Friedrich Froebel	9.03	Electric panels - distribution / labeling		Gym Storage	Old Panel - full and no parts available	1		CI		1	2022	Replace with new breaker panel	25		\$ 6,500

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
200	Friedrich Froebel				20,684	SF	Ron S, Brent R, Brent R, John J, Blayne P, Ron E, Dave B							2022	TOTAL PRIORITIES			\$ 2,172,000
201																		
202																		
203	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Orig. / Repl.	Fund	Yr	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem ain	Projected PROJECT COST
		47	Friedrich Froebel	9.05	Fire Alarm		Elec Rm	Addressible Fire Alarm			CI			2022	Replace with Fire Alarm w/ Voice Evacuation if doing more than 10% renovations			\$ -
287		47	Friedrich Froebel	10.00	Lighting						CI							\$ -
288		47	Friedrich Froebel	10.01	Lighting - Lamps / ballasts / controls		Throughout Bldg	LED Lighting	3		CI			2022	No Action Required			\$ -
289		47	Friedrich Froebel	10.01	Lighting - Lamps / ballasts / controls		Corridor	Lights controlled by switches	2		CI		3	2022	remove switches and add occupancy sensors to control lights			\$ 2,600
290		47	Friedrich Froebel	10.02	Emergency Lighting / Exit signs		Throughout Bldg	battery powered EM lights and Exit signs	2		CI		3	2022	batteries should be tested and replaced as needed			\$ 3,600
291		47	Friedrich Froebel	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
292		47	Friedrich Froebel	11.00	Technology / Security						CI							\$ -
293		47	Friedrich Froebel	11.01	Stuctured cabling		Building	Good. IDF in classroom 123 is stuffed in a small closet.	4		CI		0	2022	no work			\$ -
294		47	Friedrich Froebel	11.01	Stuctured cabling		Building	some old telephone cable no longer used.	2		CI		3	2022	Remove abandoned cable			\$ 2,500
295		47	Friedrich Froebel	11.02	Classroom technology systems		Classrooms	Good	4		CI		0	2022	no work			\$ -
296		47	Friedrich Froebel	11.03	Local Sound systems		Gym	no system	4		CI		0	2022	no work			\$ -
297		47	Friedrich Froebel	11.04	Master Clock Systems		Building	Good	4		CI		0	2022	No work			\$ -
298		47	Friedrich Froebel	11.05	Building Paging systems		Building	Good	4		CI		0	2022	No work			\$ -
299		47	Friedrich Froebel	11.06	Access Control		Building	Good.	4		CI		0	2022	No work			\$ -
300		47	Friedrich Froebel	11.06	Handicapped door operators		Main Entry	Outside pushbutton activates opener without card. Inside	2		CI		3	2022	Repair and program handicapped door operation			\$ 4,900
301		47	Friedrich Froebel	11.07	Burgler Alarm System		Building	Good	4		CI		0	2022	no work			\$ -
302		47	Friedrich Froebel	11.08	Video Surveillance System		Building	Very good	5		CI		0	2022	No work			\$ -
303		47	Friedrich Froebel															\$ -