FEBRUARY 21, 2022 // FACILITIES ASSESSMENT

OKEMOS PUBLIC SCHOOLS













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PROCESS

This Facilities Assessment Study, developed through a combination of personnel interviews, Owner documents, facility walk-throughs and building system analysis, was performed to accomplish the following objectives:

- Provide an inventory of the District's facilities in an clear and concise format, which can be easily updated and maintained by Okemos Public Schools personnel and allow for quick access to facilities information.
- Determine the general condition of the District facilities and provide the data in a concise format, allowing quick determination of the current replacement value and condition of each facility.
- Determine opinion of probable cost for each assessed building, campus site and an aggregate for all facilities in the District.

This report represents a "snapshot in time" in the life of the facilities. The district is engaged in on-going maintenance projects that could render some of the items listed in this report as obsolete in the near future.

Generally, the buildings were compared to similar buildings in other districts. Given the likely direction for the school district to pursue a bond to implement major improvements, only the highest priority items were included in this report.

It is our goal to provide this information as a "springboard" for further discussions as to the best approach for incorporating improvements to school district facilities.

The following individuals met on (7) different days between November 2, 2021 and January 28, 2022 to tour and discuss the current conditions of all buildings within the district. Attendees included:

Mark Fargo	Director of Operations, OPS	Jeremy Borten	The Christman Co.
Christine Parkhurst	Food Service Director, OPS	Courtney Payne	JRA Food Service Design
Ron Curtis	District Maintenance, OPS	Edward Talaga	TowerPinkster
John Curtis	District Maintenance, OPS	Brandon List	TowerPinkster
Scott Cockrell	Theatre Technician, OPS	Brian Johnson	TowerPinkster
Tom Isom	Director of Media and Technology, OPS	Meghan Boyer	TowerPinkster
Rob Crowe	The Christman Co.	Lyal Ward	TowerPinkster
Diane Major	The Christman Co.	Lentz Becraft	TowerPinkster
Sean Jagels	The Christman Co.	Chris Bennett	TowerPinkster
lan O'Brien	The Christman Co.		

The building site visits (in order of appearance) included Bennett Woods Elementary, Chippewa 7-8 School, Kinawa 5-6 School, Hiawatha Elementary, Edgewood Early Childhood Center, Cornell Elementary, Okemos High School, Bus Transportation, Wardcliff Elementary, Central Montessori Elementary, Administration Building, the District Operations/ Technology/Grounds, and the Athletic Complex.

RATINGS

While no attempt was made to assess program improvements, some deferred maintenance improvements could be considered program improvements. The intent is to first determine the physical condition of the facilities as currently used before exploring program improvements with a separate study. Our approach was to prioritize the list with the following categories:

- **Poor** item is nearing the end of it's useful life, current need, should be replaced in the next 3-5 years. Examples: Replace flooring to improve maintenance. Upgrade mechanical/electrical systems for energy efficiency
- **Fair** Item meets current use, showing signs of age and should be replaced in the next 10 years. *Examples:* Lighting is LED, but contains retrofit bulbs in existing light fixtures
- **Good** Item meets current and future needs, no recommendation for improvement for the next 10 years. Examples: Terrazzo flooring has limited or no cracking and has been maintained.





GLOSSARY

Deferred Maintenance Backlog (DMB)

Deferred Maintenance is defined as maintenance work that has been deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.

Facility Statistics

Basic building information- building use types (classroom, library, and administration), year built, building area in square feet, and number of floors.

Observation Highlights

This is a summary of field observations, highlighting major repair/replacement items supported by images. For a more complete list of field observations, see the individual building data sheets in the appendix.

Renovation Costs

a cost estimation to perform renovations that would bring the facility up to an overall "good" rating but do not include any enhancements or expansions to the facilities.

Current Replacement Value (CRV)

The CRV is the cost to construct a typical replacement building in today's dollars. However, for the purpose of this report, we have escalated the value to 2025 dollars. The figure is based on the square footage of the current structure and the estimated current construction cost for that type of structure. By the nature of the calculations and square foot construction costs, the current replacement value has a ±20% margin of error and will increase annually due to inflation.

Facilities Condition Index (FCI)

The estimated renovation cost divided by the estimated replacement cost and shown as a percent value.

Useful Life

The estimated duration of utility placed on a variety of assets including building, grounds, equipment, technology, and furniture.







DISTRICT INFORMATION

The suburban K-12 Okemos Public Schools is situated in the south-central portion of Michigan's Lower Peninsula near Lansing, the state capital and shares a common border with Michigan State University. The area holds significant community strengths such as economic and cultural diversity and many leaders in the fields of education, government, law, medicine, and the sciences. These individuals and other community residents expect excellence in education and collaborate to accomplish this goal. Okemos is well known for a tradition of educational excellence with strong parent and community support.

The district currently serves over 4,500 students who attend three K-4 elementary schools, a public Montessori school [Pre-primary – 4th grade], a 5-6th grade building, a 7-8th grade building which both feature Montessori programs, and one high school. The district has grown over 500 students since 2012 and is nearing full capacity.

In addition to the student occupied buildings, district facilities include: an Early Childhood Center which delivers diverse offerings for preschool aged children; Central Administration building; Operations and Media and Technology building; Transportation facilities; athletic facilities, one currently closed elementary school, and a vacant property on Powell Road. Total square footage of the 12 buildings is approximately 1,000,000 square feet with over 400 acres of property maintained by the district.

Niche.com produces annual graded report cards for each school and district, ranking nearly 100,000 schools and districts across the country based on analysis of academic and student life data from the U.S. Department of Education along with test scores, and college data. Niche consistently ranks Okemos in the top ten of all public school systems in Michigan. In 2019 it noted Okemos as the best place to teach in the Lansing area and ranked Okemos as the #1 place to live in the State of Michigan.

In addition to excellent educational programs, the district has an active community education program which delivers diverse offerings for preschool aged children though senior citizens. A critical part of community education services is a broad-based childcare program. The childcare staff members provide a range of preschool programs and before and after school programs for elementary and middle school students.

A remarkable dimension of the district continues to be a deeply embedded culture of collaboration among educators, parents, and community stakeholders. The final recommendation honors the ideas brought forward by these stakeholders through surveys, student forums, community forums, listening sessions and committees which included board members, administrators, parents/guardians, teachers, staff, and community members.

We welcome you to be a part of our continued excellence and growth.

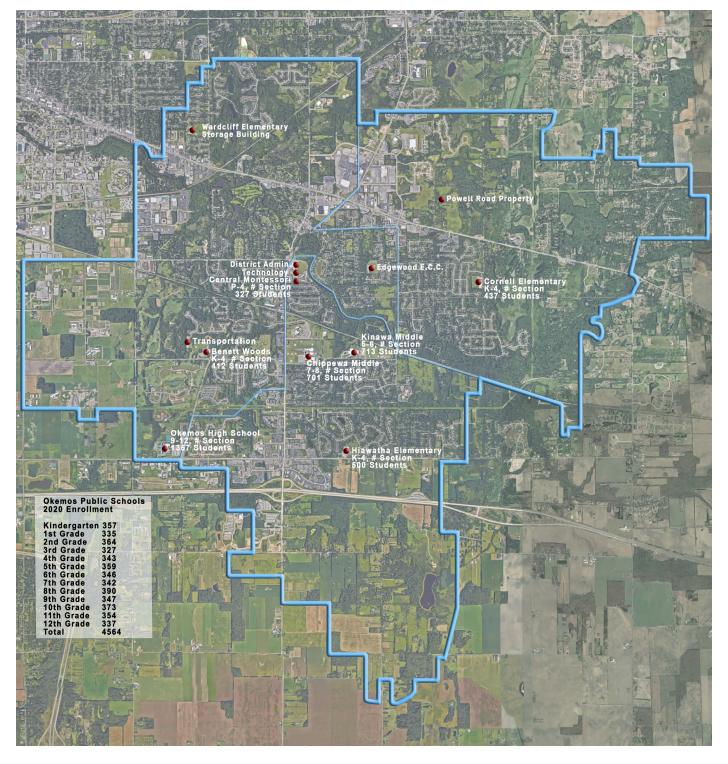
DISTRICT SUMMARY

SITE	EDGEWOOD	CORNELL	BENNETT WOODS	HIAWATHA	WARDCLIFF	CENTRAL / DISTRICT ADMIN	KINAWA 5-6	CHIPPEWA 7-8	HIGH SCHOOL	ATHLETICS	BUS GARAGE	OPERATIONS
USE	Childcare / Pre-School	K-4	K-4	K-4	Closed / Community Functions	PK-4	5-6	7-8	9-12	District Athletics	Bus Service / Transportation	Operations / Technology / Maintenance
BUILT YEAR	1963	1955	1993	1988	1955	1948	1965	1958	1994	1995	1993	1975
ADD / RENOS YEAR	1966 / 1978 / 1988	1958 / 1977 / 1988	2019	N/A	1967 / 1987 / 2012	1963 / 1988	1967 / 1994 / 1996 / 2006	1963 / 1966 / 1977 / 1995	2015	N/A	N/A	N/A
BUILDING SF	33,000	43,000	60,800	62,000	33,000	68,400	154,000	196,000	320,000	9,600	8,000	3 buildings at 6,000 each
SITE AREA	12 Acres	10 Acres	45 Acres	19 Acres	20 Acres	28 Acres	72 Acres	78 Acres	96 Acres	23 Acres	15 Acres	
ENROLLMENT	65	437	469	471	N/A	345	644	712	1457	N/A	N/A	N/A
SF / STUDENT	507.69	98.40	129.64	131.63	N/A	145.09*	239.13	275.28	219.63	N/A	N/A	N/A
RECOMMENDED SF / STUDENT	200	200	200	200	200	200	230	230	260	N/A	N/A	N/A
*Calculation based on school buildin	g's square footage	e only.										









TowerPinkster



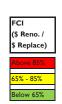
COST SUMMARY

The cost modeling component of this assessment is summarized in the table below. There are essentially three main components of the table. Each facility is listed individually and includes a cost estimation to perform renovations that would bring the facility up to an overall "good" rating but do not include any enhancements or expansions to the facilities, a cost estimation to replace the facility with a comparable sized new facility, and a few comparisons of the previous two cost data points. All costs were modeled at an escalated rate for performance during the year 2025. This escalation assumption accounts for the fact that if any capital improvements are performed as a result of pending decisions, the work will occur at some time in the future that is yet to be determined.

A comparison can be made between the estimated renovation costs and the estimated replacement costs in two ways. The first way is to compare the estimated costs over the anticipated extension of the useful life of the facility. For example, if an existing facility was renovated it is assumed that the useful life is extended approximately 15 years and if a facility is replaced it is assumed that the new useful life is approximately 50 years. The estimated cost of the renovations applied over the 15-year period and the estimated cost of the replacement applied over the 50-year period can be compared with the respective "cost per year" values.

Another method of comparison between the estimated renovation costs and the estimated replacement costs is known as a Facility Condition Index (FCI) which is essentially the estimated renovation cost divided by the estimated replacement cost and shown as a percent value. For this comparison metric as it relates to this specific facility assessment, it is generally accepted that facilities with an FCI of over 65% are not the best candidates for significant capital investment and should be considered for retirement from the active inventory. Facilities with a lower FCI (often relatively younger facilities) are better candidates for capital investments like renovations.

Facility	Existing Building Area (GSF)	Renovation Cost			# Items			Cost per Year		Current Replacement Value (CRV)	Cost/GSF		Useful Life (yrs)	Cost per Year	Facility Condition Index (FCI)
Edgewood ECC	33,000	\$ 9,760,517	\$	296	68	15	\$	650,701		\$ 10,560,000	\$	320	50	\$ 211,200	92%
Cornell Elementary	43,000	\$ 14,322,352	\$	333	80	15	\$	954,823		\$ 13,760,000	\$	320	50	\$ 275,200	104%
Bennett Woods Elementary	60,800	\$ 10,404,391	\$	171	71	15	\$	693,626		\$ 19,456,000	\$	320	50	\$ 389,120	53%
Hiawatha Elementary	62,000	\$ 11,685,587	\$	188	75	15	\$	779,039		\$ 19,840,000	\$	320	50	\$ 396,800	59%
Wardcliff Elementary	33,000	\$ 12,672,912	\$	384	65	15	\$	844,861		\$ 10,560,000	\$	320	50	\$ 211,200	120%
Central Montessori/District Admin.	68,400	\$ 18,257,287	\$	267	59	15	\$	1,217,152		\$ 21,888,000	\$	320	50	\$ 437,760	83%
Kinawa Middle School (5-6)	154,000	\$ 41,242,872	\$	268	110	15	\$	2,749,525		\$ 50,050,000	\$	325	50	\$ 1,001,000	82%
Chippewa Middle School (7-8)	196,000	\$ 58,909,697	\$	301	123	15	\$	3,927,313		\$ 63,700,000	\$	325	50	\$ 1,274,000	92%
Okemos High School	320,000	\$ 44,299,036	\$	138	107	15	\$	2,953,269		\$ 107,200,000	\$	335	50	\$ 2,144,000	41%
Okemos High School Athletic Complex		\$ 8,950,347		N/A	15	N/A	t	N/A		N/A		N/A	N/A	N/A	N/A
Transportation Building	8,000	\$ 1,456,711	\$	182	35	15	\$	97,114		\$ 2,000,000	\$	250	50	\$ 40,000	73%
Operations/Tech/Grounds Buildings	18,000	\$ 5,930,892	\$	329	33	15	\$	395,393		\$ 4,500,000	\$	250	50	\$ 90,000	132%
Total		\$ 228,132,085					t			\$ 308,454,000					







1 EDGEWOOD EARLY CHILDHOOD CENTER

Use: Childcare / Pre-School

Built: 1963

Additions + Renovations: 1966 / 1978 / 1988

Total Building Area: 33,000 SF **Site Area:** 12 Acres

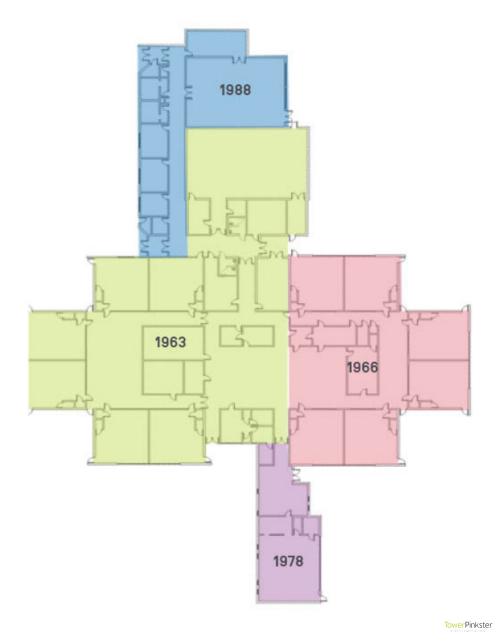
Enrollment: 65 students

Square Footage per Student: 508 sf/student

Renovation Cost: \$9,760,517 **Current Replacement Value (CRV):** \$10,560,000

Facility Condition Index (FCI): 92%













OBSERVATION HIGHLIGHTS

SITE

Sidewalks in poor condition throughout. Disconnected roof drains at building corners are causing ice issues in the winter. Playground equipment needs to be replaced. Visibility of the site isn't ideal for the ECC program.

ARCHITECTURE

Edgewood, once an elementary school, has transitioned to focusing on daycare, pre-school, pre-kindergarten, and child care. The center houses the Okemos Kids Club. Exterior asphalt ramps and wood stoops constructed currently at all perimeter doors need to be removed and replaced for function and ADA compatibility.

Exterior perimeter aluminum framing, windows, and glass should be updated with more thermally efficient products. Exterior perimeter metal fascia and roof gravel stop should be considered for replacement and updating. Roof leaks reported by maintenance staff at various locations throughout the building. Mold and mildew present on exterior brick at both the exterior building which is where building gas service is located and also the 'addition' created off the north end of the cafeteria as cold storage. No interior fire suppression present at this facility.

Interior hollow-metal frames and wire glass should be considered for removal and replacement. Interior door hardware not ADA compliant. The teachers still use most of the perimeter classrooms, with a dedicated wing for infants and toddlers. In addition to classrooms, the school has a gym and cafeteria.

INTERIORS

In its current condition, the building is not conducive as a child care/early learning center. There is no secure vestibule. Upon arrival you are greeted by a dimly lit, unwelcoming open space whose purpose is unclear. Classrooms lack natural light and a view to the exterior. Instead views are provided to an interior commons which can be distracting within a classroom.

Flooring throughout the building needs to be replaced. There are many areas where carpet is puddling, creating significant trip hazards. Overall the carpet shows signs of age, wear and staining. Original vinyl asbestos floor tile will need to be abated and replaced with new flooring. Areas of vinyl composition tile (VCT) should be replaced. The cafeteria and kitchen flooring is in disrepair and should be replaced.

Ceilings are in poor condition. They are 24" x 48" acoustic panels showing significant warping and even cracking in some cases. They also appear to have a low NRC (noise reduction coefficient). Casework in classrooms appears to be original to the building and is in need of replacement. Some casework is newer in open commons areas and is in good condition.

Interior doors are primarily hollow metal in need of painting. The few wood doors in the building are in decent condition, but are not cohesive for color or wood species. Interior signs are lacking with rooms primarily identified by a room number applied on or above the door. These are not ADA compliant.

Some of the multi-use toilet rooms were recently renovated with troweled epoxy flooring and wall tile floor-to-ceiling and are in good condition. Many still need to be renovated. Windows include integral blinds, many of which appear to be damaged. Screens should be removed for emergency egress and such window locations should be marked as "emergency egress".

Furniture throughout the building is dated and of poor quality, not conducive to a flexible or comfortable learning environment for staff or students.





MECHANICAL

The three stand-alone rooftop units [5-ton, 10-ton, and 3-ton] should be replaced and tied into the BMS. All exhaust fans should be replaced. And the pneumatics should be replaced with new DDC with the balance of the DDC controls for the building being upgraded. Combining the domestic hot water is desirable. Replace original flush valves and faucets in group restrooms with new automatic flush valves and faucets.

ELECTRICAL

Interior and exterior lighting fixtures are fluorescent or in poor condition and need to be replaced. Exit signs have faded lettering and need to be replaced. All interior lighting controls are toggle switches and need to be updated to modern controls and better energy efficiency. The majority of the panelboards are in good shape. Panel F has open buses and needs to be replaced as this is an extreme hazard to maintenance personnel.

TECHNOLOGY

Fiber optic cabling between IT rooms is antiquated and needs updating. Synchronized clock system does not exist. Paging system needs to be upgraded. Gym & cafe need new AV systems. Security cameras & VMS needs updating.

RECOMMENDATION SUMMARY

This building is not a good candidate for significant investment in the existing facility. Significant renovations are required at this facility to bring it up to an overall "good" condition rating. The site is large and presents many opportunities for placement of a new structure.





DATA SHEETS

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years Fair = item meets current use, showing signs of age and should be replaced in the next 10 years Poor = item is nearing the end of it's useful life, current need, should be replaced in the next 3-5 years

SITE		800d	fair	goot comments
				Roof drains at overhangs are cracked and disconnected, causing issues with
Drainage			Х	freezing in the winter.
Asphalt Parking/ Drives	Х			
Sidewalks			Χ	Poor condition throughout.
Adequate Parking	Х			
Bus Loop		Х		
				Aged equipment (20+ years old), asphalt pavement at basketball courts
Playgrounds			Х	needs to be replaced.
Student Drop off Area		Х		
Landscaping		Х		Trees near front entrance too close to the building, overhanging
Irrigation Systems				No Irrigation.
Athletic fields		Х		Soccer goals are in poor condition.
Fencing		Х		Fencing around ECC playground is new / in good condition.
				Temporary ramps and timber steps at building & classroom entrances need
Service Entrance		х	Х	to be improved.
Signage		Х		
Dumpster Location			Х	No enclosure or concrete pad for dumpster.
Traffic Directions	Х			Drop-off is orderly with parents and a few small buses.
Parking Lot Lighting		Х		Has new retrofit LED bulbs
				Small exterior structure houses building gas meter and incoming service.
Gas House			Х	Small storage shed attached. Remove and replace.
				Poor. Need to include with bond work. Site poles and building mounted
				fixtures desired. Coordinate with Security camera locations. Parking lot
				lighting did receive new LED bulbs. Consult with Mark F as the district is
Exterior Lighting			х	currently performing some of this work.

ARCHITECTURAL		2500d	fair	god comments
Building Shell				
				Roof install dates divided into (3) areas - reference roof report. 2006-2008
				Firestone membrane. Roof drains at exterior corner "porches" leak and drain
				to grade. No exterior storm or sanitary connection. Leaks present at Kitchen
Roofing			Х	location. New brown gravel stop/fascia at roof line.
				certain locations. Single pane units present. Integral blinds damaged in some
Exterior Windows			х	locations.
				No issues with building drainage (just roof drains at exterior corner
Positive Drainage	х			"overhangs")
Defined Entry		Х		Southeast corner of the building (no signage).
				Asphalt ramps to main entrance. Wood platforms at all classrooms exterior
Accessibility			Х	egress doors. Need to replace and upgrade.



ARCHITECTURAL (CON'T)		ROOD	fair	god comments
				Exterior perimeter upper porcelain fascia panels and soffits need to be
				replaced. Paint peeling, presence of moisture/water/mildew present at
Fascia/Soffits			Х	certain locations.
Transite Panels		х		
Brick	Х			Needs to be cleaned/washed.
EIFS				N/A
Caulk Joints		х		Need to be replaced at certain locations
				Present. Causing for further investigation. Staining on brick around existing
Water Stains		х		louver openings, splices in window flashings
Exterior Doors			х	Need to be replaced. Original. Single pane wire glass present.
				No prominent main entrance. No secure vestibule. No card access upgrades
				present at this building. Should be updated to match work already completed
Building Entrance			х	on interior and exterior doors within the district.
				Minimal. The district is retrofitting to LED and prefers to leave exterior
Exterior Lighting		х		fixtures on all night for security purposes.
				dated but functional. Need to address barrier free access (wood ramps) at
Secondary Entrances			Х	classroom doors and building entrances.
				Cafeteria storage room (add-on) not an interior conditioned space. Exterior
				has potential for mildew/mold growth due to temperature differential.
				Recommend demolishing this small addition. Similar conditions at the
Structure		х		outbuilding at the northeast side of the building.
Exterior Walls		Х		Brick is ok. Exterior clad-on 'porcelain' panel fascia needs to be replaced.

INTERIORS / FINISHES		200d	tait	good comments
Corridors				
				Some upgrades to fixture bulbs (LED). Most fixtures and ceiling should be
Lights		х		replaced/ New fixtures installed in the select bathrooms that were
				Need to replace and upgrade through-out building. Possible (9x9) tile below
				carpet. Carpet predominant in each classroom. Some classrooms with VCT
Flooring			Х	(12x12) / Rubber flooring.
				Need to replace and upgrade throughout the building. Ceiling currently has
Ceiling/Walls			Х	fiberglass lay-in tiles. Repaint throughout.
Lockers		х		
				Replace - HM currently. Rust/Old/Worn/Tired. Replace door knobs with
Doors		х		barrier free levers.
Lighting		Х		Replace with new fixtures (efficient and better lighting)
Size of Corridor	Х			Lots of space, wide corridors, maybe room to expand classrooms footprint.
				Large spaces. Fire extinguishers cabinets and coat hooks present in exterior
Flow of Corridor	Х			corridors. Newer drinking fountains at some locations.
				Present. Corridors/Rooms clean and egress paths present. Some individual
Emergency Egress	Х			rooms have exterior doors for egress as well.
Vestibules		х		Old HM painted frames with wire glass. Replace. Upgrade.
Cabinets at Building				Poor condition. Replace. Renovate.
Entrances			Х	
Drinking Fountains		х		(2) remodeled. Remainder need to be replaced.
Interior Signage			Х	Needed. Almost non-existent. What is provided is not ADA compliant.
Classrooms				
				Replace. Carpet predominant in each classroom. We did find classrooms with
Flooring		Х		VCT (12x12) / Rubber flooring.
Ceiling		Х		Replace. 2x4 ceiling grid and pads present.
				Not functional - existing storefront aluminum with operable
Egress Windows			Х	windows/screens. Classrooms have exterior egress doors.

INTERIORS / FINISHES (CON'T)		Bood	fair	godf comments
Casawark				Replace. Classrooms have small individual closets next to bathrooms. Can be
Casework Marker/Chalkboards			Х	removed.
Heat	X			Functional
Air-Conditioning	X			Classroom have individual units.
Daylight	X	Х		
Overall Size	Х	^		Minimal exterior natural light
Overall Size	^			Good size rooms (approx. 25x25) Replace - Hollow-metal. Not thermal efficient. Building did not receive
				interior or exterior electronic card access hardware upgrades with recent
Doors			х	bond package.
Lighting			X	Recent bulb replacement. Not well done.
Air-Conditioning	V		^	·
Power Outlets	X			Classrooms received new unit vents with previous bond cycle. Present. Seem to be enough based on classroom use
1 Ower Outlets	^			This building is a daycare center (transformed from originally an elementary
				school). A few additions to the building were noticeable. There is a
Function		х		infant/toddler wing to the south end of the building. Parents drop kids off,
TUTCHOTT		X		limited bus use to and from the facility, parents return for pick-up. CMU/Paint. Existing painted hollow-metal frames with wire glass divide
 Walls		х		
Furniture		X		corridors from classrooms. Need to be repainted.
Toilet Rooms		^		
Tollet Rooms				Classroom losations not ADA (small and tight space, no good for anyone
				Classroom locations not ADA (small and tight space - no good for anyone
Fixtures Operational			v	helping the child use the bathroom). Finishes and fixtures should be replaced.
rixtures Operational			Х	Corridor locations in good condition,
Toilet Partitions		,,		Not present at classroom locations. Staff and corridor bathrooms were
Walls		X		upgraded and replaced with previous bond cycle.
Floors		X		
Floor Drains		X		No issues reported
Lighting		X		No issues reported. Need new fixtures and ceilings.
Hand Dryers		X		At corridor restrooms
Ceilings	х	<u> </u>		At corridor restrooms
Mirrors	X			
ADA Accessible	^	Х		Corridor locations al. Classroom location not al. or un to data
Adequate Size	х	^		Corridor locations ok. Classroom location not ok or up to date. Classroom toilet rooms are small/compact/not ADA compliant.
Gymnasium	^			classiform tonet rooms are sman/compact/not ADA compilant.
- yınındələri				Rubber (sheet good) floor. Recently replaced. Not aging well
Flooring		х		bubbles/welds/wear present.
Lights		X		Bulb replacements recent. Can upgrade fixtures with future renovations
HVAC		X		Consider adding Rooftop unit. Fire-alarm devices present
Daylight		Ĺ	Х	No exterior natural lighting. No AC.
Gym Equipment		Х	~	No wall padding present.
Doors		X		Replace - interior and exterior locations
Size	х			Ok. Seems small but probably usable for the age-group
Bleachers				Not present
Egress	х			Present (egress interior to cafeteria). One exterior door present.
Walls/Ceilings	X			CMU/Painted/acoustical panels present. Walls needs to be repainted.
Cafeteria	^			envoya dinted/acoustical paners present. Walls needs to be repailited.
Flooring		Х		Rubber sheet good. Functional/Newer install.
Ceilings/Walls		X		2x4 grid and tiles. Should update.
Accessibility	Х	^		EAT BITA ATTA CITIES. STITUATE APPAREE.
Lighting	^	Х		Should upgrade.
Seating	Х	^		Older tables. Should upgrade.
Jeaning	٨			Poliuci tables. Silvulu upgrauc.

INTERIORS / FINISHES		200d	fair	god comments
(CON'T)		%	<u> </u>	
				Nice size room. Exterior natural light (looking east) present. Add on area -
size	Х			exterior brick present on walls
Air-Conditioning				N/A
D. P. L.				Good. But existing storefront (exterior) should be replaced. (integral blinds
Daylight	Х			present)
Overall Size	Х			Nice size room. No comments from district about limited space/function.
Doors		.,		Aluminum exterior pair of doors (functional). Interior hollow-metal frames
Doors		X		and wood doors could be replaced (update hardware)
Egress Offices		Х		Ok. Exterior egress present
			.,	Construction to the Little
Flooring			X	Carpet needs to be replaced. Update.
Furniture			Х	Small space/ Need to expand and update based on building tenant needs.
Ceilings		Х		2x4 ceilings throughout. Item should be considered for replacement.
Paging			Х	Update
Master Clock			X	Update
Phone System			Х	Update
Lighting			Х	Should upgrade.
Copy/Work Room		Х		
Meeting Rooms			Х	Not present within office. Recycling room being used next to office space.
Coffee Break Area			Х	Not present within office.
Bathroom(s)			Х	Not present within office.
Health Room with Toilet			Х	
Visibility			Х	"closed space" - not open to surrounding areas exterior or interior.
Media Center				
				N/A - no dedicated room currently in use for the media center based on
Size				childcare function.
Flooring				
Lighting				
Office Space				
Ventilation				
Doors				
Ceilings				
Kitchen				
				Building is used as a childcare center- not elementary school. Existing kitchen
Program				and cafeteria present on north end of building.
				JRA to provide list for selecting new equipment. Large 3 compartment sink,
Equipment		х		no ovens, (3) free standing coolers, washer & dryer retrofit
				ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling
Ceilings			Х	tiles/diffusers/grilles all need to be replaced.
Cooler/Freezer				Walk-in units not present.
				Replace- currently newer rubber sheet vinyl in kitchen and cafeteria. Floor
Floors			х	drains and sinks need to be serviced and cleaned.
				Receiving area at far NW corner of building. Staff parking lot has large semi
				turnaround ability. No receiving dock. Need to add large entry for
Delivery Space			х	delivery/receiving/unloading. No covered protection currently.
, ,				No storage space. Auxiliary 'cold storage' added to north end of cafeteria.
Storage Space			х	Room needs to be removed and replaced.
Kitchen Hood			Х	Hood present. Remove and replace.
Serving Line				No serving line.
Electrical		Х		No issues noted - such as too few outlets/location/breaker capacity
Lighting		X		Upgrade light fixtures
Fire Suppression/FA			Х	No fire suppression present. Fire alarm present.
			^	ECC center. Some small food prep, dishwashing, receive small deliveries from
Overall				HS.
Overan				IIJ.



MECHANICAL		Rood	fair	god comments
Heating Source and				Building is served by (2) Thermal Solutions Boilers, 1,000 MBH installed in
Condition		Х		2003.
				Building is served by (3) Taco inline zone pumps installed in 2003. (2) 25 gpm,
Heating Pumps and Piping		Х		20' HD, (1) 60 gpm @ 41' HD
Cooling Source and				Building is served by individual DX cooling.
Condition	Х			
Cooling Pumps and Piping				N/A.
Terminal Devices	Χ			(18) Classrooms served by unit vents with remote condensing units on roof.
				There are (4) RTU's. One 5-ton RTU is newer with cooling. The other (3) RTU's
AHUs and RTUs		Х		are stand-alone. (1) 5-ton RTU, (1) 10-ton RTU, (1) 3-ton RTU
				All exhaust fans are original with the exception of the exhaust fans serving
				the remodeled group restrooms. (1) 600 cfm EF, (4) 150 cfm EF's, (1) 250 cfm
Ventilation			Χ	EF, (1) 300 cfm EF, (1) 1,400 cfm EF
Building Management				Building served by Trane Trace with partial pneumatics. Would like to
System/Controls			Χ	upgrade graphics
Domestic Water Piping			Χ	Storm has leaks. Can't get access.
				Building is served by (2) water heaters. One 75 gallon, 350 MBH is at the end
Water Heaters		Х		of life. The other was installed in 2013.
				Group restrooms remodeled in 2019. Electric water coolers with bottle fillers
Plumbing Fixtures		Х		are new. All others are original.
Fire Protection				N/A.
Pool equipment				N/A.

ELECTRICAL		ROOM	tair	god
Transformer size	Х			
Primary/Secondary Service	Х			
Generator				There is no generator on site.
Occupancy Sensors				N/A
Lighting Control System		Х		Toggle switches. Needs updating.
				Majority of panels are in good shape. Panel F has open busses and needs to
Panels	х			be replaced.
Panel Clearance	Х			Need to remove storage items.
Interior Lighting			Х	Fluorescent fixtures throughout need to be replaced.
Exit Signs			х	Exit signs are very old and letters are dim.
				Upgraded in the last 5 years. Future upgrades could include voice activation
Fire Alarm		х		(district wide)

TECHNOLOGY		Rood	fair	pool comments
IT Rooms		Х		MDF needs AC. Old equipment needs to be removed.
Fiber Optic Cabling				Older single mode fiber between buildings, multimode between IT rooms,
(between buildings/IT				some CAT6 tie lines between racks.
rooms)		х		
Data Cabling (within				CAT 6 cabling. Switches were upgraded recently.
buildings)	х			
Bells/Paging System			х	Need to update paging for the district.
Clock System			Х	There is no synchronized clock system. Using atomic clocks.
Classroom Audio/Video				Standard throw projectors being replaced with 75" interactive displays. Plan
Systems	х			to replace Lightspeed audio with Audio Enhancement systems.
Large Space Audio/Video				Gym and cafeteria have no AV.
Systems			х	
Security Camera System			Х	Need to update Sony cameras and VMS (currently exacqvision software)
				Axis intercom at main entrance. Card readers at priority doors. Vanderbilt
Access Control System		х		SMS.

BUDGET DETAIL

ITEM #:					Acres:	12
	Edgewood ECC - Sitework	k				
	Description	Quantity	UOM		Unit Cost	Total Cost
Sitework	SITEWORK					\$ -
Drainage	Roof drains at overhangs are cracked and disconnected, causing issues with	- 1	LS	\$	50,000.00	\$ 50,00
	freezing in the winter.					
Asphalt Parking/ Drives			assume wo	ork not	required	\$ -
Sidewalks	Poor condition throughout.	1,739	SF	\$	11.50	\$ 19,9
Adequate Parking						\$ -
Bus Loop						\$ -
Playgrounds	Aged equipment (20+ years old), asphalt pavement at basketball courts needs to	- 1	LS	\$	300,000.00	\$ 300,0
	be replaced.					
Student Drop off Area						\$ -
Landscaping	Trees near front entrance too close to the building, overhanging					\$
Irrigation Systems	No Irrigation.					\$ -
Athletic fields	Soccer goals are in poor condition.					\$ -
Fencing	Fencing around ECC playground is new / in good condition.					\$ -
Service Entrance	Temporary ramps and timber steps at building & classroom entrances need to be					\$ -
	improved.					
Signage						\$ -
Dumpster Location	No enclosure or concrete pad for dumpster.					\$
Traffic Directions	Drop-off is orderly with parents and a few small buses.					\$ -
Parking Lot Lighting	Has new retrofit LED bulbs		assume by	owner		
Gas House	Small exterior structure houses building gas meter and incoming service. Small					\$ -
	storage shed attached. Remove and replace.					
Exterior Lighting	Poor. Need to include with bond work. Site poles and building mounted fixtures	10	EA	\$	3,750.00	\$ 37,5
	desired. Coordinate with Security camera locations. Parking lot lighting did					
	receive new LED bulbs. Consult with Mark F as the district is currently performing					
	some of this work.					
				ļ		\$
						\$ -
						\$ -
	Direct Trade	12	acres	\$	33,958.21	\$ 407,49

12			C	Gross Area:		33,000
Edgewood ECC - Building Improvements						
Description	Quantity	UOM		Unit Cost		Total Cost
BUILDING SHELL					\$	-
Roof install dates divided into (3) areas - reference roof report. 2006-2008	33,000	SF	\$	28.00	\$	924,000
Firestone membrane. Roof drains at exterior corner "porches" leak and drain to						
grade. No exterior storm or sanitary connection. Leaks present at Kitchen						
location. New brown gravel stop/fascia at roof line.						
Need to be replaced. Original. Not thermally efficient or operational in certain	1	LS	\$	100,000.00	\$	100,000
locations. Single pane units present. Integral blinds damaged in some locations.						
No issues with building drainage (just roof drains at exterior corner "overhangs")					\$	-
Southeast corner of the building (no signage).	1	LS	\$	10,000.00	\$	10,000
Asphalt ramps to main entrance. Wood platforms at all classrooms exterior	24	EA	\$	7,500.00	\$	180,000
egress doors. Need to replace and upgrade.						
Exterior perimeter upper porcelain fascia panels and soffits need to be replaced.	1	LS	\$	75,000.00	\$	75,000
Paint peeling, presence of moisture/water/mildew present at certain locations.						
		assume wo	rk not i	required	\$	-
Needs to be cleaned/washed.		see item al	ove		\$	-
N/A		not applica	ble		\$	-
Need to be replaced at certain locations	- 1	LS	\$	5,000.00	\$	5,000
Present. Causing for further investigation. Staining on brick around existing louver					\$	-
Need to be replaced. Original. Single pane wire glass present.	24	EA	\$	8,000.00	\$	192,000
No prominent main entrance. No secure vestibule. No card access upgrades	- 1	LS	\$	50,000.00	\$	50,000
present at this building. Should be updated to match work already completed on						
interior and exterior doors within the district.						
	Edgewood ECC - Building Improvements Description BUILDING SHELL Roof install dates divided into (3) areas - reference roof report. 2006-2008 Firestone membrane. Roof drains at exterior corner "porches" leak and drain to grade. No exterior storm or sanitary connection. Leaks present at Kitchen location. New brown gravel stop/fascia at roof line. Need to be replaced. Original. Not thermally efficient or operational in certain locations. Single pane units present. Integral blinds damaged in some locations. No issues with building drainage (just roof drains at exterior corner "overhangs") Southeast corner of the building (no signage). Asphalt ramps to main entrance. Wood platforms at all classrooms exterior egress doors. Need to replace and upgrade. Exterior perimeter upper porcelain fascia panels and soffits need to be replaced. Paint peeling, presence of moisture/water/mildew present at certain locations. Needs to be cleaned/washed. N/A Need to be replaced at certain locations Present. Causing for further investigation. Staining on brick around existing louver openings, splices in window flashings Need to be replaced. Original. Single pane wire glass present. No prominent main entrance. No secure vestibule. No card access upgrades present at this building. Should be updated to match work already completed on	Edgewood ECC - Building Improvements Description Quantity BUILDING SHELL Roof install dates divided into (3) areas - reference roof report. 2006-2008 Firestone membrane. Roof drains at exterior corner "porches" leak and drain to grade. No exterior storm or sanitary connection. Leaks present at Kitchen location. New brown gravel stop/fascia at roof line. Need to be replaced. Original. Not thermally efficient or operational in certain locations. Single pane units present. Integral blinds damaged in some locations. No issues with building drainage (just roof drains at exterior corner "overhangs") Southeast corner of the building (no signage). Asphalt ramps to main entrance. Wood platforms at all classrooms exterior 24 egress doors. Need to replace and upgrade. Exterior perimeter upper porcelain fascia panels and soffits need to be replaced. Paint peeling, presence of moisture/water/mildew present at certain locations. Needs to be cleaned/washed. N/A Need to be replaced at certain locations I Present. Causing for further investigation. Staining on brick around existing louver openings, splices in window flashings Need to be replaced. Original. Single pane wire glass present. 24 No prominent main entrance. No secure vestibule. No card access upgrades present at this building. Should be updated to match work already completed on	Edgewood ECC - Building Improvements Description Quantity UOM BUILDING SHELL Roof install dates divided into (3) areas - reference roof report. 2006-2008 Firestone membrane. Roof drains at exterior corner "porches" leak and drain to grade. No exterior storm or sanitary connection. Leaks present at Kitchen location. New brown gravel stop/fascia at roof line. Need to be replaced. Original. Not thermally efficient or operational in certain locations. Single pane units present. Integral blinds damaged in some locations. No issues with building drainage (just roof drains at exterior corner "overhangs") Southeast corner of the building (no signage). Asphalt ramps to main entrance. Wood platforms at all classrooms exterior egress doors. Need to replace and upgrade. Exterior perimeter upper porcelain fascia panels and soffits need to be replaced. Paint peeling, presence of moisture/water/mildew present at certain locations. LS Assphalt ramps to main entrance. Wood platforms at all classrooms exterior 24 EA Beach continued to be replaced. I LS Assume wo Needs to be cleaned/washed. See item at N/A Not applica N/A Not applica N/A Not applica Need to be replaced at certain locations. LS Present. Causing for further investigation. Staining on brick around existing louver openings, splices in window flashings Need to be replaced. Original. Single pane wire glass present. 24 EA No prominent main entrance. No secure vestibule. No card access upgrades present at this building. Should be updated to match work already completed on	Edgewood ECC - Building Improvements Description BUILDING SHELL Roof install dates divided into (3) areas - reference roof report. 2006-2008 Firestone membrane. Roof drains at exterior corner "porches" leak and drain to grade. No exterior storm or sanitary connection. Leaks present at Kitchen location. New brown gravel stop/fascia at roof line. Need to be replaced. Original. Not thermally efficient or operational in certain locations. Single pane units present. Integral blinds damaged in some locations. No issues with building drainage (just roof drains at exterior corner "overhangs") Southeast corner of the building (no signage). Asphalt ramps to main entrance. Wood platforms at all classrooms exterior egress doors. Need to replace and upgrade. Exterior perimeter upper porcelain fascia panels and soffits need to be replaced. Paint peeling, presence of moisture/water/mildew present at certain locations. I LS \$ assume work not see item above not applicable. Needs to be cleaned/washed. No not applicable Need to be replaced at certain locations I LS \$ Present. Causing for further investigation. Staining on brick around existing louver openings, splices in window flashings Need to be replaced. Original. Single pane wire glass present. 24 EA \$ S No prominent main entrance. No secure vestibule. No card access upgrades present at this building. Should be updated to match work already completed on	Edgewood ECC - Building Improvements Description Quantity UOM Unit Cost BUILDING SHELL Roof install dates divided into (3) areas - reference roof report. 2006-2008 33,000 SF \$ 28.00 Firestone membrane. Roof drains at exterior corner "porches" leak and drain to grade. No exterior storm or sanitary connection. Leaks present at Kitchen location. New brown gravel stop/fascia at roof line. Need to be replaced. Original. Not thermally efficient or operational in certain locations. Single pane units present. Integral blinds damaged in some locations. No issues with building drainage (just roof drains at exterior corner "overhangs") Southeast corner of the building (no signage). Southeast corner of the building (no signage). Asphalt ramps to main entrance. Wood platforms at all classrooms exterior geress doors. Need to replace and upgrade. Exterior perimeter upper porcelain fascia panels and soffits need to be replaced. Paint peeling, presence of moisture/water/mildew present at certain locations. Southeast corner of moisture/water/mildew present at certain locations. LS \$ 75,000.00	Edgewood ECC - Building Improvements Description Quantity UOM Unit Cost BUILDING SHELL Roof install dates divided into (3) areas - reference roof report. 2006-2008 Sirrestone membrane. Roof drains at exterior corner "porches" leak and drain to grade. No exterior storm or sanitary connection. Leaks present at Kitchen location. New brown gravel stop/fascia at roof line. Need to be replaced. Original. Not thermally efficient or operational in certain locations. Single pane units present. Integral blinds damaged in some locations. No issues with building drainage (just roof drains at exterior corner "overhangs") Southeast corner of the building (no signage). Asphalt ramps to main entrance. Wood platforms at all classrooms exterior gress doors. Need to replace and upgrade. Exterior perimeter upper porcelain fascia panels and soffits need to be replaced. Exterior perimeter upper porcelain fascia panels and soffits need to be replaced. 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Exterior Lightin	g Minimal. Mark F changing bulbs to LED. Mark like to leave exterior fixtures on all night for security purposes. Coordinate further with Mark.	I	LS	\$	15,000.00	\$	15,00
Secondary Entrance	s dated but functional. Need to adress barrier free access (wood ramps) at classroom doors and building entrances.		see item a	bove		\$	-
Structur	Cafeteria storage room (add-on) not an interior conditioned space. Exterior has potential for mildew/mold growth due to temperature differential. Recommend demolishing this small addition. Similar conditions at the outbuilding at the northeast side of the building.	ı	LS	\$	50,000.00	\$	50,00
Exterior Wall	Brick is ok. Exterior clad-on 'porcelain' panel fascia needs to be replaced.					\$	-
	INTERIOR					\$	-
Wal	INTERIORS s Paint/refresh entire building	33,000	SF	\$	1.50	\$	49,5
Corridor		7,661	SF			\$	-
Lightin	g Some upgrades to fixture bulbs (LED). Most fixtures and ceiling should be replaced/ New fixtures installed in the select bathrooms that were renovated.	7,661	SF	\$	7.50	\$	57,4
Floorin	g Need to replace and upgrade through-out building. Possible (9x9) tile below carpet. Carpet predominant in each classroom. Some classrooms with VCT (12x12) / Rubber flooring.	851.22	SY	\$	63.54	\$	54,0
	Need to replace and upgrade throughout the building. Ceiling currently has fibreglass lay-in tiles. Repaint throughout.	7,661		\$	12.00	\$	91,9
Locker	s Some corridors have lockers (should be removed and upgraded). No lockers presented in any of the classrooms	250	EA	\$	350.00	\$	87,5
	s Replace - HM currently. Rust/Old/Worn/Tired. Replace door knobs with barrier free levers.	10	EA	\$	3,500.00	\$	35,0
	Replace with new fixtures (efficient and better lighting)	7.//	in above		0.50	\$	
	g Add diffuser and grilles with new ceilings Lots of space, wide corridors, maybe room to expand classrooms footprint.	7,661	SF	\$	0.50	\$	3,8
Floor of Corrido	Large spaces. Fire extinguishers cabinets and coat hooks present in exterior corridors. Newer drinking fountains at some locations.					\$	
	s Present. Corridors/Rooms clean and egress paths present. Some individual rooms have exterior doors for egress as well.					\$	
Glass Transom	s Old HM painted frames with wire glass. Replace. Upgrade.	1	LS	\$	50,000.00	\$	50,0
	s Poor condition. Replace. Renovate.	35		\$	750.00	\$	26,2
	s (2) remodeled. Remainder need to be replaced.		EA	\$	12,000.00	\$	24,0
Interior Signag	e Needed. Almost non-existent. What is provided is not ADA compliant. Include fro entrie school	33,000	SF	\$	0.55	\$	18,1
Classroom		13,009	SF			\$	
Floorin	g Replace. Carpet predominant in each classroom. We did find classrooms with VCT (12×12) / Rubber flooring.	1,445.44		\$	63.54	\$	91,8
	s Replace. 2x4 ceiling grid and pads present.	13,009	SF	\$	9.00	\$	117,0
	s Not functional - existing storefront aluminum with operable windows/screens. Classrooms have exterior egress doors.				450.00	\$	
Casewor Marker/Chalkboard	Replace. Classrooms have small individual closets next to bathrooms. Can be removed.	272	LF	\$	450.00	\$	122,4
	g Add diffuser and grilles with new ceilings	13,009	SF	\$	0.50	\$	6,
	Classroom have individual units.	-,	assume we	<u> </u>		\$	
	t Minimal exterior natural light				· · ·	\$	
	e Good size rooms (approx. 25x25) s Replace - Hollow-metal. Not thermal efficient. Building did not receive interior or	17		\$	3,500.00	\$	59,
2001	exterior electronic card access hardware upgrades with recent bond package.	17		φ	3,300.00	φ	37,
	Recent bulb replacement. Not well done.	13,009	1	\$	7.00	\$	91,0
	Classrooms received new unit vents with previous bond cycle.		assume we	ork not re	equired	\$	
	s Present. Seem to be enough based on classroom use This building is a daycare center (transformed from originally an elementary school). A few additions to the building were noticeable. There is a infant/toddler wing to the south end of the building. Parents drop kids off, limited bus use to and from the facility, parents return for pick-up.					\$	
Wall	s CMU/Paint. Existing painted hollow-metal frames with wire glass divide corridors from classrooms. Need to be repainted.	13,009	SF	\$	3.00	\$	39,0
Furnitur			1			\$	



Tailet Basses	Tailet Basses	010	CT.	1	•	
Toilet Rooms	Toilet Rooms	918	SF	A 275.00	\$	252.450
Foilet Room Upgrade	Classroom locations not ADA (small and tight space - no good for anyone helping	918	SF	\$ 275.00	\$	252,450
	the child use the bathroom). Finishes and fixtures should be replaced. Corridor					
	locations in good condition,		<u> </u>		<u> </u>	
Toilet Partitions	Not present at classroom locations. Staff and corridor bathrooms were upgraded		assume wo	ork not required	\$	-
	and replaced with previous bond cycle.		<u> </u>		ــــــ	
Walls			see item ab	oove	\$	-
Floors			see item ab	oove	\$	-
Floor Drains	No issues reported.		see item ab	oove	\$	-
Lighting	Need new fixtures and ceilings.	918	SF	\$ 8.00	\$	7,344
Hand Dryers	At corridor restrooms		see item ab	oove	\$	-
Ceilings			see item ab	oove	\$	-
Mirrors			see item ab	oove	\$	-
ADA Accessible	Corridor locations ok. Classroom location not ok or up to date.		see item ab	pove	\$	_
	Classroom toilet rooms are small/compact/not ADA compliant.		see item ab	oove	\$	
Gymnasium	Gymnasium	2,662	SF		\$	_
•	Rubber (sheet good) floor. Recently replaced. Not aging well	2,662		\$ 14.00	\$	37,268
1.0018	bubbles/welds/wear present.	2,002			*	37,200
Lighting	·	2,662	SF	\$ 11.00	\$	29,282
	Bulb replacements recent. Can upgrade fixtures with future renovations	2,662				
	Consider adding Rooftop unit. Fire-alarm devices present	1	LS	\$ 50,000.00	\$	50,000
	No exterior natural lighting. No AC.	2,662	SF	\$ 50.00	\$	133,100
	No wall padding present.	250	SF	\$ 15.00	\$	3,750
Doors	Replace - interior and exterior locations	24	EA	\$ 5,750.00	\$	138,000
Size	Ok. Seems small but probably usable for the age-group				\$	-
Bleachers	Not present				\$	-
Egress	Present (egress interior to cafeteria). One exterior door present.				\$	-
	CMU/Painted/acoustical panels present. Walls needs to be repainted.	2,662	SF	\$ 4.00	\$	10,648
Cafeteria	Cafeteria	2,042	SF		\$	-
	Rubber sheet good. Functional/Newer install.	_,-,-			\$	
	2x4 grid and tiles. Should update.	2.042	CE	\$ 12.00	\$	24,504
Accessibility	ZX4 grid and tiles. Should appeare.	2,042	31	\$ 12.00	\$	24,304
		2.042	<u> </u>	0.50	<u> </u>	- 17.257
	Should upgrade.	2,042		\$ 8.50	\$	17,357
	Add diffuser and grilles with new ceilings	2,042	SF	\$ 0.50	\$	1,021
Seating	Older tables. Should upgrade.		<u> </u>		\$	
size	Nice size room. Exterior natural light (looking east) present. Add on area -				\$	-
	exterior brick present on walls					
Air-Conditioning	N/A				\$	-
Daylight	Good. But existing storefront (exterior) should be replaced. (integral blinds				\$	-
	present)					
Overall Size	Nice size room. No comments from district about limited space/function.				\$	
Doors	Aluminum exterior pair of doors (functional). Interior hollow-metal frames and	6	EA	\$ 3,500.00	\$	21,000
	wood doors could be replaced (update hardware)					
Egress	Ok. Exterior egress present				\$	_
Offices	Offices	2,649	SE		\$	
		294.33		\$ 63.54	\$	18,702
	Carpet needs to be replaced. Update.	274.33	31	\$ 63.54		10,702
	Small space/ Need to expand and update based on building tenant needs.				\$	
	2x4 ceilings through-out. Item should be considered for replacement.	2,649	-	\$ 12.00	\$	31,788
	Update		in elec belo		\$	-
Master Clock			in elec belo		\$	-
Phone System	Update		in elec belo	ow .	\$	-
Lighting	Should upgrade.	2,649	SF	\$ 8.00	\$	21,192
Heating	Add diffuser and grilles with new ceilings	2,649	SF	\$ 0.50	\$	1,325
Copy/Work Room					\$	-
Meeting Rooms	Not present within office. Recycling room being used next to office space.				\$	-
	Not present within office.				\$	_
	Not present within office.		assume wo	ork not required	\$	_
Health Room with Toilet	, tot product main onice.			oc.roquired	\$	
	W. L		<u> </u>			
	"closed space" - not open to surrounding areas exterior or interior.	1.050	ST.	 	\$	-
Media Center	Media Center	1,859	31		\$	-
Size	N/A - no dedicated room currently in use for the media center based on childcare				\$	-
	function.		 		<u> </u>	
Flooring			<u> </u>		\$	-
Lighting					\$	-
Office Space					\$	-
Ventilation					\$	-
Doors					\$	-
Ceilings					\$	-
Auxiliary Spaces	Auxiliary Spaces				\$	_
General Note	, takina / epaces				\$	_
General Note	1				T T	
General Note					\$	_
General Note General Note			-		\$	-



			I	1		
Kitchen	Kitchen	696	SF		\$	-
Program	Building is childcare center- not elementary school. Existing kitchen and cafeteria				\$	-
	present on north end of building.					
Equipment	JRA to provide list for selecting new equipment. Large 3 compartment sink, no				\$	265,500
	ovens, (3) free standing coolers, washer & dryer retrofit					
Ceilings	ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling	696		\$ 12.00	\$	8,752
	tiles/diffusers/grilles all need to be replaced.					
Cooler/Freezer	Walk-in units not present.				\$	-
Floors	Replace- currently newer rubber sheet vinyl in kitchen and cafeteria. Floor drains	696		\$ 14.00	\$	9,744
	and sinks need to be serviced and cleaned.					
Delivery Space	Receiving area at far NW corner of building. Staff parking lot has large semi				\$	-
	turnaround ability. No receiving dock. Need to add large entry for					
	delivery/receiving/unloading. No covered protection currently.					
Storage Space	No storage space. Auxiliary 'cold storage' added to north end of cafeteria. Room	300	SF	\$ 275.00	\$	82,500
	needs to be removed and replaced.					
Kitchen Hood	Hood present. Remove and replace.				\$	-
Make-up Air					\$	_
	No serving line.				\$	
	No issues noted - such as too few outlets/location/breaker capacity				\$	
		696	CE	\$ 8.00		5,568
	Upgrade light fixtures	696			\$	
	Add diffuser and grilles with new ceilings	696	2F	\$ 0.50	· ·	348
Secured					\$	-
Fire Suppression/FA	No fire suppression present. Fire alarm present.				\$	-
Overall	ECC center. Some small food prep, dishwashing, receive small deliveries from HS.				\$	-
					\$	-
	MECHANICAL				\$	-
Heating Source and Condition	Building is served by (2) Thermal Solutions Boilers, 1,000 MBH installed in 2003.		assume wo	ork not required	\$	-
	, , , , , , , , , , , , , , , , , , , ,			•		
Heating Pumps and Pining	Building is served by (3) Taco inline zone pumps installed in 2003. (2) 25 gpm, 20'		assume wo	ork not required	\$	
r reading r unips and r iping	HD, (I) 60 gpm @ 41' HD		assume we	ork not required	Ψ	
Cooling Source and Condition	Building is served by individual DX cooling.		20011000	rule not required	\$	
			assume wo	ork not required	_	-
Cooling Pumps and Piping				ļ	\$	
Terminal Devices	(18) Classrooms served by unit vents with remote condensing units on roof.		assume wo	ork not required	\$	-
				T		
AHUs and RTUs	There are (4) RTU's. One is newer with cooling. The other (3) RTU's are stand-		see below			
	alone.					
AHUs and RTUs	replacing (I) 5-ton RTU, (I) 10-ton RTU, (I) 3-ton RTU	I	LS	\$ 50,000.00	\$	50,000
Ventilation	All exhaust fans are original with the exception of the exhaust fans serving the	- 1		\$ 8,500.00	\$	7,000
	remodeled group restrooms. (1) 600 cfm EF, (4) 150 cfm EF's, (1) 250 cfm EF, (1)					
	300 cfm EF, (1) 1,400 cfm EF					
Building Management	Building served by Trane Trace with partial pneumatics. Would like to upgrade	33,000	SF	\$ 5.00	\$	165,000
System/Controls						
	Storm has leaks. Can't get access.	33,000	SF	\$ 3.50	\$	115,500
	Building is served by (2) water heaters. One 75 gallon, 350 MBH is at the end of	I	EA	\$ 8,200.00		8,000
	life. The other was installed in 2013.	·		0,200.00	Ť	0,000
	Group restrooms remodeled in 2019. Electric water coolers with bottle fillers are		20011000	l not required	\$	
Fluilibilig Fixtures	·		assume wo	ork not required	Ф	-
Fig. B	new. All others are original.			1	•	
Fire Protection			1		\$	-
Pool equipment	IN/A.		-		\$	-
			_		\$	-
	ELECTRICAL				\$	-
Transformer size					\$	-
Primary/Secondary Service					\$	-
Generator	There is no generator on site.				\$	-
Lighting	Misc. areas unaccounted for	3,363	SF	\$ 7.00	\$	23,541
Occupancy Sensors	N/A				\$	-
	Toggle switches. Needs updating.	33,000	SF	\$ 1.50	\$	49,500
	Majority of panels are in good shape. Panel F has open busses and needs to be		EA	\$ 7,500.00		7,500
	replaced.	·			l .	.,
Panel Clearance	Need to remove storage items.				\$	_
	Fluorescent fixtures throughout need to be replaced.		in areas ab	ove	\$	_
	Exit signs are very old and letters are dim.		in areas ab		\$	
		33,000	SF		\$	
Fire Alarm	Upgraded in the last 5 years. Future upgrades could include voice activation	33,000	3F	\$ 0.75	4	24,750
	(district wide)		C.F.			
Master Clock		33,000	-	\$ 0.25	_	8,250
Paging		33,000		\$ 0.60		19,800
Phone System		33,000		\$ 2.00		66,000
Branch		33,000	SF	\$ 2.00	\$	66,000



	TECHNOLOGY					\$					
IT Rooms	MDF needs AC. Old equipment needs to be removed.	\$	_								
Fiber Optic Cabling (between	MDF needs AC. Old equipment needs to be removed. Older singlemode fiber between buildings, multimode between IT rooms, some included in "Phone System" above										
buildings/IT rooms)	CAT6 tie lines between racks.										
Data Cabling (within buildings)	CAT 6 cabling. Switches were upgraded recently.		included in	"Phone	System" above	\$	-				
Bells/Paging System	Need to update paging for the district.		included in	"Paging	" above	\$	-				
Clock System	There is no synchronized clock system. Using atomic clocks.	\$	-								
Classroom Audio/Video Systems	Standard throw projectors being replaced with 75" interactive displays. Plan to	\$	-								
	replace Lightspeed audio with Audio Enhancement systems.										
Large Space Audio/Video	Gym and cafeteria have no AV.	2	EA	\$	25,000.00	\$	50,000				
Systems											
Security Camera System	Need to update Sony cameras and VMS (currently exacqvision software)	33,000	SF	\$	1.00	\$	33,000				
Access Control System	Axis intercom at main entrance. Card readers at priority doors. Vanderbilt SMS.		assume no	work re	equired	\$	-				
						\$	-				
						\$	-				
	Direct Trade	33,000	sf	\$	136.09	\$	4,491,109				













































Use: K-4 **Built:** 1955

Additions + Renovations: 1958 / 1977 / 1988

Total Building Area: 43,000 SF **Site Area:** 10 Acres

Enrollment: 437 students

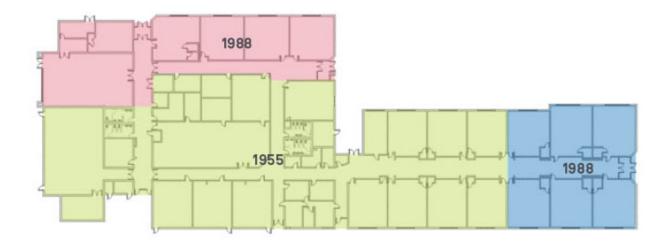
Square Footage per Student: 98.4 sf/student

Renovation Cost: \$14,322,352

Current Replacement Value (CRV): \$13,760,000

Facility Condition Index (FCI): 104%













OBSERVATION HIGHLIGHTS

SITE

Concrete sidewalks and asphalt pavement in poor condition throughout. Conflict between bus loop at main entrance and parent drop-off in parking lot to the north. Parents back up onto Cornell Road.

ARCHITECTURE

The building lacks a clearly defined main entry. Many confuse the entry to the North as the main point of entry. Entrance currently located at south parking lot not compatible with ADA based on steps only for access. No secure vestibule. Main entrance metal fascia above windows and doors should be removed and replaced. Each wing has different masonry and window framing products based on the time of construction. Building exterior walls are not uniform in look and performance. Window replacements should be considered. Exterior EIFS, surrounding finished insulated wall condition, need repair or replacement based on bird and tree damage to the product. Exterior limestone sills and masonry block infills around window openings need to be cleaned, sealed and maintained to increase lifespan and performance of all products. Deterioration of masonry mortar seen at some locations around the exterior. In addition to classrooms, the school has a media center, gym, kitchen, cafeteria and dedicated rooms for art and music. No fire suppression service reported at this facility. Some interior wood doors and hollow metal frames should be upgraded. Traditional double-loaded corridor design does not offer space conducive to learning communities or collaborative areas outside of the classroom.

INTERIORS

Classrooms are crowded. Many ancillary spaces have been taken over to accommodate needs for small group spaces or storage. There are no spaces for staff needs such as a work room, or itinerant instructional/office space.

The carpet throughout is in need of replacement. It dates back to the mid-nineties and is worn and/or stained. Corridor walls are in good condition, comprised of brick/glazed brick with painted CMU above. Corridor lockers are in decent condition. Ceilings are in good to fair condition. However, they are 24" x 48" panels which are more susceptible to warping and damage. They also appear to have a low NRC (noise reduction coefficient).

Classroom casework is damaged in many cases. Tall 48" wide storage cabinets are bowing due to rubber totes placed on top for storage and weight on shelves. Wood doors are in good to fair condition.

Interior signs are present, but are not consistent or cohesive throughout the building. Wayfinding signage is lacking as evidenced by directional paper signs hung on walls. Windows include integral blinds and appear to be in good to fair condition. There are screens placed on operable windows. These screens should be removed for emergency egress and such window locations should be marked as "emergency egress".

The sheet flooring in the Cafeteria is in disrepair and in need of replacement. The resilient sheet flooring in the Gymnasium is in good condition, with a few areas in need of repair along a seam.

Four of the multi-use toilet rooms were recently renovated with troweled epoxy flooring and wall tile floor-to-ceiling and are in good condition. Many still need to be renovated.

Furniture throughout the building is dated and of poor quality, not conducive to a flexible or comfortable learning environment for staff or students.





MECHANICAL

Replace four original rooftop units (1,000 cfm, 3,800 cfm, 2,000 cfm and 2,000 cfm). All exhaust fans in the single toilets should be replaced and tunnel exhaust should be added. And the pneumatics should be replaced with new DDC with the balance of the DDC controls for the building being upgraded.

ELECTRICAL

Interior and exterior lighting fixtures are fluorescent or in poor condition and need to be replaced. Exit signs have faded lettering and need to be replaced. The building exterior needs wall packs added for better lighting. All interior lighting controls are toggle switches and need to be updated to modern controls and better energy efficiency. The majority of the panelboards are in good shape and do not need to be replaced.

TECHNOLOGY

The MDF is a shared space with storage and should be a dedicated space. Fiber optic cabling between IT rooms is antiquated and needs updating. Synchronized clock system does not exist. Paging system needs to be upgraded. Gym & cafe need new AV systems. Security cameras & VMS needs updating.

RECOMMENDATION SUMMARY

This building is not a good candidate for significant investment in the existing facility. Significant renovations are required at this facility to bring it up to an overall "good" condition rating. There are known issues with the current vehicle drop-off and pick-up layout and parking areas. Solutions to these issues should be considered.





DATA SHEETS

Facility Assessment

Building Name Cornell Elementary

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years Fair = item meets current use, showing signs of age and should be replaced in the next 10 years Poor = item is nearing the end of it's useful life, current need, should be replaced in the next 3-5 years

SITE		good	fair	godi comments
Drainage	Х			
				Pavement at entrance way is in poor condition. South parking lot is in
Asphalt Parking/ Drives			Х	fair/poor condition.
				Sidewalks in fair condition throughout, flush curb at drop off - recommend a
Sidewalks		х		raised curb for safety.
Adequate Parking		х		
				Conflict between bus loop at main entrance and parent drop-off in parking
Bus Loop			х	lot to the north.
Playgrounds			Х	Aged equipment (20+ years old)
				Conflict between bus loop at main entrance and parent drop-off in parking
Student Drop off Area			х	lot to the north.
Landscaping		х		
Irrigation Systems				No Irrigation.
Athletic fields		х		Soccer Goals are in poor condition.
Fencing	х			
Service Entrance		х		Indirect service access on west side of building with no direct drive lane.
Signage			Х	Main sign is in poor condition.
Dumpster Location			Х	No enclosure or concrete pad for dumpster.
Traffic Directions			Х	Parent drop-off double ques in parking lot, can back up onto Cornell Road
Parking Lot Lighting		х		Needs to be upgraded. Overhead electrical lines to building are hung too low.

ARCHITECTURAL		ROOD	fair	god comments
Building Shell				
				District reports leaks/ponding around roof drains due to new roofing being
				installed directly over existing with no consideration for drain height
				adjustments. Most recent roofing installations date back to 2003 and 2004,
Roofing		х		Firestone and Cooley membranes installed.
				Some updates in the early 90's - aluminum (dark bronze) thermally broken,
				but some locations seem older (clear anodized) and should be replaced. All
Exterior Windows		х		units nearing end of life cycle. Integral blinds.
Positive Drainage	Х			No issues reported
				Entrance is off of east drive lane. Compact. Not sure how well it performs at
				high traffic flow timeframes. Older aluminum storefront entrance (single
Defined Entry		х		door). Card access present. Minimal site signage - consistent across district.
Accessibility		Х		Present
				Birds picking at EIFS fascia - maintenance issue for district. Currently repairing
Fascia/Soffits			Х	with spray-foam to fill holes.





ARCHITECTURAL (CON'T)	Bood	fair	godi
			Mixture of brick/stone/block on exterior. CMU/stone sills need to be
			cleaned. There is signs of structural support through the brick wall on the
			south wall (gym). This may be for the side basketball hoop needs to be
			patched properly. There are signs of water intrusion on the south side of the
			building (entrance bump outs) - further investigation needed. Brick needs to
			be patched and tuckpointed, especially on lower portions of the building near
Masonry	х		sidewalks. Investigate sill flashing at windows - signs of water intrusion.
Building Structure	х		Cracks in wall at north classroom wing to be investigated
			Due to original construction date of school, all joint sealants should be
Caulk Joints		х	inspected and replaced based on condition.
			Building has some trees in close proximity of the building along east elevation
Water Stains	х		- need to be removed or limbed up.
			Card access present. Building currently receiving some replacements.
			Aluminum entrances. Some entrances still need to be replaced. Review
			access (exterior only) to furnace room - now used for storage. Need to
			replace overhead door at exterior storage on the west side of the building.
Exterior Doors	х		No barrier free access to the north doors.
Vestibule Entries		х	No secure vestibule within main entrance. Could be easily added.
			Present in parking lots (bulb replacement recent). Minimal lighting mounted
			to exterior of the building. District wants to improve on exterior lighting for
Exterior Light	х		presentation and security.
			No prominent main entrance - hard to find, not inviting and too small. Large
			pair of entrance doors and step noted to the north of the building where the
Main Entrance		х	north parking lot is located.
			Different 'wings' of the building have different exterior finishes - not uniform
Exterior Appearance	Х		around the building.

INTERIORS / FINISHES		ROOD	fair	god comments
Corridors				
Lights		х		2x4 light fixtures. Ready for upgrade. Fluorescent fixtures, need upgrade.
				Functional. Carpet / 12x12 VCT tile/ Runners and Rugs being used for walk off
Flooring		х		mats
				Minimal staining and curling of ceiling tiles, 2 x 4 grid, older vinyl tiles to be
Ceiling/Walls		х		replaced
Lockers		Х		Older. Could upgrade at all corridors
				Need to upgrade interior hollow-metal and wood doors. Electronic card
				access hardware present (recently installed on existing doors). Replace door
Doors		х		knobs with barrier free levers.
				12-14 feet wide of usable passage space. Some pinch points/tight spaces
Size of Corridor		х		present at entrances to different 'wings'.
Flow of Corridor	х			Ok
				Present. Door hardware/automatic operators should be considered in future
Emergency Egress	х			work.
Glass Transoms				N/A
Vestibules				N/A
Cabinets				N/A Only Located in Classrooms
Interior Signage			Х	Needed. Non-existent.
Classrooms				
Flooring		х		Carpet is functional but nearly end of service life.
Ceiling			Х	Replace. Projectors present in most classrooms.

INTERIORS / FINISHES		Bood	fait	god comments
(CON'T)		80	<u>y</u>	
				Integral blinds present in newer units. Snags, damage, function an issue and
				hard to fix. Different age units in each of the different wings based on time of
Windows		х	Х	construction.
Casework			Х	Replace. Update. Upgrade based on new mobile units.
Marker/Chalkboards		Х		Markerboards (white) present and in decent condition.
Heat	Х			Units to be considered for replacement. Nearing end of service life.
Air-Conditioning	Х			New unit vents installed as recent bond work.
Daylight			Х	Minimal natural lighting (windows small)
Overall Size		Х		No comments from district on classroom size being limited/constricting.
				Hollow-metal frames (replace). Wood doors with window lites (could be
				replaced). New locking hardware (access control) just installed with last bond
Doors			Х	issue. No door closers on classroom doors.
Toilet		Х		Classroom toilets dated, consider updates with new finishes and fixtures
Lighting			Х	Upgrade fixtures. New LED bulb replacement just completed (retrofit)
Heating			Х	
Power Outlets		Х		No issues to report
Furniture		Х	Х	
Toilet Rooms				
				Recent upgrades to most corridor common bathrooms. (2) corridor locations
Fixtures Operational	Х			present throughout the building.
Toilet Partitions	Х			
Walls	Х			New tile installed (floor to ceiling elevation)
				Epoxy poured in place product used for bathroom upgrades at all schools.
Floors	Х			Integral base.
Floor Drains	Х			No issues reported with existing drains.
Lighting	Х			New fixtures, ceiling mounted.
Hand Dryers				NA. Paper towel dispensers.
				Seemed to be in good shape with recent bond updates. Fire alarm devices
Ceilings	Х			present.
Mirrors	Х			New- present.
				Yes, for bathrooms that were renovated with recent bond cycle (2-3 years
ADA Accessible	Х			old)
Adequate Size	Х			Bathrooms typically had 2-3 stalls with partitions and 2-3 sinks present.
Gymnasium				
				Newer rubber flooring. Couple of locations where welding is failing. Bigger
Flooring		Х		concern moisture maybe present underneath new floor.
Lights	Х			New fixtures and bulbs
				No A/C currently. Ready for new units and new ductwork/diffusers update.
HVAC		Х		Owner would like to add A/C to gym as it is used for camps in the summer.
Daylight			Х	None - no windows or natural lighting.
Gym Equipment			Х	Minimal - padding needs to be upgrading
Doors		Х		Upgrade interior hollow-metal doors and frames.
Size of Corridor		Х		Small - but no comment from district on limited space.
Bleachers				not present.
Egress	Х			interior and exterior options available and functioning.
Cafeteria				
				Should be considered for replacement - high traffic/multi-use space.
Flooring		Х		Currently sheet vinyl or rubber flooring. Multi-use space for afterschool
Ceilings/Walls		Х		2x4 drop ceiling with grid and ceiling tile
Accessibility		Х		Ok
Lighting		Х		Fluorescent fixtures, need upgrade.
Seating		Х		Present
size	Х			Nice size room

INTERIORS / FINISHES		Bood	tail	god comments
(CON'T)		80		§
Daylight		Х		Aluminum framing on the north elevation wall within the room.
Overall Size		Х		Good. No issues reported by the district.
Doors			Х	Exterior doors currently being replaced by the district.
				No issues other than making sure tables are not located to prevent
Egress	Х			emergency egress.
Offices				
Flooring			Х	Carpet - replace
Furniture			Х	Needs to be updated
Ceilings			Х	2x4 grid/ceiling tiles and light fixtures. Ready for upgrade.
Paging			Х	District wants to replace existing system.
Master Clock			Х	District wants to replace existing system.
Phone System			Х	District wants to replace existing system.
Lighting			Х	Needs to be updated
Copy/Work Room			Х	Present - but part of a multi-use space
Meeting Rooms			Х	Upgrade space/finishes/function.
Coffee Break Area			Х	Upgrade
Bathroom(s)			Х	Upgrade
Health Room with Toilet				N/A
Accessibility		х		Functional/compact/area needs upgrade.
Visibility			Х	N/A
Media Center				
				compact/seems smaller in comparison to other elementary schools in the
Size		х		district
Flooring		х		carpet - ok condition. Ready for replacement within next bond cycle
Lighting		Х		ceilings and fixtures can be considered for replacement
Office Space		х		
				functional but should be considered for replacement within next bond cycle -
Doors		х		new electronic secure locking hardware installed.
Ceilings		Х		
Furniture/Shelving		Х		
Kitchen				
				300 daily student meals served (all delivered from HS). Rotating pizza (Little
				Caesars) delivery day for all elementary schools. Cornell has south staff
				parking lot (approx. 24 spaces) but no room for shipping/receiving deliveries.
				No dock area. Back in full size semi trailer. This location needs
				redesign/reformat this area for multiple reasons. Long ramp and no double
Program				door access currently.
				JRA to provide list for selecting new equipment. Space currently has serving
				equipment, gas range and oven, warming ovens, large cooler, sinks for
Equipment			Х	dishwashing, waste disposal.
				ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling
Ceilings			Х	tiles/diffusers/grilles all need to be replaced.
Cooler/Freezer				Not present
Floors			Х	Replace - currently rubber sheet vinyl in kitchen and cafeteria
				Receiving area attached to new west elevation bus loop service drive. No
				receiving dock. Need to add large entry for delivery/receiving/unloading. No
Delivery Space			Х	covered protection currently.
Storage Space			Х	No storage space
Kitchen Hood			Х	Hood present above ovens. Small retrofit. Should replace.
				Compact, one serving line, need to redesign/reformat. Space closed off from
Serving Line		Х		Cafeteria (open up).

INTERIORS / FINISHES (CON'T)		Rood	fair	godi comments
Electrical		х		No issues noted - such as too few outlets/location/breaker capacity
Lighting		Х		Upgrade light fixtures
Secured	Х			Yes
Fire Suppression/FA				Not present in kitchen.
				Elementary school - not fully function licensed kitchen. Compact kitchen and
				serving space. No kitchen office space. School does not have adequate room
				to handle deliveries/receiving/storage. If walk-in units were added they
Overall			Х	would need to be exterior additions due to limited usable space.

MECHANICAL		800d	tait	god comments
Heating Source and				Building is served by (2) Thermal Solutions, 2,000 MBH, heating hot water
Condition		Х		boilers installed in 2003.
				Building is served by (2) B&G base mounted pumps, 92 gpm @ 60' HD
Heating Pumps and Piping		Х		installed in 2003. No known issues with piping.
Cooling Source and				
Condition	Х			Individual DX cooling.
Cooling Pumps and Piping				N/A.
				(21) Classrooms served by horizontal unit vents with remote condensing units
Terminal Devices	Х			installed in 2019.
				Cafeteria AHU (4,500 cfm) installed around 2019. Kitchen (1,000 cfm), Media
				Center (3,800 cfm), and Gym (two @ 2,000 cfm each) AHU's installed in 1988.
AHUs and RTUs		Х		Office (1,900 cfm) and Computer Classroom RTUs installed around 2003.
				Group restroom exhaust installed in 2019. Classroom toilet rooms exhaust is
Ventilation		Х		original. (8) 100 cfm EF's, (1) 600 cfm EF, (1) 200 cfm EF No tunnel exhaust.
Building Management				
System/Controls			Х	Building served by Trane BMS with partial pneumatics.
Domestic Water Piping		Х		No known issues.
				Building served by Lochinvar 40 gallon, 40 MBH water heater installed in
				2013. Kitchen served by Lochinvar 98 gallon, 200 MBH water heater installed
Water Heaters		Х		around 2003. Would like to combine.
Plumbing Fixtures		Х		Group restrooms remodeled in 2019. All single toilets are original.
Fire Protection				N/A.
Pool equipment				N/A.

ELECTRICAL		Rood	fair	goot comments
Transformer size	Х			
Primary/Secondary Service	Х			Owner would like to relocate overhead power feed to building underground
				There is no generator on site, owner would like hook up for a portable
Generator				(temporary) generator when needed.
Occupancy Sensors				N/A
Lighting Control System			Х	Toggle switches. Needs updating.
Panels	Х			Majority of panels are in good shape.
Panel Clearance	Х			Need to remove storage items.
				Upgraded in the last 5 years. Future upgrades could include voice activation
Fire Alarm	х			(district wide)
Interior Lighting			Х	Fluorescent fixtures throughout need to be replaced.
Exit Signs			Х	Exit signs are very old and letters are dim.
Site Lighting			Х	Owner would like to add wall packs on building and upgrade existing lights



TECHNOLOGY		800d	tair	godi comments
IT Decree			.,	MDF is in a shared space used for teaching and storage. Needs dedicated AC.
IT Rooms			Х	Old equipment needs removed.
Fiber Optic Cabling				
(between buildings/IT				Older singlemode fiber between buildings, multimode between IT rooms,
rooms)		х		some CAT6 tie lines between racks.
Data Cabling (within				
buildings)	х			CAT 6 cabling. Switches were upgraded recently.
Bells/Paging System			Х	Need to update paging for the district.
Clock System			Х	There is no synchronized clock system. Using atomic clocks.
Classroom Audio/Video				Standard throw projectors being replaced with 75" interactive displays. Plan
Systems	х			to replace Lightspeed audio with Audio Enhancement systems.
Large Space Audio/Video				Gym needs installed video/projection and new audio with better speaker
Systems			Х	distribution.
Security Camera System			Х	Need to update Sony cameras and VMS (currently exacqvision software)
				Axis intercom at main entrance. Card readers at priority doors. Vanderbilt
Access Control System		х		SMS.



BUDGET DETAIL

ITEM #:	7				Acres:		- 1
	Cornell Elementary - Sitew	ork					Elementary
	Description	Quantity	UOM		Unit Cost		Total Cost
Sitework	SITEWORK					\$	-
Drainage			assume wo	ork not requ	uired	\$	-
Asphalt Parking/ Drives	Pavement at entrance way is in poor condition. South parking lot is in fair/poor condition.		see items l	below		\$	-
Asphalt Parking/ Drives	Entry/drop-off drive asphalt	12,400	SF	\$	6.39	\$	79,2
Asphalt Parking/ Drives	South parking lot	9,600	SF	\$	6.39	\$	61,3
Asphalt Parking/ Drives	Nortth parking lot		not include	ed		\$	-
Asphalt Parking/ Drives	Striping and signage	22,000	SF	\$	0.14	\$	3,0
Concrete Curbs	Curbs at enry	950	LF	\$	35.00	\$	33,2
Concrete Curbs	Curbs at south lot	355	LF	\$	35.00	\$	12,4
Concrete Curbs	Curbs at north lot		not include	ed		\$	-
Bus Loop	Adjust storm structures	8	EA	\$	800.00	\$	6,40
Asphalt Parking/ Drives	Site restoration/landscaping	- 1	LS	\$	5,000.00	\$	5,0
Sidewalks	Sidewalks in fair condition throughout, flush curb at drop off - recommend a	9,300	SF	\$	11.50	\$	106,9
	raised curb for safety.						
Adequate Parking	,		assume wo	ork not requ	uired	\$	-
Bus Loop	Conflict between bus loop at main entrance and parent drop-off in parking lot to	I	ALLOW	\$	175,000.00	\$	175,0
	the north.						
Playgrounds	Aged equipment (20+ years old)	- 1	ALLOW	\$	500,000.00	\$	500,0
Student Drop off Area	Conflict between bus loop at main entrance and parent drop-off in parking lot to		see bus lo	op above		\$	_
	the north.						
Landscaping			assume wo	ork not requ	uired	\$	_
Irrigation Systems	No Irrigation.		assume wo	ork not requ	uired	\$	-
Athletic fields	Soccer Goals are in poor condition.	2	EA	\$	3,500.00	\$	7,0
Fencing	·		assume wo	ork not requ	uired	\$	_
Service Entrance	Indirect service access on west side of building with no direct drive lane.	- 1	ALLOW	\$	175,000.00	\$	175,0
	Main sign is in poor condition.	- 1	EA	\$	35,000.00	\$	35,0
Dumpster Location	No enclosure or concrete pad for dumpster.		not include	ed		\$	
Traffic Directions	Parent drop-off double ques in parking lot, can back up onto Cornell Road -	- 1	ALLOW	\$	125,000.00	\$	125,0
	ASSUME EXPAND NORTH PARKING LOT						
Parking Lot Lighting	Needs to be upgraded. Overhead electrical lines are hung too low.		assume by	owner		\$	
	Exterior power line located on north side of site as it enters building. District	500		\$	65.00	\$	32,5
(2000)	would like to relocate underground.			· ·		-	02,
Electrical - Site Restoration	Concrete/asphalt/landscape restoration from new primary conduits	500	LF	\$	10.00	\$	5,0
		300		_		\$	
	Direct Trade	10	acres	\$	136.214.97	\$	1,362,1

ITEM #:	8			Gro	ss Area:	43,000
	Cornell Elementary - Building Improvements					Elementary
	Description	Quantity	UOM		Unit Cost	Total Cost
Building Shell	BUILDING SHELL					\$ -
Roofing	District reports leaks/ponding around roof drains due to new roofing being installed directly over existing with no consideration for drain height adjustments. Most recent roofing installations date back to 2003 and 2004, work completed by Royal West with Firestone and Cooley membranes installed.	43,000	SF	\$	28.00	\$ 1,204,000
Exterior Windows	Some updates in the early 90's - aluminum (dark bronze) thermally broken, but some locations seem older (clear anodized) and should be replaced. All units nearing end of life cycle. Different 'wings' of the building have different exterior finishes - not uniform around the building. Integral blinds.	2,758	SF	\$	95.00	\$ 262,010
Positive Drainage	No issues reported		assume wo	rk not requ	ired	\$ -
Defined Entry	Entrance is defined - Off of east drive lane. Compact. Not sure how well it performs at high traffic flow timeframes. Older aluminum storefront entrance (single door). Card access present. Minimal site signage - consistent across district.	I	ALLOW	\$	25,000.00	\$ 25,000
Defined Entry	Site sign	I	ALLOW	\$	35,000.00	\$ 35,000
Accessibility	Present		assume wo	rk not requ	ired	\$ -
EIFS Fascia/Soffits	Birds picking at EIFS fascia - maintenance issue for district. Currently repairing with spray-foam to fill holes - assume metal studs backup/metal panels/new coping	5,108	SF	\$	70.00	\$ 357,560





Masonr							
	Mixture of brick/stone/block on exterior. CMU/stone sills need to be cleaned.	17,878	SF	\$	2.00	\$	35,756
	There is signs of structural support through the brick wall on the south wall						
	(gym). This may be for the side basketball hoop needs to be patched properly.						
	There are signs of water intrusion on the south side of the building (entrance						
	bump outs) - further investigation needed. Brick needs to be patched and						
	tuckpointed, especially on lower portions of the building near sidewalks.						
	Investigate sill flashing at windows - signs of water intrusion.						
	investigate sill flashing at windows - signs of water intrusion.						
Building Structur	Cracks in wall at north classroom wing to be investigated	1	allow	\$	10,000.00	\$	10,000
Caulk Joint	Due to original construction date of school, all joint sealants should be inspected	17,878	SF	\$	0.50	\$	8,939
	and replaced based on condition.						
Water Stain	Building has some trees in close proximity of the building along east elevation -	- 1	ALLOW	\$	5,000.00	\$	5,000
	need to be removed or limbed up.						
Exterior Door	Card access present. Building currently receiving some replacements. Aluminum		see item b	elow		\$	-
	entrances. Some entrances still need to be replaced. Review access (exterior only)						
	to furnace room - now used for storage. Need to replace overhead door at						
	exterior storage on the west side of the building. No barrier free access to the						
	north doors.						
Door		19	EA	\$	8,000.00	\$	152,000
Door	·	360		\$	75.00	\$	27,000
Vestibule Entrie		I	ALLOW	\$	50,000.00	\$	50,000
			LS	<u> </u>	20.000.00	\$	20,000
Exterior Lighting	Present in parking lots (bulb replacement recent). Minimal lighting mounted to	1	LS	Þ	20,000.00	Þ	20,000
	exterior of the building. District wants to improve on exterior lighting for						
	presentation and security.						
Main Entrance	No prominent main entrance - hard to find, not inviting and too small. Large pair		see item a	bove		\$	-
	of entrance doors and step noted to the north of the building where the north						
	parking lot is located.			1			
Exterior Appearance	Different 'wings' of the building have different exterior finishes - not uniform					\$	-
	around the building.						
	INTERIORS					\$	-
Wall	Paint/refresh entire building	43,000	SF	\$	1.50	\$	64,500
Corridor	Corridors	7,800	SF			\$	-
Lightin	2x4 light fixtures. Ready for upgrade. Fluorescent fixtures, need upgrade.	7,800	SF	\$	7.50	\$	58,500
Floorin	Functional. Carpet / 12x12 VCT tile/ Runners and Rugs being used for walk off		see items	below		\$	-
	mats						
Floorin	Carpet 90%	6,660	SF	\$	7.06	\$	46,990
Floorin	VCT 10%	780	SF	\$	5.00	\$	3,900
Floorin	Entry matts	360	SF	\$	90.00	\$	32,400
Ceilings/Wall	Minimal staining and curling of ceiling tiles, 2 x 4 grid, older vinyl tiles to be	1,560	SF	\$	9.50	\$	14,820
	replaced						
	Older. Could upgrade at all corridors	600	EA	\$			
Locker	Older. Could upgrade at all corridors	000	EA	Φ	350.00	\$	210,000
	Need to upgrade interior hollow-metal and wood doors. Electronic card access	46	EA	\$	350.00	\$	210,000
	Need to upgrade interior hollow-metal and wood doors. Electronic card access		_			· ·	
	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with		_			· ·	
Door	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers.		EA	\$	3,500.00	\$	
Door	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at		EA		3,500.00	· ·	
Door Size of Corrido	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'.		assume wo	\$ ork not requir	3,500.00 red	\$	
Door Size of Corrido Flow of Corrido	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok	46	assume wo	\$ ork not required the required	3,500.00 red	\$ \$	
Door Size of Corrido Flow of Corrido	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future	46	assume wo	\$ ork not requir	3,500.00 red	\$	161,000
Door Size of Corrido Flow of Corrido Emergency Egres	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work.	46	assume wo	\$ ork not required ork not required \$	3,500.00 red ed 4,500.00	\$ \$ \$	
Size of Corrido Flow of Corrido Emergency Egres Glass Transom	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A	46	assume wo	\$ ork not requir s ork not requir	3,500.00 red 4,500.00	\$ \$ \$ \$	- - - 45,000
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A	46	assume wo	\$ ork not requir \$ ork not requir prk not requir	3,500.00 red 4,500.00 red red	\$ \$ \$ \$ \$	- 45,000
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Casewori	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A Only Located in Classrooms	10	assume wo	sprk not requires ork not requires sprk not requires ork not requires ork not requires ork not requires	3,500.00 red 4,500.00 red red	\$ \$ \$ \$ \$ \$	- - 45,000
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Caseworl Interior Signage	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school	10	assume work assume work EA assume work ass	\$ ork not requir \$ ork not requir prk not requir	3,500.00 red 4,500.00 red red	\$ \$ \$ \$ \$ \$	- - 45,000 - - - 23,650
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Caseworl Interior Signag	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school Classrooms	43,000 19,960	assume wo	\$ ork not requir \$ ork not requir \$ ork not requir ork not requir ork not requir \$	3,500.00 red 4,500.00 red	\$ \$ \$ \$ \$ \$ \$ \$	- - 45,000 - - - 23,650
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Caseworl Interior Signag Classroom Floorin	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school Classrooms Carpet is functional but nearly end of service life.	43,000 19,960 19,690	assume wo assume wo assume wo assume wo assume wo assume wo SF SF	\$ ork not requir \$ ork not requir \$ ork not requir ork not requir \$ \$ \$	3,500.00 ed 4,500.00 ed ed ed 7,500.00 ed ed ed 7,06	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - 45,000 - - - 23,650 - 139,011
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Casewori Interior Signag Classroom Floorin Ceiling	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school Classrooms Carpet is functional but nearly end of service life. Replace. Projectors present in most classrooms.	43,000 19,960	assume wo assume wo assume wo assume wo assume wo assume wo SF SF SF	\$ ork not requir \$ ork not requir \$ ork not requir ork not requir \$ \$ \$ \$	3,500.00 red 4,500.00 red	\$ \$ \$ \$ \$ \$ \$ \$ \$	- - 45,000 - - - 23,650
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Casewori Interior Signag Classroom Floorin Ceiling	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A N/A N/A N/	43,000 19,960 19,690	assume wo assume wo assume wo assume wo assume wo assume wo SF SF	\$ ork not requir \$ ork not requir \$ ork not requir ork not requir \$ \$ \$ \$	3,500.00 ed 4,500.00 ed ed ed 7,500.00 ed ed ed 7,06	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - 45,000 - - - 23,650 - 139,011
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Casewori Interior Signag Classroom Floorin Ceiling	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school Classrooms Carpet is functional but nearly end of service life. Replace. Projectors present in most classrooms. Integral blinds present in newer units. Snags, damage, function an issue and hard to fix. Different age units in each of the different wings based on time of	43,000 19,960 19,690	assume wo assume wo assume wo assume wo assume wo assume wo SF SF SF	\$ ork not requir \$ ork not requir \$ ork not requir ork not requir \$ \$ \$ \$	3,500.00 ed 4,500.00 ed ed ed 7,500.00 ed ed ed 7,06	\$ \$ \$ \$ \$ \$ \$ \$ \$	- - 45,000 - - - 23,650 - 139,011
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Caseworl Interior Signag Classroom Floorin Ceiling Window	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school Classrooms Carpet is functional but nearly end of service life. Replace. Projectors present in most classrooms. Integral blinds present in newer units. Snags, damage, function an issue and hard to fix. Different age units in each of the different wings based on time of construction.	43,000 19,960 19,690	assume wo assume wo assume wo assume wo assume wo assume wo SF SF SF SF SF see building	sprk not requires sprk not req	3,500.00 red ed 4,500.00 red ed od 0.55 7.06 12.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 45,000 - - 23,650 - 139,011 236,280
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Caseworl Interior Signag Classroom Floorin Ceiling Window	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school Classrooms Carpet is functional but nearly end of service life. Replace. Projectors present in most classrooms. Integral blinds present in newer units. Snags, damage, function an issue and hard to fix. Different age units in each of the different wings based on time of	43,000 19,960 19,690	assume wo assume wo assume wo assume wo assume wo assume wo SF SF SF SF SF see building	\$ ork not requir \$ ork not requir \$ ork not requir ork not requir \$ \$ \$ \$	3,500.00 ed 4,500.00 ed ed ed 7,500.00 ed ed ed 7,06	\$ \$ \$ \$ \$ \$ \$ \$ \$	- - 45,000 - - - 23,650 - 139,011
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Caseworl Interior Signage Classroom Floorin Ceiling Window Caseworl	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school Classrooms Carpet is functional but nearly end of service life. Replace. Projectors present in most classrooms. Integral blinds present in newer units. Snags, damage, function an issue and hard to fix. Different age units in each of the different wings based on time of construction. Replace. Update. Upgrade based on new mobile units.	43,000 19,960 19,690	assume wo assume wo EA assume wo assume wo assume wo SF SF SF SF Se buildin	sprk not requires sprk not req	3,500.00 red 4,500.00 red red red red 12.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	161,000 45,000 23,650 - 139,011 236,280 - 303,600
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Casewori Interior Signag Classroom Floorin Ceiling Window Casewori	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school Classrooms Carpet is functional but nearly end of service life. Replace. Projectors present in most classrooms. Integral blinds present in newer units. Snags, damage, function an issue and hard to fix. Different age units in each of the different wings based on time of construction. Replace. Update. Upgrade based on new mobile units.	43,000 19,960 19,690	assume wo assume wo EA assume wo assume wo assume wo SF SF SF SF Se buildin	sprk not requires the	3,500.00 red 4,500.00 red red red 12.00 550.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 45,000 - - 23,650 - 139,011 236,280
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Caseworl Interior Signage Classroom Floorin Ceiling Window Caseworl	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school Classrooms Carpet is functional but nearly end of service life. Replace. Projectors present in most classrooms. Integral blinds present in newer units. Snags, damage, function an issue and hard to fix. Different age units in each of the different wings based on time of construction. Replace. Update. Upgrade based on new mobile units.	43,000 19,960 19,690	assume wo assume wo EA assume wo assume wo assume wo SF SF SF SF Se buildin	sprk not requires sprk not req	3,500.00 red 4,500.00 red red red 12.00 550.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	161,000 45,000 23,650 - 139,011 236,280 - 303,600
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Casewori Interior Signag Classroom Floorin Ceiling Window Casewori	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school Classrooms Carpet is functional but nearly end of service life. Replace. Projectors present in most classrooms. Integral blinds present in newer units. Snags, damage, function an issue and hard to fix. Different age units in each of the different wings based on time of construction. Replace. Update. Upgrade based on new mobile units.	43,000 19,960 19,690	assume wo assume wo assume wo assume wo assume wo assume wo SF SF SF SF LF LF LF assume wo	sprk not requires the	3,500.00 red 4,500.00 red red red 12.00 550.00 450.00 red	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	161,000 45,000 23,650 - 139,011 236,280 - 303,600
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Casewori Interior Signag Classroom Floorin Ceiling Window Casewori Casewori	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school Classrooms Carpet is functional but nearly end of service life. Replace. Projectors present in most classrooms. Integral blinds present in newer units. Snags, damage, function an issue and hard to fix. Different age units in each of the different wings based on time of construction. Replace. Update. Upgrade based on new mobile units.	43,000 19,960 19,690	assume wo assume wo assume wo assume wo assume wo assume wo SF SF SF SF LF LF LF assume wo	sprk not requires req	3,500.00 red 4,500.00 red red red 12.00 550.00 450.00 red	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	161,000 45,000 23,650 - 139,011 236,280 - 303,600
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Caseworl Interior Signag Classroom Floorin, Ceiling Window Caseworl Caseworl Marker/Chalkboard Heatin,	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school Classrooms Carpet is functional but nearly end of service life. Replace. Projectors present in most classrooms. Integral blinds present in newer units. Snags, damage, function an issue and hard to fix. Different age units in each of the different wings based on time of construction. Replace. Update. Upgrade based on new mobile units. Premium for tall storage cabinets Markerboards (white) present and in decent condition. Units rated as good but can be considered for replacement eventually. Nearing	43,000 19,960 19,690	assume wo assume wo assume wo assume wo assume wo assume wo sF SF SF SF LF LF assume wo assume wo	sprk not requires req	3,500.00 red 4,500.00 red red 0.55 7.06 12.00 450.00 red red red	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	161,000 45,000 23,650 - 139,011 236,280 - 303,600
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Caseworl Interior Signag Classroom Floorin Ceiling Window Caseworl Caseworl Air-Conditionin, Air-Conditionin,	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school Classrooms Carpet is functional but nearly end of service life. Replace. Projectors present in most classrooms. Integral blinds present in newer units. Snags, damage, function an issue and hard to fix. Different age units in each of the different wings based on time of construction. Replace. Update. Upgrade based on new mobile units. Premium for tall storage cabinets Markerboards (white) present and in decent condition. Units rated as good but can be considered for replacement eventually. Nearing end of service life.	43,000 19,960 19,690	assume wo assume wo assume wo assume wo assume wo assume wo SF SF SF SF LF LF assume wo assume wo assume wo assume wo assume wo assume wo	sprk not requires req	3,500.00 red 4,500.00 red red 0.55 7.06 12.00 450.00 red red red	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	161,000 45,000 23,650 - 139,011 236,280 - 303,600 113,850
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Caseworl Interior Signag Classroom Floorin Ceiling Window Caseworl Caseworl Marker/Chalkboard Heatin, Dayligh	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school Classrooms Carpet is functional but nearly end of service life. Replace. Projectors present in most classrooms. Integral blinds present in newer units. Snags, damage, function an issue and hard to fix. Different age units in each of the different wings based on time of construction. Replace. Update. Upgrade based on new mobile units. Premium for tall storage cabinets Markerboards (white) present and in decent condition. Units rated as good but can be considered for replacement eventually. Nearing end of service life.	43,000 19,960 19,690	assume wo assume wo assume wo assume wo assume wo assume wo SF SF SF SF LF LF assume wo	sprk not requires ork not requires ork not requires specific speci	3,500.00 red 4,500.00 red red 0.55 7.06 12.00 450.00 red red red red	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	161,000 45,000 23,650 - 139,011 236,280 - 303,600 113,850
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Caseworl Interior Signage Classroom Floorin Ceiling Window Caseworl Marker/Chalkboard Heatin, Dayligh Overall Size	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A N/A N/A N/	43,000 19,960 19,690	assume wo assume wo assume wo assume wo assume wo assume wo SF SF SF SF LF LF assume wo	sprk not requires the content of the	3,500.00 red 4,500.00 red red 0.55 7.06 12.00 450.00 red red red red	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	161,000 45,000 23,650 - 139,011 236,280 - 303,600 113,850
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Caseworl Interior Signage Classroom Floorin Ceiling Window Caseworl Marker/Chalkboard Heatin, Dayligh Overall Size	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A N/A N/A N/A N/A N/	43,000 19,960 19,690	assume wo	sprk not requires the content of the	3,500.00 red 4,500.00 red red 0.55 7.06 12.00 450.00 red red red red	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	161,000 45,000 23,650 - 139,011 236,280 - 303,600 113,850
Size of Corrido Flow of Corrido Emergency Egres Glass Transom Vestibule Entrie Caseworl Interior Signage Classroom Floorin Ceiling Window Caseworl Marker/Chalkboard Heatin, Dayligh Overall Size	Need to upgrade interior hollow-metal and wood doors. Electronic card access hardware present (recently installed on existing doors). Replace door knobs with barrier free levers. 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'. Ok Present. Door hardware/automatic operators should be considered in future work. N/A N/A N/A N/A N/A N/A N/A N/A Only Located in Classrooms Needed. Non-existent, include for entire school Classrooms Carpet is functional but nearly end of service life. Replace. Projectors present in most classrooms. Integral blinds present in newer units. Snags, damage, function an issue and hard to fix. Different age units in each of the different wings based on time of construction. Replace. Update. Upgrade based on new mobile units. Premium for tall storage cabinets Markerboards (white) present and in decent condition. Units rated as good but can be considered for replacement eventually. Nearing end of service life. New unit vents installed as recent bond work. Minimal natural lighting (windows small) No comments from district on classroom size being limited/constricting.	43,000 19,960 19,690	assume wo	sprk not requires the content of the	3,500.00 red 4,500.00 red red 0.55 7.06 12.00 450.00 red red red red	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	161,000 45,000 23,650 - 139,011 236,280 - 303,600 113,850



Heating A											
1164611671	add diffuser and grilles with new ceilings	19,960		\$ 0.50	\$	9,980					
Power Outlets N	lo issues to report		assume wo	ork not required	\$	-					
Furniture			owner FF&	E budget %	\$	-					
Toilet Rooms	Toilet Rooms	630	SF		\$	-					
Fixtures Operational R	ecent upgrades to most corridor common bathrooms. (2) corridor locations		assume wo	ork not required	\$	-					
pi	present throughout the building.										
Toilet Partitions	assume work not required \$										
	New tile installed (floor to ceiling elevation)			ork not required	\$	_					
	poxy poured in place product used for bathroom upgrades at all schools. Integral			ork not required	\$						
			assume we	ork not required	Ψ						
	ase.			ult not required	\$						
	lo issues reported with existing drains.			ork not required							
	lew fixtures, ceiling mounted.			ork not required	\$						
-	IA. Paper towel dispensers.			ork not required	\$	-					
Ceilings Se	eemed to be in good shape with recent bond updates. Fire alarm devices		assume wo	ork not required	\$	-					
рі	resent.										
Mirrors N	lew- present.		assume wo	ork not required	\$	-					
ADA Accessible Y	es, for bathrooms that were renovated with recent bond cycle (2-3 years old)		assume wo	ork not required	\$	-					
Adequate Size Ba	athrooms typically had 2-3 stalls with partitions and 2-3 sinks present.		assume wo	ork not required	\$	-					
	Gut/enlarge classroom toilet rooms 1988 addition that are 45-46 sf each - 6	6	LOC	\$ 25,000.00	\$	150,000					
	ocations, ADA compliant	_			,	,					
	Sut/enlarge classroom toilet rooms that are 22-24 sf each - 7 locations, not ADA	7	LOC	\$ 35,000.00	\$	245,000					
		,	LOC	φ 33,000.00	Ψ	243,000					
	ompliant	2 (00	C.E.								
Gymnasium	Gymnasium	2,680	SF		\$	-					
	Newer rubber flooring. Couple of locations where welding is failing. Bigger	2,680	SF	\$ 1.00	\$	2,680					
co	oncern moisture maybe present underneath new floor. REPAIR ALLOWANCE										
Lighting N	New fixtures and bulbs		assume wo	ork not required	\$	-					
HVAC	No A/C currently. Ready for new units and new duct work/diffusers update.	2,680	SF	\$ 18.66	\$	50,000					
Daylight N	lone - no windows or natural lighting.		not include	ed	\$	-					
, ,	finimal - padding needs to be upgrading	1,224	SF	\$ 25.00	\$	30,600					
	Jpgrade interior hollow-metal doors and frames.	4	EA	\$ 3,500.00	\$	14,000					
	mall - but no comment from district on limited space.	\$,								
	·			ork not required	\$						
Bleachers no	·			ork not required	_	-					
	nterior and exterior options available and functioning.			ork not required	\$	-					
Cafeteria	Cafeteria	2,360	SF		\$	-					
Flooring ISh	hould be considered for replacement - high traffic/multi-use space. Currently		SF								
1 loot ing St	model be considered for replacement inglification and space. Guirena,	2,360	31	\$ 9.00	\$	21,240					
_	heet vinyl or rubber flooring. Multi-use space for afterschool activities.	2,300	31	7.00	Ф	21,240					
sh	heet vinyl or rubber flooring. Multi-use space for afterschool activities.	2,300				-					
sh Ceilings/Walls 22	heet vinyl or rubber flooring. Multi-use space for afterschool activities. x4 drop ceiling with grid an ceiling tile	2,300	assume wo	ork not required	\$	-					
Selings/Walls 2: Accessibility O	heet vinyl or rubber flooring. Multi-use space for afterschool activities. x4 drop ceiling with grid an ceiling tile Dk		assume wo	ork not required	\$	- -					
sh Ceilings/Walls 2: Accessibility O Lighting Fl	heet vinyl or rubber flooring. Multi-use space for afterschool activities. x4 drop ceiling with grid an ceiling tile Dk luorescent fixtures, need upgrade.	2,360	assume wo	ork not required ork not required \$ 8.50	\$ \$ \$	- - 20,060					
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Strict Services Servi	heet vinyl or rubber flooring. Multi-use space for afterschool activities. x4 drop ceiling with grid an ceiling tile 0k luorescent fixtures, need upgrade. resent dice size room Numinum framing on the north elevation wall within the room. Good. No issues reported by the district. xterior doors currently being replaced by the district.		assume wo assume wo SF assume wo assume wo assume wo assume wo assume wo assume by	ork not required short not required short not required ork not required	\$ \$ \$ \$ \$ \$	- 20,060 - -					
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_	Add diffuser and grilles with new ceilings	19,960	†	\$ 0.50	\$	9,980						
	No issues to report		-	ork not required	\$	-						
Furniture	T 11 - D	/20		E budget %	\$	-						
Toilet Rooms	Toilet Rooms	630	SF	<u> </u>	\$	-						
Fixtures Operational	Recent upgrades to most corridor common bathrooms. (2) corridor locations		assume wo	ork not required	\$	-						
Toller Benefitser	present throughout the building.											
Toilet Partitions			†	ork not required	\$	-						
	New tile installed (floor to ceiling elevation)		-	ork not required	\$	-						
Floors	Epoxy poured in place product used for bathroom upgrades at all schools. Integral		assume wo	ork not required	\$	-						
	base.											
	No issues reported with existing drains.			ork not required	\$	-						
	New fixtures, ceiling mounted.		1	ork not required	\$	-						
	NA. Paper towel dispensers.		t .	ork not required	\$	-						
Ceilings	Seemed to be in good shape with recent bond updates. Fire alarm devices		assume wo	ork not required	\$	-						
	present.											
	New- present.		†	ork not required	\$	-						
ADA Accessible	Yes, for bathrooms that were renovated with recent bond cycle (2-3 years old)		assume wo	ork not required	\$	-						
				1	_							
	Bathrooms typically had 2-3 stalls with partitions and 2-3 sinks present.		1	ork not required	\$	-						
Toilet Room Upgrade	Gut/enlarge classroom toilet rooms 1988 addition that are 45-46 sf each - 6	6	LOC	\$ 25,000.00	\$	150,000						
	locations, ADA compliant											
Toilet Room Upgrade	Gut/enlarge classroom toilet rooms that are 22-24 sf each - 7 locations, not ADA	7	LOC	\$ 35,000.00	\$	245,000						
	compliant											
Gymnasium	Gymnasium	2,680	SF		\$	<u> </u>						
Flooring	Newer rubber flooring. Couple of locations where welding is failing. Bigger	2,680	SF	\$ 1.00	\$	2,680						
	concern moisture maybe present underneath new floor. REPAIR ALLOWANCE											
	New fixtures and bulbs			ork not required	\$	-						
HVAC	No A/C currently. Ready for new units and new duct work/diffusers update.	2,680	SF	\$ 18.66	\$	50,000						
Daylight	None - no windows or natural lighting.		not include	ed	\$	-						
Gym Equipment	Minimal - padding needs to be upgrading		SF	\$ 25.00	\$	30,600						
Doors	Upgrade interior hollow-metal doors and frames.	4	EA	\$ 3,500.00	\$	14,000						
Size of Corridor	Small - but no comment from district on limited space.		assume wo	ork not required	\$	-						
Bleachers	not present.		assume wo	ork not required	\$	-						
Egress	interior and exterior options available and functioning.		assume wo	ork not required	\$	-						
Cafeteria	Cafeteria	2,360	SF		\$	-						
Flooring	Should be considered for replacement - high traffic/multi-use space. Currently	2,360	SF	\$ 9.00	\$	21,240						
	sheet vinyl or rubber flooring. Multi-use space for afterschool activities.											
Ceilings/Walls			assume wo	ork not required	s							
	2x4 drop ceiling with grid an ceiling tile			ork not required	\$	<u> </u>						
Accessibility	2x4 drop ceiling with grid an ceiling tile Ok	2.360	assume wo	ork not required	\$	- 20.060						
Accessibility Lighting	2x4 drop ceiling with grid an ceiling tile Ok Fluorescent fixtures, need upgrade.	2,360	assume wo	srk not required \$ 8.50	\$	20,060						
Accessibility Lighting Seating	2x4 drop ceiling with grid an ceiling tile Ok Fluorescent fixtures, need upgrade. Present	2,360	assume wo	\$ 8.50 ork not required	\$ \$ \$	20,060						
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	ELECTRICAL				\$	_			
Transformer size					\$	_			
	Owner would like to relocate overhead power feed to building underground		in site elec	above	\$	-			
, ,									
Generator	There is no generator on site, owner would like hook up for a portable	I	LS	\$ 71,000.00	\$	71,000			
	(temporary) generator when needed.								
Occupancy Sensors	N/A				\$	-			
Lighting Control System	Toggle switches. Needs updating.	43,000	SF	\$ 1.50	\$	64,500			
Panels	Majority of panels are in good shape.				\$	-			
Panel Clearance	Need to remove storage items.				\$	-			
Fire Alarm	Upgraded in the last 5 years. Future upgrades could include voice activation	43,000	SF	\$ 0.25	\$	10,750			
	(district wide)								
Lighting	Fluorescent fixtures throughout need to be replaced.		in areas ab	oove	\$	-			
Lighting	Misc. areas unaccounted for	2,695	SF	\$ 7.00	\$	18,865			
	Exit signs are very old and letters are dim.		in areas ab	oove	\$	-			
Site Lighting	Owner would like to add wall packs on building and upgrade existing lights		in exterior	r lighting above	\$	-			
Paging		43,000		\$ 0.60	\$	25,800			
Master Clock		43,000	SF	\$ 0.25	\$	10,750			
Phone System		43,000	SF	\$ 2.00	\$	86,000			
Branch		43,000	SF	\$ 1.00	\$	43,000			
	TECHNOLOGY				\$	-			
IT Rooms	MDF is in a shared space used for teaching and storage. Needs dedicated AC. Old		included in	n "Phone System" above	\$	-			
	equipment needs removed.								
	Older singlemode fiber between buildings, multimode between IT rooms, some		included in	n "Phone System" above	\$	-			
	CAT6 tie lines between racks.								
	CAT 6 cabling. Switches were upgraded recently.		included in	n "Phone System" above	\$	-			
~ ~ ~	Need to update paging for the district.			n "Paging" above	\$	-			
	There is no synchronized clock system. Using atomic clocks.			n "Mater Clock" above	\$	-			
Classroom Audio/Video Systems	Standard throw projectors being replaced with 75" interactive displays. Plan to		assume no	work required	\$	-			
	replace Lightspeed audio with Audio Enhancement systems.			•					
- '	Gym needs installed video/projection and new audio with better speaker	I	EA	\$ 25,000.00	\$	25,000			
	distribution.								
	Need to update Sony cameras and VMS (currently exacqvision software)	43,000	SF	\$ 1.00	\$	43,000			
Access Control System	Axis intercom at main entrance. Card readers at priority doors. Vanderbilt SMS.		assume no	work required	\$	-			
				Т	L				
					\$	-			
					\$	-			
	Direct Trade	43,000	SF	\$ 135.49	\$	5,825,953			



PICTURES















PICTURES





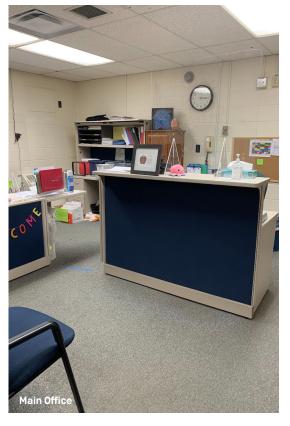














PICTURES















Use: K-4
Built: 1993
Additions + Renovations: 2019

Total Building Area: 60,800 SF **Site Area:** 45 Acres

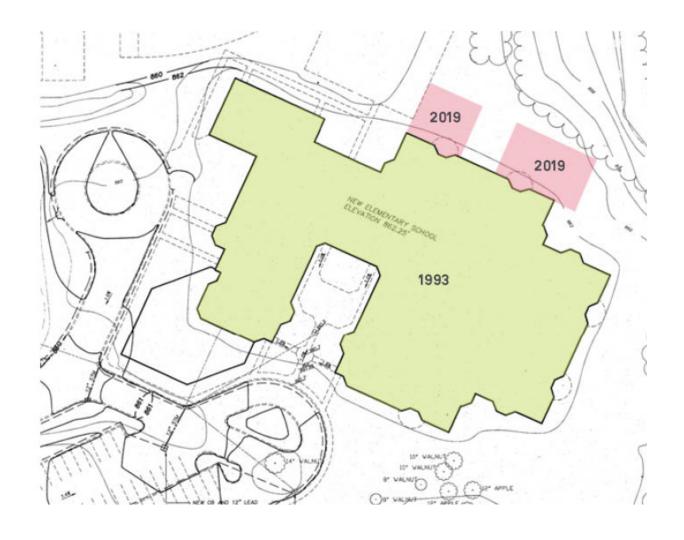
Enrollment: 469 students

Square Footage per Student: 129.6 sf/student

Renovation Cost: \$10,404,391 **Current Replacement Value (CRV):** \$19,456,000

Facility Condition Index (FCI): 53%













OBSERVATION HIGHLIGHTS

SITE

Stamped concrete at main entrance is cracked and should be replaced with snowmelt concrete. There are circulation conflicts between the parent drop-off and walkway from main parking lot. Existing screenwall at the loading dock is failing.

ARCHITECTURE

No secure vestibule. The main office is small and does not meet their current needs for office space or private conferences. The galley corridor which can be seen from the exterior courtyard positioned between both entrances linking the east side of the school to the west end where the cafeteria is located. This skylight, gutters, exterior doors, and exterior masonry knee-walls all need some attention at this location. Signs of brick deterioration present, masonry mortar efflorescence, exterior perimeter sealants failing, and water infiltration present at other areas around the perimeter of the school. Further investigation and inspection needed. On all exterior aluminum doors and frames, we noticed visible gaps where the door bottom closes over the aluminum threshold. This condition can lead to air infiltration inside the entrance and vestibule. Hardware adjustments needed on most exterior doors, possibly full repair or replacement should be considered. The school has a dedicated wing with classrooms for kindergarten students and an enclosed exterior playground for their use.

INTERIORS

Classrooms seem crowded. The louvers on the lights make the rooms seem dim, with little available natural light.

The carpet throughout is in need of replacement. It is original to the building worn and/or stained and coming apart at the seams in some areas. Corridor walls are finished with a multi-spec coating which is damaged in many areas and not easily repaired. Corridor lockers are in decent condition with a boot trough below.

Ceilings are in fair to poor condition. The panels in the Main Office are 24" x 24" but due to the decorative stepped edge they appear very dirty. In the majority of areas the panels are $24" \times 48"$, but made to look like a $24" \times 24"$ panel. These are starting to show signs of age and warping. Some ceiling panels are severely water damaged at areas of roof leaks.

Classroom casework is damaged in some classrooms. Hardware is coming off, edgebanding is coming off and laminate doors are chipped. Countertops have been water damaged are expanding severely at sink locations. Wood doors are in good condition with key code access hardware. Interior signs are present, but are not consistent or cohesive throughout the building. Wayfinding signage is lacking.

Windows include integral blinds and appear to be in good to fair condition. There are screens placed on operable windows. These screens should be removed for emergency egress and such window locations should be marked as "emergency egress". The porcelain tile flooring in the Cafeteria and Servery is in good condition, but clearly original to the building and therefore dated.

The wood floor in the Gymnasium is in good condition. The walls should have wall padding added behind the backboards. The exposed ceiling should be cleaned. The Art room has a newer VCT floor, but it is damaged due to lack of proper finishing and should be replaced.





The classrooms added in the new addition are in good condition. Some of the multi-use toilet rooms were recently renovated with troweled epoxy flooring and wall tile floor-to-ceiling and are in good condition. Many still need to be renovated. Furniture throughout the building is dated and of poor quality, not conducive to a flexible or comfortable learning environment for staff or students.

MECHANICAL

Replace rooftop units [10-ton, 20-ton, 2-ton, 7.5-ton, [2] 4-ton, [2] 5-ton, [2] 18,000 cfm]. Replace [51] fan powered vav boxes with hot water reheat. Add cooling to MDF room. All exhaust fans should be replaced. And the DDC controls for the building should be upgraded. Replace water heaters [2-100 gallon, 200 MBH, 1-75 gallon, 75 MBH]. Replace flush valves and faucets in group restrooms with automatic flush valves and faucets and shut-off valves serving the Cafeteria.

ELECTRICAL

Interior and exterior lighting fixtures are fluorescent or in poor condition and need to be replaced. Exit signs are in fair condition. All interior lighting controls are toggle switches and need to be updated to modern controls and better energy efficiency. The majority of the panelboards are in good shape. The existing fire alarm system is failing and needs to be upgraded.

TECHNOLOGY

Fiber optic cabling between IT rooms is antiquated and needs updating. Synchronized clock system does not exist. Paging system needs to be upgraded. Gym & cafe need new AV systems. Security cameras & VMS needs updating.

RECOMMENDATION SUMMARY

This building is a good candidate for renovations and should be considered to keep online as an operational facility. Some minor to moderate renovations are recommended to improve the facility to a "good" condition. Recent site improvements, interior renovations, and additions increased capacity at the building and extended useful life of the facility. The relatively young age of the building also lends to the recommendation to keep the facility online.





DATA SHEETS

Facility Assessment

Building Name Bennett Woods Elementary

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years
Fair = item meets current use, showing signs of age and should be replaced in the next 10 years
Poor = item is nearing the end of it's useful life, current need, should be replaced in the next 3-5 years

SITE		200d	tail	pool comments
Drainage	Х			
				Pavement is in good condition throughout, new pavement in bus
Asphalt Parking/ Drives	Х			loop.
				Stamped concrete at main entrance is cracked and should be
Sidewalks		Х		replaced with snowmelt concrete.
Adequate Parking	Х			
				Bus loop is new and in good condition, but is potentially undersized if
Bus Loop	Х			student population growth continues.
				Poured in place surfacing at kindergarten playground could improve
				accessibility and reduce maintenance and clean up of current mulch.
Playgrounds	Х			Playground structures are dated - consider replacement.
				There are circulation conflicts between the parent drop-off and
				walkway from main parking lot. The path to the main entrance is not
Student Drop off Area		х		well defined. Improvements could improve circulation and safety.
				Landscaping located at the main parking lot is overgrown and creates
				a visual barrier to parent drop-off area. Mower is having issues
				trimming directly against the building, a maintenance strip could
Landscaping		х		resolve this issue.
Irrigation Systems				NA
Athletic fields	Х			Soccer goals are in poor condition.
Fencing	Х			
Service Entrance	Х			
Signage			Х	Main entrance sign is in poor condition.
				No dumpster enclosure. Existing screen wall at the loading dock is
Dumpster Location			Х	failing and should be removed and replaced.
				Cannot drive behind buildings for maintenance - provide rolled curbs
Traffic Directions		Х		for access
Parking Lot Lighting	Х			



ARCHITECTURAL		Bood	fair	comments
Building Shell				
Roofing		x		Metal roofing and membrane roofing present at this school. Most recent membrane roof updates date back to 2008 with Carlisle and Firestone membranes. Leaks at gallery pass thru (issues with metal flashing/downspouts above glass hallway).
Exterior Windows		x		intrusion resistant film installed on interior side of glass district wide; gallery roof / glazing needs to be replaced - outdoor area here not used. Some windows include integral blinds. Some windows do not function properly and need to be repaired. Some signs of rust at lintels above windows.
Positive Drainage	х			Initials above windows:
Defined Entry		Х		
Accessibility	х			
Fascia/Soffits	х			main entrance and auxiliary entrance to Kindergarten suite. Surfaces seem to be in good condition. Did seem some water staining from gutter/downspouts above.
Brick		х		crumbling/failing brick wall at trash enclosure - needs to be replaced; signs of water infiltration below gallery pass through glazing, mildew on brick at lower levels should be cleaned and sealed
Caulk Joints		x		brick sealant joints at outside corners of masonry were repaired in the past and do not match the existing joints and existing caulk starting to fail - recommend replacement
Water Stains		х		Some signs of water intrusion at flashing locations in brick wall and at lintels above windows - recommend flashing repair
Exterior Doors		x		secure entrance with electronic locking hardware. Issues with gaps / seals at thresholds. Evidence of frame deterioration from slat use - snowmelt discussed.
Vestibule Entries		х		No secure vestibule; card access electronic hardware installed throughout district (universal hardware / locksets). Desire to add secure vestibule / reconfigure main office use/layout. Owner prefers wall to wall walk-off mats in vestibules
Skylights	х			no issues reported, no visible signs of leaks/stains. Consider acoustical treatments here
Cameras		х		Good (web-based system recently installed) but always want to add additional cameras including around the exterior of the site if possible

INTERIORS / FINISHES	200d	tait	god comments
Corridors			
Lighting	Х		current bulb retrofits. Fixtures should be replaced/upgraded.
			Consider carpet replacement. Need additional walk-off carpet at
Flooring	Χ		entrances

Ceiling/Walls	INTERIORS / FINISHES (CON'T)		Rood	fair	gods comments
Coulsing/Walls					
Ceiling/Walls Lockers X Updated with last bond - boot trays below lockers (hard to keep nors X New electronic locking hardware. Doors should be considered for replacement, reuse locking hardware. Doors should be considered for replacement, reuse locking hardware. Doors should be considered for replacement, reuse locking hardware. Doors should be considered for replacement, reuse locking hardware. Doors should be considered for replacement, reuse locking hardware. Doors should be considered for replacement, reuse locking hardware. Doors should be considered for replacement, reuse locking hardware. Replace tiles, respect (powerbond) installed in classrooms - recommend better interior Signage Entrance Lobby X Poor accoustics - consider adding acoustical absorption Cassrooms Carpet (powerbond) installed in classrooms - recommend replacement, VCT floor in X Carpet (powerbond) installed in classrooms - recommend replacement, VCT floor in X Carpet (powerbond) installed in classrooms - recommend replacement, VCT floor in X Carpet (powerbond) installed in classrooms - recommend replacement, VCT floor in X Carpet (powerbond) installed in classrooms - recommend replacement, VCT floor in X Carpet (powerbond) installed in classrooms - recommend replacement, VCT floor in X Carpet (powerbond) installed in classrooms - recommend replacement, VCT floor in X Carpet (powerbond) installed in classrooms - recommend replacement, VCT floor in installed in classrooms - recommend replacement - Casework in working order - consider selective repair/replacement - Casework in working order - consider selective repair/replacement - Casework in working order - consider selective repair/replacement as needed (chipped laminate, etc.) Marker/Chalkboards X Replace VCT floor finish & refinish adjacent toilet room Floor in					
Lockers X Updated with last bond - boot trays below lockers (hard to keep new electronic locking hardware. Doors should be considered for replacement, reuse locking hardware? No issues noted. Flow of Corridor X no issues noted. Flow of Corridor X mouture signs with parts missing - recommend upgrade and better wayfinding signage Entrance Lobby X wayfinding signage Entrance Lobby X poor acoustics - consider adding acoustical absorption Carpet (powerbond) installed in classrooms - recommend X replacement, VCT floor in X replacement with sale of the prepared of the pr	Cailina haralla				· · · · · · · · · · · · · · · · · · ·
new electronic locking hardware. Doors should be considered for replacement, reuse locking hardware? Size of Corridor No issues noted. Flow of Corridor No issues noted. Flow of Corridor No issues noted. Interior Signage Entrance Lobby No issues noted. No interested (no ipage and stained. Replace tiles, consider replacement as needed (no ipage daminate, etc.) No issues noted.				Х	
Doors Size of Corridor X no issues noted. Flow of Corridor X no issues noted. Flow of Corridor X no issues noted. Flow of Corridor X no issues noted. Floring gress X modular signs with parts missing - recommend upgrade and better interior Signage X x wayfinding signage Entrance Lobby Classrooms Classrooms Classrooms Carpet (powerbond) installed in classrooms - recommend replacement; VCT floor in 2x4 ceiling grid and tiles are sagging and stained. Replace tiles, consider replacing grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. Egress Windows NA, not required - building is fully sprinklered Some countertops in wet areas have delaminated - recommend replacement. Casework in working order - consider selective repair/replacement as needed (chipped laminate, etc.) Marker/Chalkboards X x gray in color - consider replacement. Ughting X x replace with new ceilings. Art Room Floring X x Replace VCT floor finish & refinish adjacent toilet room Flurriture X x New furniture piloted in 2 classrooms Flotures Operational Toilet Partitions X X X X X X X X X X X X X X X X X X X	Lockers	Х			
Size of Corridor	Doors		v		=
Flow of Corridor Emergency Egress X Dinterior Signage Entrance Lobby X Poor acoustics - consider adding acoustical absorption Classrooms Cassrooms Ceiling/Walls Ceiling/W		V	^		
Emergency Egress x modular signs with parts missing - recommend upgrade and better wayfinding signage Entrance Lobby x Poor acoustics - consider adding acoustical absorption Classrooms Flooring carpet (powerbond) installed in classrooms - recommend replacement, VCT floor in 2x4 ceiling grid and tiles are sagging and stained. Replace tiles, consider replacing grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. Egress Windows NA, not required - building is fully sprinklered Some countertops in wet areas have delaminated - recommend replacement. Casework in working order - consider selective repair/replacement as needed (chipped laminate, etc.) Marker/Chalkboards x gray in color - consider replacement Daylight x minimal. Overall Size x always need more storage space (offices/classrooms). Doors x always need more storage space (offices/classrooms). Some doors are chipped, consider replacement. Ighting x replace with new ceilings. Art Room x Replace VCT floor finish & refinish adjacent toilet room Furniture x New furniture piloted in 2 classrooms Toilet Rooms Fixtures Operational x interested in low flow fixture upgrades. Floors x epoxy poured in place - used at other schools in recent upgrades. Floor Drains x facilities recommended cleaning/servicing. Lighting x facilities recommended cleaning/servicing. Lighting x foolet remodels completed; consider "hands free" auto flush upgrade per owner, verify ADA compliance. Not all toilet room shave been remodeled. Gymnasium Wood floor is in good condition. District planning to refinish floor during 2021 school year. Lights x recently upgraded.					
Interior Signage					no issues noted.
Interior Signage Entrance Lobby	Lineigency Egicss	^			modular signs with parts missing, recommend ungrade and better
Entrance Lobby X Poor acoustics - consider adding acoustical absorption Classrooms Carpet (powerbond) installed in classrooms - recommend replacement; VCT floor in 2x4 ceiling grid and tiles are sagging and stained. Replace tiles, consider replacing grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. Egress Windows NA, not required - building is fully sprinklered Some countertops in wet areas have delaminated - recommend replacement. Casework in working order - consider selective repair/replacement as needed (chipped laminate, etc.) Marker/Chalkboards Daylight X gray in color - consider replacement Daylight X minimal. Overall Size A always need more storage space (offices/classrooms). Some doors are chipped, consider replacement. Lighting X replace with new ceilings. Art Room Furniture X New furniture piloted in 2 classrooms Fixtures Operational Toilet Rooms Fixtures Operational X interested in low flow fixture upgrades. Toilet Partitions X allighting X epoxy poured in place - used at other schools in recent upgrades. Floor Drains X facilities recommended cleaning/servicing. Lighting X drywall lids - finding chipped paint / stains. Above ceiling leaks? Moisture issues inside bathrooms? Evaluate further. Mirrors A DA Accessible X Toilet rooms not updated require barrier free code updates. Adequate Size X Toilet rooms not updated require barrier free code updates. Adequate Size X Toilet rooms not updated require barrier free code updates. Adequate Size X Some recent remodels completed; consider "hands free" auto flush upgrade per owner, verify ADA compliance. Not all toilet rooms have been remodeled. Gymnasium Wood floor is in good condition. District planning to refinish floor during 2021 school year.	Interior Signage			v	
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Lights x recently upgraded.	Flooring	х			The state of the s
7 10					
I TATUOUT	Daylight			Х	none.

INTERIORS / FINISHES		/,		
(CON'T)		Bood	fair	god comments
(CON 1)		<u>~</u>		<i>(</i>
0 5				no PA system, wall pads, scoreboards, or bleaches in gym.
Gym Equipment		X		Recommend adding wall pads beneath the baskets,
Doors		Х		Thresholds need to be adjusted or replaced.
Size		Х		small, no room for bleachers or formal events.
Bleachers				none.
Egress	X			
Locker Rooms	X			as Proceeding the condition to a condition to
Walls/Ceilings Cafeteria	Х	_		ceiling and walls need to be repainted
				Provide the transfer of the transfer
Flooring		Х		Porcelain tile in good condition but dated
				walls to be patched and painted. Stains/water damage present in
Coilings Malls		.,		ceiling. Some signs of cracks/masonry repair at the gallery
Ceilings/Walls		Х		connection.
Lighting				upgrade fixtures/consider replacement.
Seating	.,			current tables ok, future replacement could be considered.
Size	Х			no issues reported.
Daviliaht	.,			not bad, some exterior daylight from windows/adjacent gallery pass
Daylight	Х			thru.
Overell Size				dated / ok condition / no issues with amount space and occupancy
Overall Size	Х			from the district.
Doors		Х		Should be considered for replacement.
Offices				
Flooring			Х	Powerbond splitting at seams - should be replaced
Furniture		Х		Dated furniture - recommend replacement
Malla / Cailings				2x4 ceiling grid and tiles are sagging. Replace tiles, consider replacing
Walls / Ceilings			Х	grid with 2x2 grid. Walls to be repainted
Lighting		X		Recommend upgrade
Copy/Work Room		X		Faculty workroom is underutilized
Meeting Rooms Coffee Break Area		X		
		X		and a substantial data of Carlon and I have a
Bathroom(s) Media Center		Х		good condition but dated finishes - could use an upgrade
	· ·			
Size Flooring	Х			good, high ceilings.
Lighting		X		carpet - replace.
Lighting		Х		consider new fixtures.
Office Space		· ·		small, but present, no comments on desire to reconfigure or add
•		X		additional space.
Doors Ceilings/Walls		X		Doors can be considered for future replacement.
Kitchen		Х		patch/paint/upgraded fixtures and devices. just need finishes
Program				200 daily student mode somed (delivered from UC) No active
i rogram				300 daily student meals served (delivered from HS). No cooking here.
Equipment		v		JRA to provide list for selecting new equipment. Sinks/Serving
Ceilings		Х	v	equipment/ Some prep tables / 2 individual free-standing coolers.
Cooler/Freezer			Х	Replace with wipeable ceiling tiles. Need new diffusers and grills.
COOIEI/FI EEZEI				Not present at this school.
Eleore		v		12x12 tile and base - cracked tiles to be replaced. Drains/sinks/traps/
Floors		Х		all need to be cleaned, maintained, serviced.

INTERIORS / FINISHES (CON'T)		800d	fair	godf comments
				Receiving area attached to new west elevation bus loop service drive.
				No receiving dock. Need to add large entry for
Delivery Space			Х	delivery/receiving/unloading. No covered protection currently.
				Lacking adequate storage space. Storage room too small. Mark Fargo
				suggested utilizing current outdoor maintenance storage room with
				garage door for adding new walk-in units. Expand space beyond
Storage Space			х	boiler room for more storage/new receiving and maintenance area.
				No hood presently. Need to determine location within kitchen to add
Kitchen Hood				one.
Serving Line		Х		One serving line present (separate in and out egress).
Electrical		х		No issues noted - such as too few outlets/location/breaker capacity.
Lighting		х		Upgrade light fixtures.
Secured	Х			Yes.
Fire Suppression/FA	Х			Yes, present. Fully sprinkled with fire alarm coverage.
				Currently just a kitchen and serving area for the elementary. JRA does
				believe large enough SF to have fully functional operating kitchen.
				Not full functional kitchen presently. Still deal with
Overall		Х		deliveries/dishwashing/trash/recycle.

MECHANICAL	200d	tait	godi comments
Heating Source and			(2) 2,000 MBH boilers replaced in 2015
Condition	Х		
			There are no heating piping known issues. Pumps are Taco and are
		.,	near the end of life. Would like isolation valves to split system up. (2)
Heating Pumps and Piping		Х	225 gpm @ 95' HD.
Cooling Source and		.,	DX cooling. At end of life.
Condition		Х	,
Cooling Pumps and Piping			N/A
	.,		(51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric
Terminal Devices	Х		reheat. Need to add cooling to MDF.
			(1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX
			RTU's, (1) 7.5 ton Gas/DX RTU's, (2) 4 ton Gas/DX RTU's, (2) 5 ton
			Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat
AHUs and RTUs	Χ		exchanger.
			Exhaust systems appear to be original and should be evaluated
			further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's,
Ventilation		Х	and (5) 600 cfm EF's.
Building Management			Trane Summit, no pneumatics. Beyond its life.
System/Controls		Х	
Domestic Water Piping		Х	Dielectric fittings and valves are failing. Cafeteria valve bad.
			WH's appear to be near end of service life. (2) 100 gallon, 200 MBH
Water Heaters		Х	and (1) 75 gallon, 75 MBH.
			Group restrooms have been remodeled. Sinks are near end of life. Still
Plumbing Fixtures	Χ		function well. Looking into auto flush valves.
			Fully sprinkled. 6" fire suppression main with (2) 4" risers provide
Fire Protection	Χ		building with coverage
Pool equipment			N/A



ELECTRICAL		800d	fair	godi comments
Transformer size	Х			
Primary/Secondary Service	х			
				There is no generator on site - battery's ok per owner; hook up for
Generator				temporary generator desired
Occupancy Sensors				N/A
Lighting Control System			Х	Toggle switches. Needs updating.
Panels	Х			Majority of panels are in good shape.
Panel Clearance	Х			Need to remove storage items.
Exit Signs		Х		
Fire Alarm			Х	Fire alarm is failing
Clocks			Х	Clocks need to be replaced

TECHNOLOGY		800d	fair	godf comments
				MDF has dedicated space. Room is sprinkled. Unused equipment
IT Rooms		Х		needs to be removed.
Fiber Optic Cabling				Older single mode fiber between buildings, multimode between IT
(between buildings/IT				rooms, some CAT6 tie lines between racks.
rooms)			Х	
Data Cabling (within				CAT 6 cabling. Switches were upgraded recently.
buildings)	х			
				Need to update paging for the district. Paging speakers not loud
Bells/Paging System			Х	enough in the gym.
				There is no synchronized clock system. Some satellite clocks and
Clock System			Х	digital signage running software to display time.
				Standard throw projectors being replaced with 75" interactive
Classroom Audio/Video				displays. Plan to replace Lightspeed audio with Audio Enhancement
Systems	х			systems.
Large Space Audio/Video				Gym needs new audio system and installed projector - space is used
Systems			х	as a large classroom. Cafeteria needs new audio/projection.
				Need to update Sony cameras and VMS (currently exacqvision
Security Camera System			Х	software)
				Axis intercom at main entrance. Card readers at priority doors.
Access Control System		Χ		Vanderbilt SMS.



BUDGET DETAIL

ITEM #:	9				Acres:		45
	Bennett Woods Elementary - S	itework				- 1	Elementary
	Description	Quantity	UOM		Unit Cost		Total Cost
Sitework	SITEWORK					\$	-
Drainage						\$	-
Asphalt Parking/ Drives	Pavement is in good condition throughout, new pavement in bus loop.		assume wo	ork not i	required	\$	-
Sidewalks	Stamped concrete at main entrance is cracked and should be replaced with snowmelt concrete.		see item b	elow		\$	-
Sidewalks	Remove/replace stamped conrete sidewalks	2.800	SF	\$	16.50	\$	46,200
	Snow melt system - excluded	_,,,,,,	not include	<u> </u>		Ť	,
Adequate Parking	onon mare system exchange		assume wo		required	\$	
	Bus loop is new and in good condition, but is potentially undersized if student population growth continues.		assume wo			\$	-
Playgrounds	Poured in place surfacing at kindergarten playground could improve accessibility and reduce maintenance and clean up of current mulch. Playground structures are dated - consider replacement.	I	ALLOW	\$	300,000.00	\$	300,000
Student Drop off Area	There are circulation conflicts between the parent drop-off and walkway from main parking lot. Improvements could improve circulation and safety.	I	ALLOW	\$	75,000.00	\$	75,000
Landscaping	Landscaping located at the main parking lot is overgrown and creates a visual barrier to parent drop-off area. Mower is having issues trimming directly against the building, a maintenance strip could resolve this issue.					\$	-
Landscaping	Concrete maintenance strip	1,700	LF	\$	25.00	\$	42,500
Landscaping	Lansdscaping allwoance	- 1	ALLOW	\$	25,000.00	\$	25,000
Irrigation Systems			assume wo	ork not i	equired	\$	-
Athletic fields	Soccer goals are in poor condition.	2	EA	\$	3,500.00	\$	7,000
Fencing			assume wo	ork not i	required	\$	-
Service Entrance			assume wo			\$	-
Signage	Main entrance sign is in poor condition.	1	EA	\$	35,000.00	\$	35,000
	No dumpster enclosure. Existing screen wall at the loading dock is failing and should be removed and replaced.		see items	below	•	\$	-
Dumpster Location	Remove/replace screenwall at loading dock	1	ALLOW	\$	35,000.00	\$	35,000
	Dumpster pad and screen walls - excluded	•	not includ	<u> </u>	,	\$	-
	Cannot drive behind buildings for maintenance - provide rolled curbs for access	400	LF	\$	30.00	\$	12,000
Parking Lot Lighting			assume by	owner		\$	_
Retaining Walls			assume wo		required	\$	_
				1		\$	-
	Direct Trade	.45	acres	\$	12.837.78	\$	577,700

ITEM #:	10			G	ross Area:		60,800
	Bennett Woods Elementary - Building Improvements					ı	Elementary
	Description	Quantity	UOM		Unit Cost		Total Cost
Building Shell	BUILDING SHELL					\$	-
Roofing	Metal roofing and membrane roofing present at this school. Metal roofing areas		see item b	elow		\$	-
	should be original. Most recent membrane roof updates date back to 2008 with						
	Carlisle and Firestone membranes used, install by Royal West. Leaks at gallery						
	pass thru (issues with metal flashing/downspouts above glass hallway).						
Roofing	Assume allowance to repair roofing - not complete tear off and repalcement	60,800	SF	\$	2.00	\$	121,600
Exterior Windows	intrusion resistant film installed on interior side of glass district wide; gallery roof /	4,500	SF	\$	10.00	\$	45,000
	glazing needs to be replaced - outdoor area here not used. Some windows include						
	integral blinds. Some windows do not function properly and need to be repaired.						
	Some signs of rust at lintels above windows.						
Exterior Windows	Remove/repalce windows with integral blinds		not include	ed			
Exterior Windows	Remove/replace gallery windows	6	EA	\$	1,500.00	\$	9,000
Positive Drainage						\$	-
Defined Entry	secure entrance with electronic locking hardware. Seem to be some issues		assume wo	ork not re	equired	\$	-
	(gaps/voids/seals/install) with thresholds at exterior doors. Heavy salt use / frame						
	deterioration - snowmelt discussed. desire to add secure vestibule / reconfigure						
	main office use/layout. Heard district mention how walk-off mats (flooring) would						
	be preferred in vestibules and entrance areas. Maintenance friendly/low impact.						
Accessibility			assume wo	ork not re	equired	\$	-
Fascia/Soffits	Conditions present at main entrance and auxiliary entrance to Kindergarten suite.	I	ALLOW	\$	10,000.00	\$	10,000
	Surfaces seem in good condition. Did seem some water staining from						
	gutter/downspouts above.						
Maintenance Room Entry			assume wo	ork not re	equired	\$	-



D : 1							
Brick	crumbling/failing brick wall at trash enclosure - needs to be replaced; signs of	I	ALLOW	\$	20,000.00	\$	20,000
	water infiltration below gallery pass through glazing, mildew on brick at lower						
	levels should be cleaned and sealed						
Brick		30,000	GSFCA	\$	2.00	\$	60,000
EIFS Fascia/Soffits			assume wo			\$	-
Caulk Joints	brick sealant joints at outside corners of masonry were repaired in the past and	30,000	GSFCA	\$	0.50	\$	15,000
	do not match the existing joints and existing caulk starting to fail - recommend						
)A/	replacement			1		•	
vvater Stains	Some signs of water intrusion at flashing locations in brick wall and at lintels above		assume wo	ork not rec	quirea	\$	-
Evenion Door	windows - recommend flashing repair		ALLOW	\$	25.000.00	\$	25,000
Exterior Doors	secure entrance with electronic locking hardware. Issues with gaps / seals at	'	ALLOV	Þ	25,000.00	Þ	25,000
	thresholds. Evidence of frame deterioration from salt use - snowmelt discussed.						
	Snow melt system		not include	nd .			
Vestibule Entries	No secure vestibule; card access electronic hardware installed throughout district	1	ALLOW	\$	75,000.00	\$	75,000
Vestibule Entires	(universal hardware / locksets). Desire to add secure vesibule / reconfigure main		/ () ()	Ι Ψ	73,000.00	Ψ	73,000
	office use/layout. Owner prefers wall to wall walk-off mats in vestibules						
	office useriayout. Owner prefers wan to wan walk-on mats in vestibules						
Exterior Lighting			LS	\$	20,000.00	\$	20,000
	no issues reported, no visible signs of leaks/stains. Consider acoustical treatments		assume wo			\$	
,	here				1	Ť	
Camera	Good (web-based system recently installed) but always want to add additional	6	EA	\$	5.500.00	\$	33,000
	cameras including around the exterior of the site if possible			Ť	-,	Ť	,
	cameras medalig around the exterior of the site in possible					\$	_
	INTERIORS					\$	_
Walls	Paint/refresh entire building	60,800	SF	\$	1.50	\$	91,200
Corridors	Corridors	11,500				\$	_
	current bulb retrofits. Fixtures should be replaced/upgraded.	11,500		\$	7.50	\$	86,250
Flooring	1 1	11,500		\$	7.06	\$	81,190
	Ceiling tiles and grid sagging, stained tiles. Consider replacement. Owner is open	11,500		\$	12.00	\$	138,000
2	to alternative ceiling solutions (open with ceiling clouds). Further discussion	,		Ť		Ť	,
	needed. Multispec coating on the walls is damaged and not easily repaired. Walls						
	need to be painted						
	nieed to be painted						
Heating	Add diffuser and grilles with new ceilings	11,500	SF	\$	0.47	\$	5,400
	updated with last bond - boot trays below lockers (hard to keep clean)		assume wo	rk not red	guired	\$	-
					•		
Doors	new electronic locking hardware. Doors should be considered for replacement,	75	EA	\$	3,500.00	\$	262,500
	reuse locking hardware?						
Size of Corrido	no issues noted.		assume wo	rk not red	quired	\$	-
Flow of Corrido	no issues noted.		assume wo	rk not red	quired	\$	-
Emergency Egress			assume wo	rk not red	quired	\$	-
Interior Signage	modular signs with parts missing - recommend upgrade and better wayfinding	60,800	SF	\$	0.55	\$	33,440
	signage, include for entire school						
Entrance Lobby	Poor acoustics - consider adding acoustical absoprtiion						
Classrooms	Classrooms	25,400	SF	excl	udes latchkey		
Flooring	carpet (powerbond) installed in classrooms - recommend replacement; VCT floor	25,400	SF	\$	7.06	\$	179,324
	in						
Ceilings/Walls	in 2x4 ceiling grid and tiles are sagging and stained. Replace tiles, consider replacing	25,400	SF	\$	12.00	\$	304,800
Ceilings/Walls	in 2x4 ceiling grid and tiles are sagging and stained. Replace tiles, consider replacing grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?).	25,400	SF	\$	12.00	\$	304,800
Ceilings/Walls		25,400	SF	\$	12.00	\$	304,800
ŭ	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?).		SF RMS	\$	12.00 3,360.00	\$	304,800 94,080
Marker/Chalkboards	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options.			\$			
Marker/Chalkboards	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options. Remove/repalce markerboards - Assume 3 each/classroom (8' If/each MB)		RMS	\$		\$	
Marker/Chalkboards	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options. Remove/repalce markerboards - Assume 3 each/classroom (8' If/each MB)		RMS	\$		\$	
Marker/Chalkboard: Egress Windows	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options. Remove/repalce markerboards - Assume 3 each/classroom (8' If/each MB)		RMS not include	\$		\$	
Marker/Chalkboard: Egress Windows	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options. Remove/repalce markerboards - Assume 3 each/classroom (8' lf/each MB) NA, not required - building is fully sprinkelered	28	RMS not include	\$ ed	3,360.00	\$	94,080
Marker/Chalkboard: Egress Windows	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options. Remove/repalce markerboards - Assume 3 each/classroom (8' lf/each MB) NA, not required - building is fully sprinkelered Some countertops in wet areas have delaminated - recommend replacement.	28	RMS not include	\$ ed	3,360.00	\$	94,080
Marker/Chalkboard: Egress Windows	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options. Remove/repalce markerboards - Assume 3 each/classroom (8' lf/each MB) NA, not required - building is fully sprinkelered Some countertops in wet areas have delaminated - recommend replacement. Casework in working order - consider selective repair/replacement as needed (chipped laminate, etc.)	28	RMS not include	\$ ed	3,360.00	\$	94,080
Marker/Chalkboard: Egress Windows Casework	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options. Remove/repalce markerboards - Assume 3 each/classroom (8' lf/each MB) NA, not required - building is fully sprinkelered Some countertops in wet areas have delaminated - recommend replacement. Casework in working order - consider selective repair/replacement as needed (chipped laminate, etc.) Repair existing casework	28	RMS not include	\$ ed \$	3,360.00	\$	94,080 - 95,200
Marker/Chalkboard: Egress Window: Casework	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options. Remove/repalce markerboards - Assume 3 each/classroom (8' lf/each MB) NA, not required - building is fully sprinkelered Some countertops in wet areas have delaminated - recommend replacement. Casework in working order - consider selective repair/replacement as needed (chipped laminate, etc.) Repair existing casework	28	RMS not include LF	\$ soove	3,360.00 170.00 35.00	\$ \$	94,080 - 95,200
Marker/Chalkboard: Egress Windows Casework Casework Marker/Chalkboard:	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options. Remove/repalce markerboards - Assume 3 each/classroom (8' lf/each MB) NA, not required - building is fully sprinkelered Some countertops in wet areas have delaminated - recommend replacement. Casework in working order - consider selective repair/replacement as needed (chipped laminate, etc.) Repair existing casework	28	RMS not include LF LF see item a	\$ spoove	3,360.00 170.00 35.00	\$ \$	94,080 - 95,200 39,200
Marker/Chalkboard: Egress Window: Casework Casework Marker/Chalkboard: Heating Air-Conditioning	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options. Remove/repalce markerboards - Assume 3 each/classroom (8' lf/each MB) NA, not required - building is fully sprinkelered Some countertops in wet areas have delaminated - recommend replacement. Casework in working order - consider selective repair/replacement as needed (chipped laminate, etc.) Repair existing casework	28	RMS not include LF LF see item al assume wo	\$ \$ poove prk not recork not recork not records	3,360.00 170.00 35.00 quired	\$ \$ \$ \$ \$	94,080 - 95,200 39,200 - -
Marker/Chalkboard: Egress Windows Casework Casework Marker/Chalkboard: Heating Air-Conditioning Dayligh	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options. Remove/repalce markerboards - Assume 3 each/classroom (8' lf/each MB) NA, not required - building is fully sprinkelered Some countertops in wet areas have delaminated - recommend replacement. Casework in working order - consider selective repair/replacement as needed (chipped laminate, etc.) Repair existing casework gray in color	28	RMS not include LF LF see item al assume wo assume wo	\$ \$ poove prix not record not rec	3,360.00 170.00 35.00 quired quired quired	\$ \$ \$ \$ \$	94,080 - 95,200 39,200 - -
Marker/Chalkboard: Egress Windows Casework Casework Marker/Chalkboard: Heating Air-Conditioning Dayligh	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options. Remove/repalce markerboards - Assume 3 each/classroom (8' lf/each MB) NA, not required - building is fully sprinkelered Some countertops in wet areas have delaminated - recommend replacement. Casework in working order - consider selective repair/replacement as needed (chipped laminate, etc.) Repair existing casework gray in color	560 1,120	RMS not include LF LF see item al assume wo assume wo assume wo	\$ \$ poove prix not record not rec	3,360.00 170.00 35.00 quired quired quired	\$ \$ \$ \$ \$ \$	94,080 - 95,200 39,200 - - -
Marker/Chalkboard: Egress Windows Casework Casework Marker/Chalkboard: Heating Air-Conditioning Dayligh	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options. Remove/repalce markerboards - Assume 3 each/classroom (8' lf/each MB) NA, not required - building is fully sprinkelered Some countertops in wet areas have delaminated - recommend replacement. Casework in working order - consider selective repair/replacement as needed (chipped laminate, etc.) Repair existing casework gray in color minimal. always need more storage space (offices/classrooms).	560 1,120	RMS not include LF see item al assume we assu	\$ spoove ork not recork not recor	3,360.00 170.00 35.00 quired quired quired quired	\$ \$ \$ \$ \$ \$ \$	94,080 - 95,200 39,200 - - - -
Marker/Chalkboards Egress Windows Casework Casework Marker/Chalkboards Heating Air-Conditioning Dayligh Overall Size	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options. Remove/repalce markerboards - Assume 3 each/classroom (8' lf/each MB) NA, not required - building is fully sprinkelered Some countertops in wet areas have delaminated - recommend replacement. Casework in working order - consider selective repair/replacement as needed (chipped laminate, etc.) Repair existing casework gray in color minimal. always need more storage space (offices/classrooms).	560 1,120	RMS not include LF see item al assume we assume we assume we assume we EA	\$ spoove ork not recork not recor	3,360.00 170.00 35.00 quired quired quired quired	\$ \$ \$ \$ \$ \$ \$	94,080 - 95,200 39,200 - - - -
Marker/Chalkboards Egress Windows Casework Casework Marker/Chalkboards Heating Air-Conditioning Dayligh Overall Size Doors	grid with 2x2 grid. CMU and drywall walls need to be repainted (school colors?). present. marker boards - replace / options. Remove/repalce markerboards - Assume 3 each/classroom (8' lf/each MB) NA, not required - building is fully sprinkelered Some countertops in wet areas have delaminated - recommend replacement. Casework in working order - consider selective repair/replacement as needed (chipped laminate, etc.) Repair existing casework gray in color minimal. always need more storage space (offices/classrooms). should be considered for replacement.	560 1,120	RMS not include LF see item al assume we assume we assume we assume we EA	\$ spoove ork not record not recor	3,360.00 170.00 35.00 quired quired quired quired 3,500.00	\$ \$ \$ \$ \$ \$ \$	94,080 - 95,200 39,200 - - - - - 42,000



E			assume wo	ork not required	\$	-
rurniture	New furniture piloted in 2 classrooms		owner FF&	E budget %	\$	-
Toilet Rooms	Toilet Rooms	1,420	SF		\$	-
Fixtures Operationa			see below		\$	-
Toilet Partitions			see below		\$	-
Walls	interested in low flow fixture upgrades.		not include	ed	\$	-
Floors	epoxy poured in place - used at other schools in recent upgrades.		assume wo	ork not required	\$	-
Floor Drains	facilities recommended cleaning/servicing.	\$	6,000			
Lighting		\$	-			
Hand Dryers			see item b		\$	-
Ceilings	drywall lids - finding chipped paint / stains. Above ceiling leaks? Moisture issues inside bathrooms? Evaluate further.	922	SF	\$ 12.00	\$	11,064
Mirrors			see item b	elow	\$	-
ADA Accessible	Toilet rooms not updated require barrier free code updates.		see item b	elow	\$	-
Adequate Size			see item be	elow	\$	-
General Note	Some recent remodels; consider "hands free" auto flush upgrade per owner, verify ADA compliance. Not all toilet rooms have been remodeled.		\$	-		
Toilet Room Upgrade	Renovate remaining toilet rooms	1,420	SF	\$ 275.00	\$	390,500
Gymnasium	Gymnasium	4,100	SF		\$	-
Flooring	Wood floor is in good condition. District planning to refinish floor during 2021 school year.		work by o	wner	\$	-
Lighting	recently upgraded.		assume wo	ork not required	\$	-
HVAC			assume wo	ork not required	\$	-
Daylight	none.		assume wo	ork not required	\$	-
Gym Equipment	no PA system, wall pads, scoreboards, or bleaches in gym. Recomend adding wall pads beneath the baskets,		see below		\$	-
Gym Equipment	<u>'</u>	1,560	SF	\$ 25.00	\$	39,000
	Thresholds need to be adjusted or replaced.	5	EA	\$ 1,000.00	\$	5,000
	small, no room for bleachers or formal events.			ork not required	\$	-
Bleachers				ork not required	\$	
Locker Rooms			†	ork not required	\$	
	ceiling and walls need to be repainted	4,100	SF	\$ 5.00	\$	20,500
General Note		1,100	-	ork not required	\$	20,300
Cafeteria		2,300	SF		\$	
	Porcelain tile in good condition but dated	_,,,,,	1	1		
riooring	i oreciain the in good condition but dated		assume wo	ork not required	\$	-
	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection.	2,300	SF	\$ 12.00	\$	27,600
	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection.	2,300	SF	\$ 12.00	<u> </u>	27,600
Ceilings/Walls Accessibility	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection.	2,300	SF		\$	- 27,600 - 19,550
Ceilings/Walls Accessibility Lighting	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement.		SF assume wo	\$ 12.00	\$	-
Ceilings/Walls Accessibility Lighting Heating	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection.	2,300	assume wo	\$ 12.00 brk not required \$ 8.50	\$	- 19,550
Ceilings/Walls Accessibility Lighting Heating Seating	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings	2,300	assume works	\$ 12.00 brk not required \$ 8.50 \$ 0.50	\$ \$ \$	- 19,550 1,150
Ceilings/Walls Accessibility Lighting Heating Seating	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported.	2,300	assume word SF SF Owner FF8 assume word	\$ 12.00 brk not required \$ 8.50 \$ 0.50 E budget %	\$ \$ \$	- 19,550 1,150
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported.	2,300	assume wo SF SF owner FF& assume wo assume wo	\$ 12.00 ork not required \$ 8.50 \$ 0.50 tE budget % ork not required	\$ \$ \$ \$ \$	- 19,550 1,150 - -
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported.	2,300	assume wo SF SF owner FF& assume wo assume wo assume wo	\$ 12.00 prk not required \$ 8.50 \$ 0.50 E budget % prk not required prk not required prk not required	\$ \$ \$ \$ \$	- 19,550 1,150 - -
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning Dayligh	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the	2,300 2,300	assume wo SF SF owner FF& assume wo assume wo assume wo	\$ 12.00 prk not required \$ 8.50 \$ 0.50 E budget % prk not required	\$ \$ \$ \$ \$ \$	- 19,550 1,150 - -
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning Dayligh	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement.	2,300 2,300	assume wo	\$ 12.00 prk not required \$ 8.50 \$ 0.50 E budget % prk not required	\$ \$ \$ \$ \$ \$ \$	- 19,550 1,150 - - - -
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning Dayligh Overall Size	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement.	2,300 2,300	assume wo	\$ 12.00 prk not required \$ 8.50 \$ 0.50 E budget % prk not required	\$ \$ \$ \$ \$ \$ \$	- 19,550 1,150 - - - - - - 21,000
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning Daylight Overall Size Doors General Note	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement.	2,300 2,300	assume wo SF SF Owner FF8 assume wo assume wo assume wo	\$ 12.00 prk not required \$ 8.50 \$ 0.50 E budget % prk not required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 19,550 1,150 - - - - - - 21,000
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning Daylight Overall Size Doors General Note Offices	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement.	2,300 2,300 6 2,300	assume wo SF SF Owner FF& assume wo assume wo assume wo EA	\$ 12.00 ork not required \$ 8.50 \$ 0.50 E budget % ork not required ork not required ork not required ork not required \$ 3,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 19,550 1,150 - - - - - - 21,000
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning Daylight Overall Size Doors General Note Offices Flooring Furniture	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement. Offices Powerbond splitting at seams - should be replaced	2,300 2,300 6 2,300	assume wo SF SF Owner FF& assume wo assume wo assume wo EA	\$ 12.00 prk not required \$ 8.50 \$ 0.50 Ex budget % prk not required prk not required prk not required prk not required \$ 3,500.00 \$ 7.06	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 19,550 1,150 - - - - - - 21,000
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning Daylight Overall Size Doors General Note Offices Flooring Furniture	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement. Offices Powerbond splitting at seams - should be replaced Dated furniture - recommend replacement 2x4 ceiling grid and tiles are sagging. Replace tiles, consider replacing grid with 2x2 grid. Walls to be repainted	2,300 2,300 6 2,300 2,300	assume wo SF SF Owner FF8 assume wo assume wo assume wo EA SF SF Owner FF8	\$ 12.00 brk not required \$ 8.50 \$ 0.50 E budget % brk not required brk not required brk not required brk not required \$ 3,500.00 \$ 7.06 E budget % \$ 12.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	19,550 1,150 - - - - 21,000 - - 16,238
Accessibility Lighting Heating Seating Size Air-Conditioning Daylight Overall Size Doors General Note Offices Flooring Furniture Ceilings/Walls	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement. Offices Powerbond splitting at seams - should be replaced Dated furniture - recommend replacement 2x4 ceiling grid and tiles are sagging. Replace tiles, consider replacing grid with 2x2 grid. Walls to be repainted	2,300 2,300 6 2,300 2,300	assume wo SF SF Owner FF8 assume wo assume wo assume wo EA SF SF Owner FF8 SF	\$ 12.00 brk not required \$ 8.50 \$ 0.50 E budget % brk not required brk not required brk not required brk not required \$ 3,500.00 \$ 7.06 E budget % \$ 12.00 bow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	19,550 1,150 - - - - 21,000 - - 16,238 - 27,600
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning Daylight Overall Size Doors General Note Offices Flooring Furniture Ceilings/Walls	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement. Offices Powerbond splitting at seams - should be replaced Dated furniture - recommend replacement 2x4 ceiling grid and tiles are sagging. Replace tiles, consider replacing grid with 2x2 grid. Walls to be repainted	2,300 2,300 6 2,300 2,300	assume wo SF SF Owner FF& assume wo assume wo assume wo EA SF SF Owner FF& SF	\$ 12.00 brk not required \$ 8.50 \$ 0.50 E budget % brk not required brk not required brk not required brk not required crk not required crk not required brk not required \$ 3,500.00 \$ 7.06 E budget % \$ 12.00 bry bry bry crk strip	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	19,550 1,150 - - - - - 21,000 - - 16,238 - 27,600
Accessibility Lighting Heating Seating Size Air-Conditioning Daylight Overall Size Doors General Note Offices Flooring Furniture Ceilings/Walls	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement. Offices Powerbond splitting at seams - should be replaced Dated furniture - recommend replacement 2x4 ceiling grid and tiles are sagging. Replace tiles, consider replacing grid with 2x2 grid. Walls to be repainted	2,300 2,300 6 2,300 2,300	assume wo SF SF Owner FF& assume wo assume wo assume wo EA SF SF Owner FF& SF in elec beld in elec beld in elec beld	\$ 12.00 brk not required \$ 8.50 \$ 0.50 E budget % brk not required brk not required brk not required brk not required crk not required crk not required brk not required \$ 3,500.00 \$ 7.06 E budget % \$ 12.00 bry bry bry crk strip	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	19,550 1,150 - - - - - 21,000 - - 16,238 - 27,600
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning Daylight Overall Size Doors General Note Offices Flooring Furniture Ceilings/Walls Paging Master Clock Phone System Lighting	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement. Offices Powerbond splitting at seams - should be replaced Dated furniture - recommend replacement 2x4 ceiling grid and tiles are sagging. Replace tiles, consider replacing grid with 2x2 grid. Walls to be repainted	2,300 2,300 6 2,300 2,300 2,300	assume wo SF SF Owner FF8 assume wo assume wo assume wo EA SF SF Owner FF8 SF in elec beld in elec beld in elec beld in elec beld in elec beld	\$ 12.00 brk not required \$ 8.50 \$ 0.50 E budget % brk not required crk not required brk not equired brk not required crk not required crk not required brk not required crk not required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	19,550 1,150 - - - - - 21,000 - - 16,238 - 27,600
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning Daylight Overall Size Doors General Note Offices Flooring Furniture Ceilings/Walls Paging Master Clock Phone System Lighting Heating	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement. Offices Powerbond splitting at seams - should be replaced Dated furniture - recommend replacement 2x4 ceiling grid and tiles are sagging. Replace tiles, consider replacing grid with 2x2 grid. Walls to be repainted	2,300 2,300 6 2,300 2,300 2,300	assume wo SF SF SF owner FF8 assume wo assume wo assume wo assume wo assume wo assume wo in elec belo in elec belo in elec belo SF SF	\$ 12.00 ork not required \$ 8.50 \$ 0.50 Ebudget % ork not required ork not equired ork not required ork not sequired ork not required system to the system of the	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 19,550 1,150 - - - - - 21,000 - - 16,238 - 27,600 - - -
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning Daylight Overall Size Doors General Note Offices Flooring Furniture Ceilings/Walls Paging Master Clock Phone System Lighting Heating	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement. Offices Powerbond splitting at seams - should be replaced Dated furniture - recommend replacement 2x4 ceiling grid and tiles are sagging. Replace tiles, consider replacing grid with 2x2 grid. Walls to be repainted Add diffuser and grilles with new ceilings Faculty workroom is underutilized	2,300 2,300 6 2,300 2,300 2,300	assume wo SF SF Owner FF8 assume wo assume wo assume wo assume wo assume wo assume wo in elec belo in elec belo SF SF SF assume wo assume wo	\$ 12.00 ork not required \$ 8.50 \$ 0.50 Ebudget % ork not required ork not or required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	19,550 1,150 - - - - - 21,000 - - 16,238 - 27,600 - - - 18,400 1,150
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning Daylight Overall Size Doors General Note Offices Flooring Furniture Ceilings/Walls Paging Master Clock Phone System Lighting Heating Copy/Work Room	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement. Offices Powerbond splitting at seams - should be replaced Dated furniture - recommend replacement 2x4 ceiling grid and tiles are sagging. Replace tiles, consider replacing grid with 2x2 grid. Walls to be repainted Add diffuser and grilles with new ceilings Faculty workroom is underutilized	2,300 2,300 6 2,300 2,300 2,300	assume wo SF SF owner FF8 assume wo assume wo assume wo assume wo assume wo in elec beld in elec beld in elec beld in elec beld SF SF SF SF SF sp assume wo assume wo	\$ 12.00 ork not required \$ 8.50 \$ 0.50 Extraction to the required ork not required ork not required ork not required ork not required ork not required ork not required ork not required ork not required ork not required ork not required \$ 3,500.00 \$ 7.06 Extraction to the required ork not required ow ow ow ow ow ow ow ow ow o	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 19,550 1,150 - - - - - 21,000 - - - 16,238 - 27,600 - - - - - 18,400 1,150
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning Daylight Overall Size Doors General Note Offices Flooring Furniture Ceilings/Walls Paging Master Clock Phone System Lighting Heating Copy/Work Room Meeting Rooms Coffee Break Area	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement. Offices Powerbond splitting at seams - should be replaced Dated furniture - recommend replacement 2x4 ceiling grid and tiles are sagging. Replace tiles, consider replacing grid with 2x2 grid. Walls to be repainted Add diffuser and grilles with new ceilings Faculty workroom is underutilized	2,300 2,300 6 2,300 2,300 2,300	assume wo SF SF Owner FF8 assume wo assume wo assume wo assume wo see SF SF in elec beld in elec beld assume wo assume wo assume wo	\$ 12.00 ork not required \$ 8.50 \$ 0.50 Ex budget % ork not required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 19,550 1,150 - - - - - 21,000 - - - 16,238 - 27,600 - - - - - - 18,400 1,150
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning Daylight Overall Size Doors General Note Offices Flooring Furniture Ceilings/Walls Paging Master Clock Phone System Lighting Heating Copy/Work Room Meeting Rooms Coffee Break Area	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement. Offices Powerbond splitting at seams - should be replaced Dated furniture - recommend replacement 2x4 ceiling grid and tiles are sagging. Replace tiles, consider replacing grid with 2x2 grid. Walls to be repainted Add diffuser and grilles with new ceilings Faculty workroom is underutilized good condition but dated finishes - could use an upgrade	2,300 2,300 6 2,300 2,300 2,300	assume wo SF SF owner FF8 assume wo assume wo assume wo assume wo EA SF SF owner FF8 SF in elec beld in elec beld in elec beld in elec beld in elec beld in elec beld assume wo assume wo	\$ 12.00 ork not required \$ 8.50 \$ 0.50 E budget % ork not required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 19,550 1,150 - - - - - 21,000 - - - 16,238 - 27,600 - - - - - - 18,400 1,150
Ceilings/Walls Accessibility Lighting Heating Seating Size Air-Conditioning Daylight Overall Size Doors General Note Offices Flooring Furniture Ceilings/Walls Paging Master Clock Phone System Lighting Heating Copy/Work Room Meeting Rooms Coffee Break Area Bathroom(s)	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement. Offices Powerbond splitting at seams - should be replaced Dated furniture - recommend replacement 2x4 ceiling grid and tiles are sagging. Replace tiles, consider replacing grid with 2x2 grid. Walls to be repainted Add diffuser and grilles with new ceilings Faculty workroom is underutilized good condition but dated finishes - could use an upgrade	2,300 2,300 6 2,300 2,300 2,300	assume wo SF SF owner FF8 assume wo assume wo assume wo assume wo EA SF SF owner FF8 SF in elec beld in elec beld in elec beld in elec beld in elec beld in elec beld assume wo assume wo	\$ 12.00 prk not required \$ 8.50 \$ 0.50 Ex budget % prk not required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	19,550 1,150 21,000 16,238 - 27,600 18,400 1,150
Accessibility Lighting Heating Seating Seating Size Air-Conditioning Daylight Overall Size Doors General Note Offices Flooring Furniture Ceilings/Walls Paging Master Clock Phone System Lighting Heating Copy/Work Room Meeting Rooms Coffee Break Area Bathroom(s) General Note	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement. Offices Powerbond splitting at seams - should be replaced Dated furniture - recommend replacement 2x4 ceiling grid and tiles are sagging. Replace tiles, consider replacing grid with 2x2 grid. Walls to be repainted Add diffuser and grilles with new ceilings Faculty workroom is underutilized good condition but dated finishes - could use an upgrade	2,300 2,300 6 2,300 2,300 2,300 2,300	assume wo SF SF Owner FF8 assume wo assume wo assume wo assume wo EA SF SF in elec belo in elec belo in elec belo in elec belo in elec belo assume wo assume wo	\$ 12.00 prk not required \$ 8.50 \$ 0.50 Ex budget % prk not required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	19,550 1,150 21,000 16,238 - 27,600 18,400 1,150
Accessibility Lighting Heating Seating Seating Size Air-Conditioning Daylight Overall Size Doors General Note Offices Flooring Furniture Ceilings/Walls Paging Master Clock Phone System Lighting Heating Copy/Work Room Meeting Rooms Coffee Break Area Bathroom(s) General Note Media Center	walls to be patched and painted. Stains/water damage present in ceiling. Some signs of cracks/masonry repair at the gallery connection. upgrade fixtures/consider replacement. Add diffuser and grilles with new ceilings current tables ok, future replacement could be considered. no issues reported. not bad, some exterior daylight from windows/adjacent gallery pass thru. dated / ok condition / no issues with amount space and occupancy from the district. Should be considered for replacement. Offices Powerbond splitting at seams - should be replaced Dated furniture - recommend replacement 2x4 ceiling grid and tiles are sagging. Replace tiles, consider replacing grid with 2x2 grid. Walls to be repainted Add diffuser and grilles with new ceilings Faculty workroom is underutilized good condition but dated finishes - could use an upgrade Media Center	2,300 2,300 6 2,300 2,300 2,300 2,300	assume wo SF SF Owner FF8 assume wo SF assume wo	\$ 12.00 prk not required \$ 8.50 \$ 0.50 EE budget % prk not required prk not required prk not required \$ 3,500.00 \$ 7.06 EE budget % \$ 12.00 pow pow pow pow pow pow pow p	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	19,550 1,150 21,000 16,238 - 27,600 18,400 1,150



Office Space	T		1			
	small, but present, no comments on desire to reconfigure or add additional space.		assume wo	ork not required	\$	-
Vili-					•	
Ventilation		-		ork not required	\$	-
	Doors can be considered for future replacement.		EA	\$ 3,500.00	\$	10,500
	patch/paint/upgraded fixtures and devices. just need finishes update.	2,400	SF	\$ 5.00	\$	12,000
	Fixtures/bookshelves - excluded		not include	ed		
Auxiliary Space					\$	-
General Note					\$	-
General Note					\$	-
General Note					\$	-
Kitcher	Kitchen	700	SF		\$	-
Progran	300 daily student meals served (delivered from HS). No cooking here.		assume wo	ork not required		
Equipmen	JRA to provide list for selecting new equipment. Sinks/Serving equipment/ Some	1	LS	\$ 262,500.00	\$	262,500
	prep tables / 2 individual free-standing coolers.					
Ceiling	Replace with wipeable ceiling tiles. Need new diffusers and grills.	4	EA	\$ 100.00	\$	400
	Remove/replace ACT		SF	\$ 12.00	\$	8,400
	·	700		L .		
	Not present at this school.	700		ork not required	\$	- 4200
Floor	12x12 tile and base. Drains/sinks/traps/ all need to be cleaned, maintained,	700	SF	\$ 6.00	\$	4,200
	serviced.					
Delivery Space	Receiving area attached to new west elevation bus loop service drive. No		new additi	on excluded	\$	-
	receiving dock. Need to add large entry for delivery/receiving/unloading. No					
	covered protection currently.					
Delivery Space	Receiving building addition		new additi	on excluded		
	Lacking adequate storage space. Storage room too small. Mark Fargo suggested			ork not required	\$	_
Storage Space	utilizing current outdoor maintenance storage room with garage door for adding			ou . equil eu	*	_
	new walk-in units. Expand space beyond boiler room for more storage/new					
	receiving and maintenance area.					
Storage Space	Storage room addtion		not include	ed		
Kitchen Hoor	No hood presently. Need to determine location within kitchen to add one.		see equipn	nent above	\$	-
Make-up Ai					\$	-
	One serving line present (separate in and out egress).		assume wo	ork not required	\$	
	No issues noted - such as too few outlets/location/breaker capacity.			ork not required	\$	
		700				
	Upgrade light fixtures.		SF	\$ 8.00	\$	5,600
	Add diffuser and grilles with new ceilings	700	SF	\$ 0.50	\$	350
Secure	Yes.		assume wo	ork not required	\$	-
Fire Suppression/FA	Yes, present. Fully sprinkled with fire alarm coverage.		assume wo	ork not required	\$	-
Overa	Currently just a kitchen and serving area for the elementary. JRA does believe		see items a	above	\$	-
	large enough SF to have fully functional operating kitchen. Not full functional					
	kitchen presently. Still deal with deliveries/dishwashing/trash/recycle.					
	Ricellett presently. Selli dear with deliveries/distribusining crash/recycle.					
					•	
	MECHANICAL				\$	
	MECHANICAL				\$	-
	(2) 2,000 MBH boilers replaced in 2015				\$	-
					\$	- 35,500
	(2) 2,000 MBH boilers replaced in 2015				\$	-
	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end				\$	-
Heating Pumps and Pipin	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD.				\$	-
Heating Pumps and Piping Cooling Source and Condition	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life.				\$ \$ \$	-
Heating Pumps and Pipin Cooling Source and Condition Cooling Pumps and Pipin	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A				\$ \$ \$ \$ \$	- 35,500 - -
Heating Pumps and Pipin Cooling Source and Condition Cooling Pumps and Pipin	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need				\$ \$ \$	-
Heating Pumps and Pipin Cooling Source and Condition Cooling Pumps and Pipin Terminal Device	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF.		I.C.		\$ \$ \$ \$ \$	- 35,500 - - - 9,800
Heating Pumps and Pipin Cooling Source and Condition Cooling Pumps and Pipin Terminal Device	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1)	ı	LS	\$ 541,000.00	\$ \$ \$ \$ \$	- 35,500 - -
Heating Pumps and Pipin Cooling Source and Condition Cooling Pumps and Pipin Terminal Device	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF.	1	LS	\$ 541,000.00	\$ \$ \$ \$ \$	- 35,500 - - - 9,800
Heating Pumps and Pipin Cooling Source and Condition Cooling Pumps and Pipin Terminal Device	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1)	1	LS	\$ 541,000.00	\$ \$ \$ \$ \$	- 35,500 - - - 9,800
Heating Pumps and Pipin Cooling Source and Condition Cooling Pumps and Pipin Terminal Device AHUs and RTU	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1) 7.5 ton Gas/DX RTU's, (2) 4 ton Gas/DX RTU's, (2) 5 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger.	ı	LS	\$ 541,000.00	\$ \$ \$ \$ \$	- 35,500 - - - 9,800 541,000
Heating Pumps and Pipin Cooling Source and Condition Cooling Pumps and Pipin Terminal Device AHUs and RTU	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1) 7.5 ton Gas/DX RTU's, (2) 4 ton Gas/DX RTU's, (2) 5 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for	1	LS	\$ 541,000.00	\$ \$ \$ \$ \$	- 35,500 - - - 9,800
Heating Pumps and Pipin Cooling Source and Condition Cooling Pumps and Pipin Terminal Device AHUs and RTU	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1) 7.5 ton Gas/DX RTU's, (2) 4 ton Gas/DX RTU's, (2) 5 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger.	1	LS	\$ 541,000.00	\$ \$ \$ \$ \$	- 35,500 - - - 9,800 541,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Device AHUs and RTU	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1) 7.5 ton Gas/DX RTU's, (2) 5 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's.	1	LS	\$ 541,000.00	\$ \$ \$ \$ \$ \$	- 35,500 - - - 9,800 541,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Device AHUs and RTU Ventilation Building Management	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1) 7.5 ton Gas/DX RTU's, (2) 5 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's. Trane Summit, no pneumatics. Beyond its life.	1	LS	\$ 541,000.00	\$ \$ \$ \$ \$	- 35,500 - - - 9,800 541,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Device AHUs and RTU Ventilation Building Management System/Control	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1) 7.5 ton Gas/DX RTU's, (2) 4 ton Gas/DX RTU's, (2) 5 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's. Trane Summit, no pneumatics. Beyond its life.	1	LS	\$ 541,000.00	\$ \$ \$ \$ \$ \$	- 35,500 - - 9,800 541,000 14,500
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Device AHUs and RTU Ventilation Building Management System/Control Domestic Water Piping	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1) 7.5 ton Gas/DX RTU's, (2) 4 ton Gas/DX RTU's, (2) 5 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's. Trane Summit, no pneumatics. Beyond its life. Dielectric fittings and valves are failing. Cafeteria valve bad.	1	LS	\$ 541,000.00	\$ \$ \$ \$ \$ \$ \$	- 35,500 - - - 9,800 541,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Device AHUs and RTU Ventilation Building Management System/Control Domestic Water Piping	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1) 7.5 ton Gas/DX RTU's, (2) 4 ton Gas/DX RTU's, (2) 5 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's. Trane Summit, no pneumatics. Beyond its life.	ı	LS	\$ 541,000.00	\$ \$ \$ \$ \$ \$	- 35,500 - - 9,800 541,000 14,500
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Device AHUs and RTU Ventilation Building Management System/Control Domestic Water Piping Water Heater	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1) 7.5 ton Gas/DX RTU's, (2) 4 ton Gas/DX RTU's, (2) 5 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's. Trane Summit, no pneumatics. Beyond its life. Dielectric fittings and valves are failing. Cafeteria valve bad.	1	LS	\$ 541,000.00	\$ \$ \$ \$ \$ \$ \$	- 35,500 - - 9,800 541,000 14,500 305,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Device AHUs and RTU Ventilation Building Management System/Control Domestic Water Piping Water Heater	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1) 7.5 ton Gas/DX RTU's, (2) 4 ton Gas/DX RTU's, (2) 5 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's. Trane Summit, no pneumatics. Beyond its life. Dielectric fittings and valves are failing. Cafeteria valve bad. WH's appear to be near end of service life. Group restrooms have been remodeled. Sinks are near end of life. Still function	1	LS	\$ 541,000.00	\$ \$ \$ \$ \$ \$ \$ \$	- 35,500 - - 9,800 541,000 14,500 305,000
Heating Pumps and Pipin Cooling Source and Condition Cooling Pumps and Pipin Terminal Device AHUs and RTU Ventilation Building Managemen System/Control Domestic Water Pipin Water Heater Plumbing Fixture	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1) 7.5 ton Gas/DX RTU's, (2) 4 ton Gas/DX RTU's, (2) 5 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's. Trane Summit, no pneumatics. Beyond its life. Dielectric fittings and valves are failing. Cafeteria valve bad. WH's appear to be near end of service life. Group restrooms have been remodeled. Sinks are near end of life. Still function well. Looking into auto flush valves.	1	LS	\$ 541,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 35,500 - - 9,800 541,000 14,500 305,000
Heating Pumps and Pipin Cooling Source and Condition Cooling Pumps and Pipin Terminal Device AHUs and RTU Ventilation Building Managemen System/Control Domestic Water Pipin Water Heater Plumbing Fixture	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1) 7.5 ton Gas/DX RTU's, (2) 4 ton Gas/DX RTU's, (2) 5 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's. Trane Summit, no pneumatics. Beyond its life. Dielectric fittings and valves are failing. Cafeteria valve bad. WH's appear to be near end of service life. Group restrooms have been remodeled. Sinks are near end of life. Still function well. Looking into auto flush valves. Fully sprinkled. 6" fire suppression main with (2) 4" risers provide building with	1	LS	\$ 541,000.00	\$ \$ \$ \$ \$ \$ \$ \$	- 35,500 - - 9,800 541,000 14,500 305,000 5,500 23,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Device AHUs and RTU Ventilation Building Management System/Control Domestic Water Piping Water Heatert Plumbing Fixture	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1), 7.5 ton Gas/DX RTU's, (2) 4 ton Gas/DX RTU's, (2) 5 ton Gas/DX RTU's, and (2), 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's. Trane Summit, no pneumatics. Beyond its life. Dielectric fittings and valves are failing. Cafeteria valve bad. WH's appear to be near end of service life. Group restrooms have been remodeled. Sinks are near end of life. Still function well. Looking into auto flush valves. Fully sprinkled. 6" fire suppression main with (2) 4" risers provide building with coverage	ı	LS	\$ 541,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 35,500 - - 9,800 541,000 14,500 305,000 5,500 23,000
Heating Pumps and Pipin Cooling Source and Condition Cooling Pumps and Pipin Terminal Device AHUs and RTU Ventilation Building Managemen System/Control Domestic Water Pipin Water Heater Plumbing Fixture	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1), 7.5 ton Gas/DX RTU's, (2) 4 ton Gas/DX RTU's, (2) 5 ton Gas/DX RTU's, and (2), 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's. Trane Summit, no pneumatics. Beyond its life. Dielectric fittings and valves are failing. Cafeteria valve bad. WH's appear to be near end of service life. Group restrooms have been remodeled. Sinks are near end of life. Still function well. Looking into auto flush valves. Fully sprinkled. 6" fire suppression main with (2) 4" risers provide building with coverage	1	LS	\$ 541,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 35,500 - - 9,800 541,000 14,500 305,000 - - -
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Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Device AHUs and RTU Ventilation Building Management System/Control Domestic Water Piping Water Heatert Plumbing Fixture	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, (1), 7.5 ton Gas/DX RTU's, (2) 4 ton Gas/DX RTU's, (2) 5 ton Gas/DX RTU's, and (2), 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's. Trane Summit, no pneumatics. Beyond its life. Dielectric fittings and valves are failing. Cafeteria valve bad. WH's appear to be near end of service life. Group restrooms have been remodeled. Sinks are near end of life. Still function well. Looking into auto flush valves. Fully sprinkled. 6" fire suppression main with (2) 4" risers provide building with coverage	1	LS	\$ 541,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 35,500 - - 9,800 541,000 14,500 305,000 - - -
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Device AHUs and RTU Ventilation Building Management System/Control Domestic Water Piping Water Heatert Plumbing Fixture	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's. Trane Summit, no pneumatics. Beyond its life. Dielectric fittings and valves are failing. Cafeteria valve bad. WH's appear to be near end of service life. Group restrooms have been remodeled. Sinks are near end of life. Still function well. Looking into auto flush valves. Fully sprinkled. 6" fire suppression main with (2) 4" risers provide building with coverage N/A ELECTRICAL	1	LS	\$ 541,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	35,500 9,800 541,000 14,500 305,000 23,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Device AHUs and RTU Ventilation Building Management System/Control Domestic Water Piping Water Heater Plumbing Fixture Fire Protection	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's. Trane Summit, no pneumatics. Beyond its life. Dielectric fittings and valves are failing. Cafeteria valve bad. WH's appear to be near end of service life. Group restrooms have been remodeled. Sinks are near end of life. Still function well. Looking into auto flush valves. Fully sprinkled. 6" fire suppression main with (2) 4" risers provide building with coverage N/A ELECTRICAL		LS	\$ 541,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	35,500 9,800 541,000 14,500 23,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Device AHUs and RTU Ventilation Building Management System/Control Domestic Water Piping Water Heater Plumbing Fixture Fire Protection Pool equipment Transformer size Primary/Secondary Service	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's. Trane Summit, no pneumatics. Beyond its life. Dielectric fittings and valves are failing. Cafeteria valve bad. WH's appear to be near end of service life. Group restrooms have been remodeled. Sinks are near end of life. Still function well. Looking into auto flush valves. Fully sprinkled. 6" fire suppression main with (2) 4" risers provide building with coverage N/A ELECTRICAL		LS	\$ 541,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	35,500 9,800 541,000 14,500 23,000
Heating Pumps and Pipin Cooling Source and Condition Cooling Pumps and Pipin Terminal Device AHUs and RTU Ventilation Building Managemen System/Control Domestic Water Pipin Water Heater Plumbing Fixture Fire Protection Pool equipmen Transformer size Primary/Secondary Service Generato	(2) 2,000 MBH boilers replaced in 2015 There are no heating piping known issues. Pumps are Taco and are near the end of life. Would like isolation valves to split system up. (2) 225 gpm @ 95' HD. DX cooling. At end of life. N/A (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF. (1) 10 ton Gas/DX RTU's, (1) 20 ton Gas/DX RTU's, (1) 2 ton Gas/DX RTU's, and (2) 18,000 cfm hot water/DX RTU's with heat exchanger. Exhaust systems appear to be orginal and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's. Trane Summit, no pneumatics. Beyond its life. Dielectric fittings and valves are failing. Cafeteria valve bad. WH's appear to be near end of service life. Group restrooms have been remodeled. Sinks are near end of life. Still function well. Looking into auto flush valves. Fully sprinkled. 6" fire suppression main with (2) 4" risers provide building with coverage N/A ELECTRICAL	10,678		\$ 541,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	35,500 9,800 541,000 14,500 305,000 23,000



Occupancy Sensors	N/A				\$	-				
- ' /	Toggle switches. Needs updating.	60,800	SF	\$ 1.50	+-	91,200				
	Majority of panels are in good shape.				\$	_				
Panel Clearance	Need to remove storage items.									
Exit Signs										
Fire Alarm	Fire alarm is failing 60,800 SF \$ 1.75 \$									
Clocks	Clocks need to be replaced 60,800 SF \$ 0.25 \$									
Paging	60,800 SF \$ 0.60 \$									
Phone System	60,800 SF \$ 2.00 \$									
Branch	60,800 SF \$ 2.00 \$									
	TECHNOLOGY				\$	-				
IT Rooms	MDF has dedicated space. Room is sprinkled. Unused equipment needs to be		included in	"Phone System" above	\$	-				
	removed.			,						
Fiber Optic Cabling (between	Older singlemode fiber between buildings, multimode between IT rooms, some	ultimode between IT rooms, some included in "Phone System" above								
buildings/IT rooms)	CAT6 tie lines between racks.									
Data Cabling (within buildings)	CAT 6 cabling. Switches were upgraded recently.		included in	"Phone System" above	\$	-				
Bells/Paging System	Need to update paging for the district. Paging speakers not loud enough in the		included in	"Paging" above	\$					
0 0 7	gym.			0 0	'					
Clock System	There is no synchronized clock system. Some satellite clocks and digital signage		included in	"Mater Clock" above	\$	-				
	running software to display time.									
Classroom Audio/Video Systems	Standard throw projectors being replaced with 75" interactive displays. Plan to		assume no	work required	\$	-				
	replace Lightspeed audio with Audio Enhancement systems.									
Large Space Audio/Video	Gym needs new audio system and installed projector - space is used as a large	2	EA	\$ 25,000.00	\$	50,000				
Systems	classroom. Cafeteria needs new audio/projection.									
Security Camera System	Need to update Sony cameras and VMS (currently exacqvision software)	60,800	SF	\$ 1.00	\$	60,800				
Access Control System	Axis intercom at main entrance. Card readers at priority doors. Vanderbilt SMS.		assume no	work required	\$	-				
				I						
					\$	-				
	Direct Trade	60,800	SE.	\$ 76.38		4,644,056				
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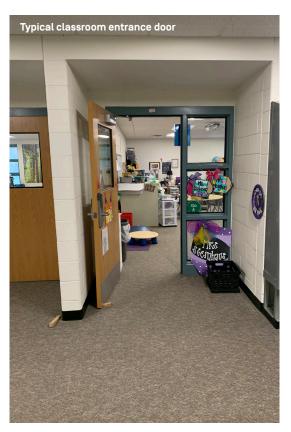


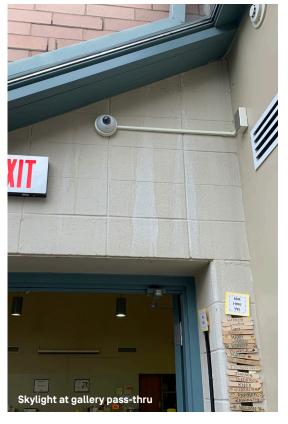










































Use: K-4
Built: 1988
Additions + Renovations: n/a

Total Building Area: 62,000 SF **Site Area:** 19 Acres

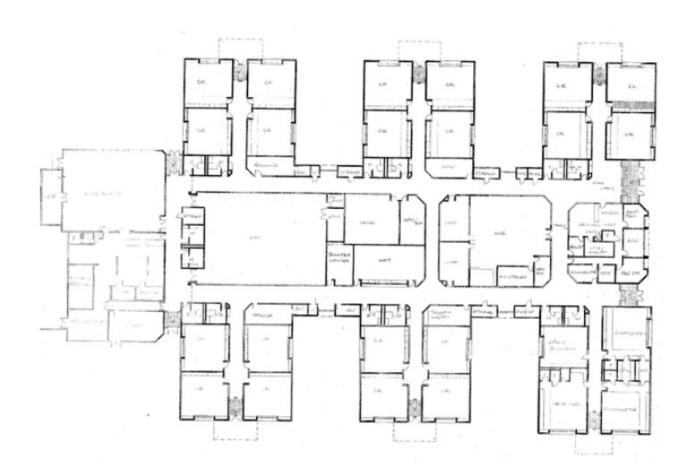
Enrollment: 471 students

Square Footage per Student: 131.6 sf/student

Renovation Cost: \$11,685,587 Current Replacement Value (CRV): \$19,840,000

Facility Condition Index (FCI): 59%











OBSERVATION HIGHLIGHTS

SITE

Pavement is in good condition throughout. Circulation works well. Stone drainage area adjacent to the teacher parking creates maintenance issues, and should be removed if possible. Playground equipment in good condition.

ARCHITECTURE

Main entrance is well defined. No secure vestibule. Roof leaks reported at some locations. Exterior classroom windows and aluminum framing in good condition. Exterior brick and mortar deteriorating at head condition above windows. Attention and further investigation needed at the exterior angled brick condition below all classroom windows. Sealants and mortar at this location need to be repaired. All exterior perimeter hollow metal frames and doors are showing signs of age and rust. Consider repair and replacement with thermally broken aluminum frames and doors.

INTERIORS

The carpet throughout is in need of replacement. It dates back to the mid-nineties and is worn and/or stained with some separation at the seams. Many of the corridor and classroom walls are painted gypsum board, which is showing signs of wear and tear. The paint is peeling and many areas are gouged in need of repair.

Ceilings are in fair to poor condition. The majority of the panels are 24" x 48" are showing signs of age and warping. Some ceiling panels are severely water damaged. The sheet vinyl flooring in the Cafeteria is in disrepair and needs to be replaced.

The wood floor in the Gymnasium is in good condition. The walls should have wall padding added behind the backboards. The exposed ceiling should be cleaned. Classroom casework should be replaced. Many edges are falling off of doors and there are several instances where the laminate significantly chipped or delaminating.

Wood doors are in fair condition with key code access hardware. Some doors are significantly chipped and damaged. Interior signs are present, at some locations but are not consistent or cohesive throughout the building. Grade level corridors are identified with some color and identity which helps with wayfinding and creating some character in an otherwise uninspiring building.

Windows include integral blinds and appear to be in good to fair condition. There are screens placed on operable windows. These screens should be removed for emergency egress and such window locations should be marked as "emergency egress". Some of the multi-use toilet rooms were recently renovated with troweled epoxy flooring and wall tile floor-to-ceiling and are in good condition. Many still need to be renovated.

Furniture throughout the building varies in terms of style and quality. Overall the furniture that exists is not conducive to a flexible or comfortable learning environment for staff or students.

MECHANICAL

Interior and exterior lighting fixtures are fluorescent or in poor condition and need to be replaced. Exit signs are in fair condition. All interior lighting controls are toggle switches and need to be updated to modern controls and better energy efficiency. The panelboards are original to the building and have degraded. The panelboards should be replaced.





ELECTRICAL

Interior and exterior lighting fixtures are fluorescent or in poor condition and need to be replaced. Exit signs have faded lettering and need to be replaced. The building exterior needs wall packs added for better lighting. All interior lighting controls are toggle switches and need to be updated to modern controls and better energy efficiency. The majority of the panelboards are in good shape and do not need to be replaced.

TECHNOLOGY

The MDF is a shared space with storage and should be a dedicated space. Fiber optic cabling between IT rooms is antiquated and needs updating. Synchronized clock system does not exist. Paging system needs to be upgraded. Gym & cafe need new AV systems. Security cameras & VMS needs updating.

RECOMMENDATION SUMMARY

This building is a good candidate for renovations and should be considered to keep online as an operational facility. Some minor to moderate renovations are recommended to improve the facility to a "good" condition.



DATA SHEETS

Facility Assessment

Building Name Hiawatha Elementary

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years Fair = item meets current use, showing signs of age and should be replaced in the next 10 years Poor = item is nearing the end of it's useful life, current need, should be replaced in the next 3-5 years

SITE		Rood	fair	goot comments
Drainaga		.,		Stone drainage area adjacent to the teacher parking creates maintenance
Drainage		Х		issues, should be removed if possible.
				Some cracks observed in south drive and main entry. Main lot in good
Asphalt Parking/ Drives		Х		condition.
				Concrete sidewalks in playground area are in fair condition. Add snowmelt at
Sidewalks		Х		main entrance.
Adequate Parking	Х			
Bus Loop	Х			Bus loop is separated from parent drop-off
Playgrounds	Х			
Student Drop off Area	Х			Works well
Landscaping	Х			
Irrigation Systems				NA
Athletic fields	х			
Fencing	Х			
Signage		Х		
Dumpster Location		Х		Concrete pad, but no dumpster enclosure.
Parking Lot Lighting		Х		

ARCHITECTURAL		Bood	fair	goot comments
Building Shell				
				Leaks reported by the teachers lounge, issues with flashing at main entrance
Roofing		х		canopy. 2012 Carlisle membrane
				Casements do not work/ heavy/latching issues - not user friendly, Integral
Exterior Windows			х	blinds
				Need to further investigate storm runoff area at NW corner just north of staff
Positive Drainage		х		parking lot.
Defined Entry	Х			
Accessibility		х		
				EIFS soffits and entrance canopy - needs to be repainted. Metal fascia/coping
Fascia/Soffits	х			in good condition
				Brick investigation needed at window head and sill (water intrusion and
Brick	х			flashing conditions). Rusted lintels. Some brick spalling at sloped brick sills
				Consider further inspection, replacement. Noticed some recent updates but
Caulk Joints		х		sealant color selected did not match original/existing.
Water Stains		х		Present on brick ledges, sills above window heads
Exterior Doors			Х	Exterior doors to be replaced, hardware/function issues





ARCHITECTURAL (CON'T)	ROOM	fair	comments
Exterior Light	Х		District currently replacing lamps on existing parking lot light poles with LED
			Replace hollow metal storefront system at vestibules - bottom rusting. No
Building Entrances		х	secure vestibule at entrance.
Security/Cameras	Х		district always looking to add more locations at exterior perimeter.

			/ . /
	8000	fair	god comments
	Х		upgrade fixtures - original.
	Х		replace carpet - near end of life.
			Remove and replace 2x4 ceiling tiles and grid/seeing lots of stains and some
			sagging/pillowing of tiles. Panelized partition walls - no color and dull -
		Х	upgrade with patch/paint.
			Appears to be in good condition, original lockers - consider replacing with
	х		similar lockers a Bennett Woods (wide with shoe cubbies below).
			should be removed and replaced. Most doors do not have barrier free
		Х	hardware.
	Х		ok - no issues reported.
	Х		ok.
		Х	Not ADA compliant
			combination of carpet and VCT tile flooring currently - should be considered
	Х		for replacement.
			original - replace with new grid and tiles, many stained ceiling tiles -
	х	Х	investigate above for leaks
	Х		present - did not test function.
			Original casework, in good condition - need to be repaired to place in good
			working order. Plastic laminate countertop delaminating in some wet
			locations - consider replacing with solid surface. Do staff and teachers desire
	Х		new/mobile casework?
	Х		upgrade - combo chalk and marker (smartboards) current in use - too small?
			Minimal - would be difficult to install larger perimeter windows given brick
	Х		exterior details around current windows.
	Х		compact - discuss further with teachers/class sizes.
	Х		should be considered for replacement.
	Х		upgrade.
Х	Х		Yes.
Х	Х		Nice in renovated toilet rooms/need to be replace in existing toilet rooms.
Х			Ok condition.
			New epoxy poured in place floors at renovated locations. Old 2x2 ceramic tile
Х	Х		at toilet rooms that were not updated.
	Х		All floors drains should be cleaned and serviced.
Х			
Х			only present in updated toilet rooms.
х			
х			
	х		existing room not renovated with last bond cycle present barrier free challenges.
			Not bad for an elementary school.
	X	x x x x x x x x x x x x x x x x x x x	

INTERIORS / FINISHES (CON'T)		200d	tait	pool comments
General Note				All restrooms have been renovated except the staff and kindergarten toilet rooms. These need to be remodeled.
Gymnasium				
				wood floor needs to be refinished. The district was planning to refinish this
Flooring		х		floor over Christmas.
Lights	х			newer upgrade - consistent with other schools.
HVAC		Х		Performing commissioning/TAB analysis.
Daylight			Х	None.
Gym Equipment		Х		Need wall padding - sound panels installed above CMU walls - 8' AFF.
Doors		Х		consider door and hardware upgrades.
Bleachers				none.
Egress	Х			Interior and exterior egress present.
Walls/Ceilings		Х		Walls & ceiling to be repainted
Size	Х			
Cafeteria				
Flooring			Х	Current sheet vinyl product - separation/movement/failures present.
G :1: /\day 11			.,	2x2 grid and fiberglass pads - needs to be replaced, leaks in Storage ceiling -
Ceilings/Walls			Х	investigate flashing above.
Accessibility	Х			ok.
Lighting		Х		upgrade light fixtures.
Seating		Х		old tables with integral benches.
Daylight	Х			ok - perimeter window wall present.
Overall Size				no comments/concerns noted about capacity or need to expand. Room serves other uses outside of cafeteria for students.
Doors		X		
Offices		Х		Remove and replace.
				ranlaca
Flooring Furniture		X		replace. replace.
Ceilings		X		remove and replace.
Paging		X		update.
Master Clock		X		update.
Phone System		X		update.
Lighting		X		upgrade fixtures.
Lighting		_		upgrade - renovate (small and compact with VCT flooring / gyp walls and
Copy/Work Room		х		original casework and fridge. Staff deserve upgrade.
Meeting Rooms		X		upgrade - renovate.
Coffee Break Area				not present.
Bathroom(s)				not present.
				limited visibility to exterior. Main office is centrally located between main
Visibility		х		and secondary school entrances
Health Room with Toilet		х		upgrade school nurse area
Accessibility		х		ok - barrier free hardware issues on doors
Media Center				
Size	х			good.
Flooring		Х		carpet ok condition - but will need to be replaced.
Lighting		Х		upgrade lights.
				small and compact - consider for finishes updates -
Office Space		х		flooring/paint/ceilings/sound?
Doors		Х		doors to be replaced
				consider removal and replacement - fire suppression/mech diffusers/fire
Ceilings	х			alarm/ all present in space.
Acoustics	Х			no issues noted
Seating		Х		need new tables and chairs
				Painted hollow-metal with clear glass - good visibility for centrally located
Perimeter Window Frames	Х	L		Media Center.
General Note				small / compact. Building has dedicated Art Room and Music Room

04 HIAWATHA ELEMENTARY-

INTERIORS / FINISHES (CON'T)		800d	fair	goot comments
Kitchen				
				300 meals served daily. Was full functional satellite kitchen for the district
Program				previously.
Equipment		х		Need New Commercial Fridge/Coolers. Need new sink disposals.
Ceilings			Х	Replace with wipeable ceiling tiles. Need new diffusers and grills.
				Walk-in cooler and freezer present. Tile floor needs to be replaced. Consider
Cooler/Freezer		х		replacement of both walk-ins.
Floors	Х			4x4 Quarry Tile/Base/Grout. Floor drains need to be cleaned and serviced.
				Receiving area attached to west elevation staff parking lot. No dock currently
Delivery Space			х	at this school.
Storage Space		Х		Nice space - need new floor and ceilings. Could use new shelving.
Kitchen Hood		х		Present and large, should be considered for replacement.
				One functional line presently, Originally had two functioning lines. If program
Serving Line		х		changes and kitchen becomes full service again then 2 serving lines required.
Electrical		х		Issue reported by kitchen staff regarding floor outlets not working.
Lighting	Х			Linear surface mounted fluorescent bulb fixtures.
Secured	Х			Yes.
Fire Suppression/FA	Х			Yes, present. Fully sprinklered with fire alarm coverage.
				JRA to recommend list of new equipment for consideration, remove
				residential equipment present, upgrade storage room floor and ceiling.
				Consider delivery/receiving area, amount of storage space, transition to
Overall		х		recycle/compost program.

MECHANICAL		800d	tait	goot comments
Heating Source and				Building served by (2) Cleaver Brooks Boilers at 1,000 MBH each installed in
Condition		Χ		2013.
				Building served by (2) B&G inline pumps with integral VFD installed in 2013.
Heating Pumps and Piping		Χ		No known issues with piping.
Cooling Source and				
Condition	Х			Individual DX condensing units. Electrical room needs cooling.
Cooling Pumps and Piping				N/A.
				Classrooms served by (24) horizontal unit vents with remote condensing units
Terminal Devices	Х			installed in 2019. Units need water and air rebalancing.
				A 7.5 ton RTU serves the Offices. (1) 5,000 cfm AHU serves the Gym, and (1)
				8,000 cfm AHU serves the Kitchen and all are original to the building. Units
AHUs and RTUs		Х		need water and air rebalancing.
				All exhaust fans are original to the building. (3) 200 cfm EF, (1) 600 cfm EF, (6)
Ventilation			Χ	400 cfm EF, and (1) 100 cfm EF
Building Management				
System/Controls			Χ	Building has Trane BMS with pneumatics in Gym, Kitchen, and Offices.
Domestic Water Piping		Х		No known issues.
				Building served by Lochinvar ETN076, 75 gallon, 76 MBH water heater
Water Heaters	Х			installed around 2017.
				Group restrooms remodeled around 2017. (6) Single restrooms are original
Plumbing Fixtures		Χ		('89).
Fire Protection		Χ		Building is fully sprinkled. 6" Main - with two 4" risers feed the building
Pool equipment				N/A.

04 HIAWATHA ELEMENTARY

ELECTRICAL		Rood	fair	godi
Transformer size	Х			
Primary/Secondary Service			Х	
Generator				N/A
Occupancy Sensors				N/A
Lighting Control System			Х	Toggle switches. Needs to be replaced.
Panels			Х	Panels are original to the building and degraded. Consider replacing.
Panel Clearance			Х	Remove storage items.
Exit Signs			Х	Exit signs are very old and letters are dim.
Security Camera System	Х			District would like to add more cameras
Clocks			Χ	Clocks need to be replaced

TECHNOLOGY		Rood	fait	godi comments
IT Rooms			Х	MDF is combination storage/office space. No separate AC.
Fiber Optic Cabling				
(between buildings/IT				Older single mode fiber between buildings, multimode between IT rooms,
rooms)		х		some CAT6 tie lines between racks.
Data Cabling (within				
buildings)	х			CAT 6 cabling. Switches were upgraded recently.
Bells/Paging System			Х	Need to update paging for the district.
Clock System			Х	There is no synchronized clock system. Using atomic clocks.
Classroom Audio/Video				Standard throw projectors being replaced with 75" interactive displays. Plan
Systems	х			to replace Lightspeed audio with Audio Enhancement systems.
Large Space Audio/Video				Gym needs new audio system and installed projector & screen. Cafeteria has
Systems			х	a screen but needs new audio and installed projector.
Security Camera System			Х	Need to update Sony cameras and VMS (currently exacqvision software)
				Axis intercom at main entrance. Card readers at priority doors. Vanderbilt
Access Control System		х		SMS.



04 HIAWATHA ELEMENTARY-

BUDGET DETAIL

ITEM #:	5				Acres:		19			
	Hiawatha Elementary - Site	work					Elementary			
	Description		Total Cost							
Sitework	SITEWORK									
Drainage	Stone drainage area adjacent to the teacher parking creates maintenance issues,	I	ALLOW	\$	5,000.00	\$	5,000			
	should be removed if possible.									
Asphalt Parking/ Drives	Some cracks observed in south drive and main entry. Main lot in good condition.	1	ALLOW	\$	10,000.00	\$	10,000			
Sidewalks	Concrete sidewalks in playground area are in fair condition. Add snowmelt at			İ		\$	-			
	main entrance.									
Sidewalks	Remove/replace sidewalks	4,300	SF	\$	11.50	\$	49,450			
Concrete Curbs	Concrete straight curb at paving	245	LF	\$	35.00	\$	8,575			
Sidewalks	Add snow melt sytem at front walks		not include	ed		\$	-			
Adequate Parking			assume wo	ork not re	\$	-				
Bus Loop	Bus loop is separated from parent drop-off		assume wo	ork not r	\$	-				
Playgrounds			assume wo	ork not r	equired	\$	-			
Student Drop off Area	Works well		assume wo	ork not re	equired	\$	-			
Landscaping			assume wo	ork not r	equired	\$	-			
Irrigation Systems			assume wo	ork not r	equired	\$	-			
Athletic fields			assume wo	ork not r	equired	\$	-			
Fencing			assume wo	ork not r	equired	\$	-			
Service Entrance			assume wo	ork not r	equired	\$	-			
Signage			assume wo	ork not r	equired	\$	-			
Dumpster Location	Concrete pad, but no dumpster enclosure.		not include	ed		\$	-			
Traffic Directions			assume wo	ork not re	equired	\$	-			
Parking Lot Lighting			assume by	owner		\$	-			
Retaining Walls			assume wo	ork not re	equired	\$	-			
						\$	-			
	Direct Trade	19		\$	3,843.42	\$	73,025			

ITEM #:	6			G	ross Area:		62,000				
	Hiawatha Elementary - Building Imp	provement	s			E	lementary				
	Description	Quantity	UOM		Unit Cost	Unit Cost Tota					
Building Shell	BUILDING SHELL					\$	-				
Roofing	Leaks reported by the teachers lounge, issues with flashing at main entrance	62,000	SF	\$	3.00	\$	186,000				
	canopy. 2012 Carlisle membrane										
Exterior Windows	Casements do not work/ heavy/latching issues - not user friendly, Integral blinds	3,600	SF	\$	95.00	\$	342,000				
Positive Drainage	Need to further investigate storm runoff area at NW corner just north of staff I LS \$ 10,000.00 \$ parking lot.										
Defined Entry			assume wo	rk not r	equired	\$	-				
Accessibility			assume wo	rk not r	equired	\$	-				
Fascia/Soffits	EIFS soffits and entrance canopy - needs to be repainted. Metal fascia/coping in good condition	5,850	SF	\$	5.00	\$	29,250				
Brick	Brick investigation needed at window head and sill (water intrusion and flashing					\$	_				
Brick	conditions). Rusted lintels. Some brick spalling at sloped brick sills					Ψ					
Brick	Clean/repaint steel lintels	505	LF	\$	15.00	\$	7,575				
Brick	Remoe/repalce lintels, allowance	50	LF	\$	150.00	\$	7,500				
Brick	Brick replacement	1	ALLOW	\$	25,000.00	\$	25,000				
	Consider further inspection, replacement. Noticed some recent updates but	27.300	SF	\$	0.50	\$	13,650				
1	sealant color selected did not match original/existing.										
Water Stains	Present on brick ledges, sills above window heads	27,300	SF	\$	2.00	\$	54,600				
	Exterior doors to be replaced, hardware/function issues	28	EA	\$	8,000.00	\$	224,000				
General Note						\$	-				
Exterior Lighting	District currently replacing lamps on existing parking lot light poles with LED	1	LS	\$	20,000.00	\$	20,000				
Building Entrances	Replace hollow metal storefront system at vestibules - bottom rusting. No secure vestibule at entrance.	22	EA	\$	5,500.00	\$	121,000				
Building Entrances	HM sidelites/transoms	186	SF	\$	75.00	\$	13,950				
Security/Cameras	district always looking to add more locations at exterior perimeter.	6	EA	\$	5,500.00	\$	33,000				
						\$	-				
	INTERIORS					\$	-				
Walls	Paint/refresh entire building	62,000	SF	\$	1.50	\$	93,000				
Corridors	Corridors	13,800	SF			\$	-				
Lighting	upgrade fixtures - original.	13,800	SF	\$	7.50	\$	103,500				
Flooring	replace carpet - near end of life.	13,800	SF	\$	7.06	\$	97,428				
Ceilings/Walls	Remove and replace 2x4 ceiling tiles and grid/seeing lots of stains and some sagging/pillowing of tiles. Panelized partition walls - no color and dull - upgrade with patch/paint.	13,800	SF	\$	9.00	\$	124,200				





04 HIAWATHA ELEMENTARY

Heating Appairs to the pose of modifice, register of project of the pose of modifice, register of project of the pose of modifice, register of the pose of position, register of the position of the positio	vValls	Patch walls/paint	28,000	SF	\$ 2.00	\$	56,000						
October a Beneart Woods (noted with those collete below). Decom should be removed and replaced. Most doors do not have barrier free hardware. See of Corridor plan - no issuar reported. Claserowene Cl		 	13,800	SF	\$ 0.50	\$	6,900						
Size of Cervitor (a) in a bissuar reported. Size of Cervitor (b) in a bissuar report on the reported of the cervitor (b) in a bissuar report on the reported of the cervitor (b) in a bissuar report on the reported of the cervitor (b) in a bissuar report on the reported of the cervitor (b) in a bissuar report on the reported of the cervitor (b) in a bissuar report on the reported of the cervitor (b) in a bissuar report on the reported of the cervitor (b) in a bissuar report on the reported of the cervitor (b) in a bissuar report on the reported of the cervitor (b) in a bissuar report of the cervitor (b) in a bissuar reported (b) in a bissuar report of the cervitor (b) in a bissuar report	Lockers	Appears to be in good condition, original lockers - consider replacing with similar	650	EA	\$ 300.00	\$	195,000						
Size of Corredor (a. no issues reported. Bow of Corredor (press pk.) Bremeror (gress pk.) Castrorom Characteria Floring (continuous of carpet and VCT the footing correndy - double to considered for personal continuous of carpet and VCT the footing correndy - double to considered for personal continuous of carpet and VCT the footing correndy - double to considered for personal vCT the footing correndy - double to considered for personal vCT the footing correndy - double to considered for personal vCT the footing correndy - double to considered for personal vCT the footing correndy - double to considered for personal vCT the footing correndy - double to considered for personal vCT the footing correndy - double to considered for personal vCT the footing correndy - double to considered for personal vCT the footing correndy - double to considered for personal vCT the footing corrend - replace with one personal and these many standed celling the considered for personal vCT the footing corrend - replace with one personal date file. Carperonia (Carpe double to considered for personal vCT the footing corrend - replaced to personal vCT the footing corrend - volume vCT the footing correct vCT the foot		lockers a Bennett Woods (wide with shoe cubbie below).											
Revo of Corriston	Doors	should be removed and replaced. Most doors do not have barrier free hardware. 74 EA \$ 3,500.00											
Emergency Spream Sc.	Size of Corridor	ok - no issues reported. assume work not required											
Intertor Signage No. ADA complants, include for entires school \$2,200 \$F \$ 0.55 \$ 34.00	Flow of Corridor	assume work not required											
Classrooms	Emergency Egress	ok. assume work not required											
Fiscentic Combination of carpies and VCT die flooring currently - should be considered for replacement or palacement or palaceme		Not ADA compliant, include for entire school		-	\$ 0.55	_	34,100						
Peconing Curyet 90% S. Recorning Curyet 90% S. Callego original - replace with new grid and oles, many stained colling tiles - investigate 22,600 F. S. 9,00 S. 203,40 stone for feels S. Egress Windows present - cities of the test function. Casework Original casework in good condition - need to be repaired to piace in good working order. Plastic Immates counter operations in some west focations - consider replacing with solid surface. Do stiff and deadward dear newimable caseworks? Casework - Promovingulace assume 80 fiper classroom Casework - Inventovelytable contertogo-assume 80 fiper classroom Recording grade - control chalk and marker (inverticeated) current in use - con small Air-Condisioning Air-Condisioning Digital inventors - would be difficult to install larger permeter windows given brick cases for the windows. Overall Site compact - Cases for the windows and carrent windows. Overall Site compact - Cases for the windows and carrent windows. Doors Inhould be considered for replacement. Uptime typing the formal - would be difficult to install larger permeter windows given brick cases for the windows and carrent windows. Doors Inhould be considered for replacement. Doors Inhould be considered to be replace in existing toilet rooms. Will Occasion. For Carrent Notes I. General Notes I. General Notes I. For Carrent Not			22,600	SF			-						
Roome Caper 90% 2,340 5	Flooring	,											
Careful program - replace with new grid and titles, many stained colling often - investigate above for leaks show for leaks show for leaks and the control of program - cold not sets function. Casework Original casework in good condition - need to be repaired to place in good working order. Place Immate counterory deblaminating in some work locations-consider registering with solid surface. Do staff and eachers desire new/mobile casework? Casework Casework - remove/replace assume 8 if per classroom 1,000 LF \$ 170,00 \$ 97,20 Casework (Casework - remove/replace assume 8 if per classroom 1,000 LF \$ 170,00 \$ 99,72 Casework (Casework - remove/replace assume 8 if per classroom 1,000 LF \$ 170,00 \$ 99,72 Casework (Casework - remove/replace assume 8 if per classroom 1,000 LF \$ 170,00 \$ 99,72 Casework (Casework - remove/replace assume 8 if per classroom 1,000 LF \$ 170,00 \$ 99,72 Casework (Casework - remove/replace assume 8 if per classroom 1,000 LF \$ 170,00 \$ 99,72 Casework (Casework - remove/replace assume 8 if per classroom 1,000 LF \$ 170,00 \$ 99,72 Casework (Casework - remove/replace assume 8 if per classroom 1,000 LF \$ 170,00 \$ 99,72 Casework (Casework - remove/replace assume 8 if per classroom 1,000 LF \$ 170,00 \$ 99,72 Casework (Casework - remove/replace assume 8 if per classroom 1,000 LF \$ 1,000 LF \$ 1,000 \$ 99,72 Casework (Casework - remove/replace assume 8 if per classroom 1,000 LF \$ 1,000 LF \$ 1,000 \$ 99,72 Casework (Casework - remover/replace assume 8 if per classroom 1,000 LF \$ 1,000 LF \$ 1,000 \$ 99,72 Casework (Casework - remover/replace assume 8 if per classroom 1,000 LF \$ 1,000 LF \$ 1,000 \$ 99,72 Casework (Casework - remover/replace assume 8 if per classroom 1,000 LF \$ 1,	Flooring	Carpet 90%	20,340	SF	\$ 7.06	\$	143,510						
Egress Windows present - above for leads: Caseworth Congrain Casework in good condition - need to be repaired to place in good working order. Plastec limiting countering the place in good or working order. Plastec limiting countering of the place in good working order. Plastec limiting in some weet locations-consider replacing with solid surface. Do staff and exacters desire new/mobile assworth? Caseworth Casework repaired assworth general place assworth order replace outsider post assworth order. Place of the place o	Flooring	VCT 10%	2,260	SF	\$ 5.00	\$	11,300						
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Walls/Ceilings assume work not required \$ - Size assume work not required \$ - Cafeteria Cafeteria 3,600 SF \$ - Flooring Mark F pricing floor updates ahead of bond work. current sheet vinyl product - 3,600 SF \$ 10.50 \$ 37,80	Toilet Partitions Walls Floors Floor Drains Lighting Hand Dryers Ceilings Mirrors ADA Accessible Adequate Size Toilet Room Upgrade Gymnasium Flooring Lighting HVAC Daylight Gym Equipment Gym Equipment Gym Equipment Doors Size of Corridor	Nice in renovated toilet rooms/need to be replace in existing toilet rooms. Ok condition. New epoxy poured in place floors at renovated locations. Old 2x2 ceramic tile at toilet rooms that were not updated. All floors drains should be cleaned and serviced. only present in updated toilet rooms. existing room not renovated with last bond cycle present barrier free challenges. Not bad for an elementary school. All restrooms have been renovated except the staff and kindergarten toilet rooms. These need to be remodeled. Gymnasium wood floor needs to be refinished. The district was planning to refinish this floor over Christmas. newer upgrade - consistent with other schools. Performing commissioning/TAB analysis. None. Need wall padding - sound panels installed above CMU walls - 8' AFF. Sound panels Wall pads consider door and hardware upgrades.	4,500 4,750 2,280 1,140	see item be see item see items be see items to SF	elow ork not required elow elow elow elow elow elow elow ork not required \$ 400.00 owner ork not required \$ 1.05 ork not required below \$ 40,00 \$ 3,500.00 ork not required ork not required how how the second of the second ork not required the second ork not required ork not required ork not required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - 260,000 - - - - 5,000 - - - 91,200 28,500 21,000						
Size assume work not required - Cafeteria Cafeteria 3,600 SF \$ - Flooring Mark F pricing floor updates ahead of bond work. current sheet vinyl product - 3,600 SF \$ 10,50 \$ 37,80	Toilet Partitions Walls Floors Floor Drains Lighting Hand Dryers Ceilings Mirrors ADA Accessible Adequate Size Toilet Room Upgrade Gymnasium Flooring Lighting HVAC Daylight Gym Equipment Gym Equipment Gym Equipment Doors Size of Corridor Bleachers Egress	Nice in renovated toilet rooms/need to be replace in existing toilet rooms. Ok condition. New epoxy poured in place floors at renovated locations. Old 2x2 ceramic tile at toilet rooms that were not updated. All floors drains should be cleaned and serviced. only present in updated toilet rooms. existing room not renovated with last bond cycle present barrier free challenges. Not bad for an elementary school. All restrooms have been renovated except the staff and kindergarten toilet rooms. These need to be remodeled. Gymnasium wood floor needs to be refinished. The district was planning to refinish this floor over Christmas. newer upgrade - consistent with other schools. Performing commissioning/TAB analysis. None. Need wall padding - sound panels installed above CMU walls - 8' AFF. Sound panels Wall pads consider door and hardware upgrades.	4,500 4,750 2,280 1,140	see item be see item see it	elow ork not required elow elow elow elow elow elow elow elow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$							
Cafeteria Cafeteria 3,600 SF \$ - Flooring Mark F pricing floor updates ahead of bond work. current sheet vinyl product - 3,600 SF \$ 10.50 \$ 37,80	Toilet Partitions Walls Floors Floor Drains Lighting Hand Dryers Ceilings Mirrors ADA Accessible Adequate Size Toilet Room Upgrade Gymnasium Flooring Lighting HVAC Daylight Gym Equipment Gym Equipment Gym Equipment Gym Equipment Doors Size of Corridor Bleachers Egress Locker Rooms	Nice in renovated toilet rooms/need to be replace in existing toilet rooms. Ok condition. New epoxy poured in place floors at renovated locations. Old 2x2 ceramic tile at toilet rooms that were not updated. All floors drains should be cleaned and serviced. only present in updated toilet rooms. existing room not renovated with last bond cycle present barrier free challenges. Not bad for an elementary school. All restrooms have been renovated except the staff and kindergarten toilet rooms. These need to be remodeled. Gymnasium wood floor needs to be refinished. The district was planning to refinish this floor over Christmas. newer upgrade - consistent with other schools. Performing commissioning/TAB analysis. None. Need wall padding - sound panels installed above CMU walls - 8' AFF. Sound panels Wall pads consider door and hardware upgrades. Interior and exterior egress present.	4,500 4,750 2,280 1,140	see item be see item see items to see item	elow prk not required elow elow elow elow elow elow elow elow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$							
Flooring Mark F pricing floor updates ahead of bond work. current sheet vinyl product - 3,600 SF \$ 10.50 \$ 37,80	Toilet Partitions Walls Floors Floor Drains Lighting Hand Dryers Ceilings Mirrors ADA Accessible Adequate Size Toilet Room Upgrade Gymnasium Flooring Lighting HVAC Daylight Gym Equipment Gym Equipment Gym Equipment Gym Equipment Doors Size of Corridor Bleachers Egress Locker Rooms Walls/Ceilings	Nice in renovated toilet rooms/need to be replace in existing toilet rooms. Ok condition. New epoxy poured in place floors at renovated locations. Old 2x2 ceramic tile at toilet rooms that were not updated. All floors drains should be cleaned and serviced. only present in updated toilet rooms. existing room not renovated with last bond cycle present barrier free challenges. Not bad for an elementary school. All restrooms have been renovated except the staff and kindergarten toilet rooms. These need to be remodeled. Gymnasium wood floor needs to be refinished. The district was planning to refinish this floor over Christmas. newer upgrade - consistent with other schools. Performing commissioning/TAB analysis. None. Need wall padding - sound panels installed above CMU walls - 8' AFF. Sound panels Wall pads consider door and hardware upgrades. Interior and exterior egress present.	4,500 4,750 2,280 1,140	see item be see item see items to SF assume we see items to SF SF EA assume we assume we assume we assume we see items to SF	elow ork not required elow elow elow elow elow elow elow elow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$							
separation/movement/failures present.	Toilet Partitions Walls Floors Floor Drains Lighting Hand Dryers Ceilings Mirrors ADA Accessible Adequate Size Toilet Room Upgrade Gymnasium Flooring Lighting HVAC Daylight Gym Equipment Gym Equipment Gym Equipment Doors Size of Corridor Bleachers Egress Locker Rooms Walls/Ceilings	Nice in renovated toilet rooms/need to be replace in existing toilet rooms. Ok condition. New epoxy poured in place floors at renovated locations. Old 2x2 ceramic tile at toilet rooms that were not updated. All floors drains should be cleaned and serviced. only present in updated toilet rooms. existing room not renovated with last bond cycle present barrier free challenges. Not bad for an elementary school. All restrooms have been renovated except the staff and kindergarten toilet rooms. These need to be remodeled. Gymnasium wood floor needs to be refinished. The district was planning to refinish this floor over Christmas. newer upgrade - consistent with other schools. Performing commissioning/TAB analysis. None. Need wall padding - sound panels installed above CMU walls - 8' AFF. Sound panels Wall pads consider door and hardware upgrades. Interior and exterior egress present.	4,500 4,750 2,280 1,140 6	see item be assume wo see item be see item see items be see items be SF assume wo see items be SF SF SF EA assume wo	elow ork not required elow elow elow elow elow elow elow elow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 6,000						
	Toilet Partitions Walls Floors Floor Drains Lighting Hand Dryers Ceilings Mirrors ADA Accessible Adequate Size Toilet Room Upgrade Gymnasium Flooring Lighting HVAC Daylight Gym Equipment	Nice in renovated toilet rooms/need to be replace in existing toilet rooms. Ok condition. New epoxy poured in place floors at renovated locations. Old 2x2 ceramic tile at toilet rooms that were not updated. All floors drains should be cleaned and serviced. only present in updated toilet rooms. existing room not renovated with last bond cycle present barrier free challenges. Not bad for an elementary school. All restrooms have been renovated except the staff and kindergarten toilet rooms. These need to be remodeled. Gymnasium wood floor needs to be refinished. The district was planning to refinish this floor over Christmas. newer upgrade - consistent with other schools. Performing commissioning/TAB analysis. None. Need wall padding - sound panels installed above CMU walls - 8' AFF. Sound panels Wall pads consider door and hardware upgrades. Interior and exterior egress present.	4,500 4,750 2,280 1,140 6	see item be assume wo see item be see item see items be see item be see items be	elow ork not required elow elow elow elow elow elow elow elow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$							



04 HIAWATHA ELEMENTARY—

Ceilings/Wall					-	10.000							
	2x2 grid and fiberglass pads - needs to be replaced, leaks in Storage ceiling -	3,600	SF	\$ 12.00	\$	43,200							
	investigate flashing above.												
Accessibility	ok.		assume wo	ork not required	\$	-							
Lightin	upgrade light fixtures.	3,600	SF	\$ 8.50	\$	30,600							
Heatin	Assume add diffuser with new ceilings	3,600	SF	\$ 0.50	\$	1,800							
Seatin	old tables with integral benches.		owner FF8	E budget %	\$	_							
size													
				'									
Air-Conditioning				ork not required	\$	-							
	ok - perimeter window wall present.		assume wo	ork not required	\$	-							
Overall Size	no comments/concerns noted about capacity or need to expand. Room serves		assume wo	ork not required	\$	-							
	other uses outside of cafeteria for students.												
Door	Remove and replace.	6	EA	\$ 3,500.00	\$	21,000							
General Note			assume wo	ork not required	\$	-							
Offices	Offices	2,300	SF		\$								
	replace.	2,300	SF.	\$ 7.50	\$	17,250							
		2,300			_	17,230							
	replace.			E budget %	\$	-							
Ceiling	remove and replace.	2,300	SF	\$ 12.00	\$	27,600							
Pagin:	update.	2,300	in elec belo	ow	\$	-							
Master Clock	update.	2,300	in elec belo	ow	\$	-							
Phone Systen	update.	2,300	in elec belo	ow	\$	_							
	upgrade fixtures.	2,300	SF	\$ 8.00	\$	18,400							
				<u> </u>	_								
	Assume add diffuser with new ceilings	2,300	SF	\$ 0.50	\$	1,150							
Copy/Work Room	upgrade - renovate (small and compact with VCT flooring / gyp walls and original	180	SF	\$ 120.00	\$	21,600							
	casework and fridge. Staff deserve upgrade.												
Meeting Room	upgrade - renovate.	234	SF	\$ 120.00	\$	28,080							
Coffee Break Area			assume wo	ork not required	\$	-							
	not present.			ork not required	\$								
,	`			ork not required	\$								
VISIDIIIT	Ilimited visibility to exterior. Main office is centrally located between main and		assume wo	ork not required	Þ	-							
	secondary school entrances			1									
Health Room with Toile	upgrade school nurse area	100	SF	\$ 300.00	\$	30,000							
Accessibilit	ok - barrier free hardware issues on doors	13	EA	\$ 1,000.00	\$	13,000							
Media Center	Media Center	3,330	SF		\$	-							
	good.	-,		ork not required	\$	_							
		2 220	1			22.510							
	carpet ok condition - but will need to be replaced.	3,330	SF	\$ 7.06	\$	23,510							
Lightin	upgrade lights.	3,330	SF	\$ 11.00	\$	36,630							
Heatin:	Assume add diffuser with new ceilings	3,330	SF	\$ 0.50	\$	1,665							
Office Space	small and compact - consider for finishes updates - flooring/paint/ceilings/sound?	170	SF	\$ 75.00	\$	12,750							
Ventilatio	minimal - not sure if performance issues are present within the space.		assume wo	ork not required	\$								
					7								
		4	ΕΛ	¢ 1,000,00	ď								
	ADA hardware updates required	2 222	EA	\$ 1,000.00	\$								
	consider removal and replacement - fire suppression/mech diffusers/fire alarm/ all		EA SF	\$ 1,000.00 \$ 12.00	\$	4,000 39,960							
			_	+	_								
Ceiling	consider removal and replacement - fire suppression/mech diffusers/fire alarm/ all		SF	ł ·	_								
Ceiling Acoustic	consider removal and replacement - fire suppression/mech diffusers/fire alarm/ all present in space.		SF assume wo	\$ 12.00 ork not required	\$								
Ceiling Acoustic Seating	consider removal and replacement - fire suppression/mech diffusers/fire alarm/ all present in space. no issues noted need new tables and chairs		assume wo	\$ 12.00 ork not required EE budget %	\$ \$ \$	39,960							
Ceiling Acoustic Seating	consider removal and replacement - fire suppression/mech diffusers/fire alarm/ all present in space. no issues noted need new tables and chairs Painted hollow-metal with clear glass - good visibility for centrally located Media		assume wo	\$ 12.00 ork not required	\$	39,960							
Ceiling Acoustic Seatin, Perimeter Window Frame	consider removal and replacement - fire suppression/mech diffusers/fire alarm/ all present in space. no issues noted need new tables and chairs Painted hollow-metal with clear glass - good visibility for centrally located Media Center.		assume woo owner FF& assume wo	\$ 12.00 ork not required E budget % ork not required	\$ \$ \$	39,960							
Ceiling Acoustic Seating Perimeter Window Frame General Note	consider removal and replacement - fire suppression/mech diffusers/fire alarm/ all present in space. no issues noted need new tables and chairs Painted hollow-metal with clear glass - good visibility for centrally located Media Center. small / compact. Building has dedicated Art Room and Music Room	3,330	assume wo	\$ 12.00 ork not required EE budget %	\$ \$ \$ \$	39,960							
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Ceiling Acoustic Seating Perimeter Window Frame General Note Kitchen Program Equipmen Ceiling Ceiling Heating Cooler/Freeze Floor: Storage Space Ceiling Flooring Casework Kitchen Hood Make-up Ail Serving Line	consider removal and replacement - fire suppression/mech diffusers/fire alarm/ all present in space. no issues noted need new tables and chairs Painted hollow-metal with clear glass - good visibility for centrally located Media Center. small / compact. Building has dedicated Art Room and Music Room Kitchen 300 meals served daily. Was full functional satellite kitchen for the district previously. Need New Commercial Fridge/Coolers. Need new sink disposals. Replace with wipeable ceiling tiles. Need new diffusers and grills. Remove/replace washable ACT Add diffuser and grilles with new ceilings Walk-in cooler and freezer present. Tile floor needs to be replaced. Consider replacement of both walk-ins. 4x4 Quarry Tile/Base/Grout. Floor drains need to be cleaned and serviced. Receiving area attached to west elevation staff parking lot. No dock currently at this school. Nice space - need new floor and ceilings. Could use new shelving. Remove/replace ceiling Remove/replace flooring New shelving Present and large, should be considered for replacement. One functional line presently, Originally had two functioning lines. If program changes and kitchen becomes full service again then 2 serving lines required.	3,330 3,330 3,330 3,330	assume wo owner FF8 assume wo assume wo see items to with item a with item and included see equipm assume wo	\$ 12.00 srk not required E budget % ork not required ork not required ork not required selow \$ 12.00 \$ 0.50 elow shove above above above above above above not required ork not required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	39,960							
Ceiling Acoustic Seating Perimeter Window Frame General Note Kitchen Program Equipmen Ceiling Ceiling Heating Cooler/Freeze Floor: Delivery Space Storage Space Ceiling Flooring Caseworl Kitchen Hood Make-up Ail Serving Line	consider removal and replacement - fire suppression/mech diffusers/fire alarm/ all present in space. no issues noted need new tables and chairs Painted hollow-metal with clear glass - good visibility for centrally located Media Center. small / compact. Building has dedicated Art Room and Music Room Kitchen 300 meals served daily. Was full functional satellite kitchen for the district previously. Need New Commercial Fridge/Coolers. Need new sink disposals. Replace with wipeable ceiling tiles. Need new diffusers and grills. Remove/replace washable ACT Add diffuser and grilles with new ceilings Walk-in cooler and freezer present. Tile floor needs to be replaced. Consider replacement of both walk-ins. 4x4 Quarry Tile/Base/Grout. Floor drains need to be cleaned and serviced. Receiving area attached to west elevation staff parking lot. No dock currently at this school. Nice space - need new floor and ceilings. Could use new shelving. Remove/replace ceiling Remove/replace ceiling Remove/replace ceiling Present and large, should be considered for replacement. One functional line presently, Originally had two functioning lines. If program changes and kitchen becomes full service again then 2 serving lines required.	3,330 3,300 3,330 3,330	assume wo owner FF8 assume wo assume wo see items to with item a with item a with item and include see equipm assume wo	\$ 12.00 ork not required tile budget % ork not required ork not required ork not required pelow \$ 12.00 \$ 0.50 elow ork not required elow above above above chent below prk not required short not required above short not required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	39,960							
Ceiling Acoustic Seating Perimeter Window Frame General Note Kitchen Program Equipmen Ceiling Ceiling Heating Cooler/Freeze Floor: Delivery Space Storage Space Ceiling Flooring Caseworl Kitchen Hood Make-up Ail Serving Line	consider removal and replacement - fire suppression/mech diffusers/fire alarm/ all present in space. no issues noted need new tables and chairs Painted hollow-metal with clear glass - good visibility for centrally located Media Center. small / compact. Building has dedicated Art Room and Music Room Kitchen 300 meals served daily. Was full functional satellite kitchen for the district previously. Need New Commercial Fridge/Coolers. Need new sink disposals. Replace with wipeable ceiling tiles. Need new diffusers and grills. Remove/replace washable ACT Add diffuser and grilles with new ceilings Walk-in cooler and freezer present. Tile floor needs to be replaced. Consider replacement of both walk-ins. 4x4 Quarry Tile/Base/Grout. Floor drains need to be cleaned and serviced. Receiving area attached to west elevation staff parking lot. No dock currently at this school. Nice space - need new floor and ceilings. Could use new shelving. Remove/replace ceiling Remove/replace flooring New shelving Present and large, should be considered for replacement. One functional line presently, Originally had two functioning lines. If program changes and kitchen becomes full service again then 2 serving lines required.	3,330 3,330 3,330 3,330	assume wo owner FF8 assume wo assume wo see items to with item a with item a with item and include see equipm assume wo	\$ 12.00 srk not required E budget % ork not required ork not required ork not required selow \$ 12.00 \$ 0.50 elow shove above above above above above above not required ork not required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	39,960							



04 HIAWATHA ELEMENTARY—

Secured	Yas		assume wo	ork not	required	\$	
	Yes, present. Fully sprinklered with fire alarm coverage.		assume wo		•	\$	
	JRA to recommend list of new equipment for consideration, remove residential	1	LS	\$	450.000.00	\$	450,000
Overall	· · ·	'	LS	Ψ	430,000.00	Ψ	430,000
	equipment present, upgrade storage room floor and ceiling. Consider						
	delivery/receiving area, amount of storage space, transition to recycle/compost						
	program.					\$	
	MECHANICAL			-		\$	-
Hassina Sauras and Gandisian						\$	-
Heating Source and Condition	Building served by (2) Cleaver Brooks Boilers at 1,000 MBH each installed in 2013.		assume wo	ork not	requirea	Þ	-
Heating Down and Dining	D 11: 11 (2) D0 C 11: 11 (1: 2012 A)					\$	
Heating Fumps and Piping	Building served by (2) B&G inline pumps with integral VFD installed in 2013. No		assume wo	ork not	requirea	Þ	-
0 1 0 10 10	known issues with piping.		411.0\4/	Τ.	0.000.00	_	7.000
Cooling Source and Condition	Individual DX condensing units. Electrical room needs cooling.	I	ALLOW	\$	9,800.00	\$	7,800
				-			
Cooling Pumps and Piping				-		_	
Terminal Devices	Classrooms served by horizontal unit vents with remote condensing units installed	1	ALLOW	\$	7,200.00	\$	7,200
	in 2019. Units need water and air rebalancing.						
AHUs and RTUs	A RTU serves the Offices. (2) AHU's serve the Gym, and Kitchen and all are	1	ALLOW	\$	1,200.00	\$	1,200
	original to the building. Units need water and air rebalancing.						
AHUs and RTUs	7.5 ton RTU serves the Offices. (I) 5,000 cfm AHU serves the Gym, and (I) 8,000	1	LS	\$	162,000.00	\$	162,000
	cfm AHU serves the Kitchen and all are original to the building						
Ventilation	All exhaust fans are original to the building.	I	ALLOW	\$	12,500.00	\$	10,500
Building Management	Building has Trane BMS with pneumatics in Gym, Kitchen, and Offices.	62,000	SF	\$	5.00	\$	310,000
System/Controls	· · · · · · · · · · · · · · · · · · ·	02,000	31	"	3.00	Ψ	310,000
Domestic Water Piping			assume wo	nulc not	noguinad	\$	
			†		•	\$	
vvater Heaters	Building served by Lochinvar ETN076, 75 gallon, 76 MBH water heater installed		assume wo	ork not	requirea	>	-
	around 2017.					_	
Plumbing Fixtures	Group restrooms remodeled around 2017. Single restrooms are original ('89).		included w	vith toile	t rooms above	\$	-
Fire Protection	Building is fully sprinkled. 6" Main - with two 4" risers feed the building		assume wo	ork not	required	\$	-
Pool equipment	N/A.		not applica	able		\$	-
						\$	-
	ELECTRICAL					\$	-
Transformer size						\$	-
Primary/Secondary Service						i	n panels below
Generator	N/A			1		\$	-
Occupancy Sensors	N/A					\$	_
	Misc. areas unaccounted for	7,890	SF	\$	7.00	\$	55,230
	Toggle switches. Needs to be replaced.	62,000		\$	1.50	\$	93,000
	Panels are original to the building and degraded. Consider replacing.	62,000	SF	\$	3.25	\$	201,500
	Remove storage items.	02,000	51	Ψ	3.23	\$	201,300
	 			1		Ψ	in above
	Exit signs are very old and letters are dim.	42.000	C.F.		1.00	_	
	District would like to add more cameras	62,000		\$	1.00	\$	62,000
	Clocks need to be replaced	62,000		\$	0.25	_	15,500
Fire Alarm		62,000		\$	0.75	\$	46,500
Paging		62,000		\$	0.60	\$	37,200
Phone System		62,000	SF	\$	2.00	\$	124,000
Branch		62,000	SF	\$	2.00	\$	124,000
						<u> </u>	
	TECHNOLOGY			L		\$	-
IT Rooms	MDF is combination storage/office space. No separate AC.		included in	n "Phone	System" above	\$	-
	Older singlemode fiber between buildings, multimode between IT rooms, some		_		System" above	\$	-
	CAT6 tie lines between racks.				•	l .	
			included :-	"Phon-	System" above	\$	
	CAT 6 cabling. Switches were upgraded recently.				·		-
	Need to update paging for the district.		included in			\$	-
	There is no synchronized clock system. Using atomic clocks.		included in	n "Mater	Clock" above	\$	-
Classroom Audio/Video Systems	Standard throw projectors being replaced with 75" interactive displays. Plan to		assume no	work r	equired	\$	-
	replace Lightspeed audio with Audio Enhancement systems.		<u>L</u>			L	
Large Space Audio/Video	Gym needs new audio system and installed projector & screen. Cafeteria has a	2	EA	\$	25,000.00	\$	50,000
- '	screen but needs new audio and installed projector.		1	l .			,
	Need to update Sony cameras and VMS (currently exacqvision software)		included in	"Securi	ity Camera System	\$	_
	Axis intercom at main entrance. Card readers at priority doors. Vanderbilt SMS.		assume no			\$	
Access Control system	The state of the s		assume no	, WOIK F	cquii eu	Ψ	-
i .			1			_	
	'			1		•	
						\$	-
	Direct Trade	62,000		\$	93.42	\$ \$	5,791,738



04 HIAWATHA ELEMENTARY



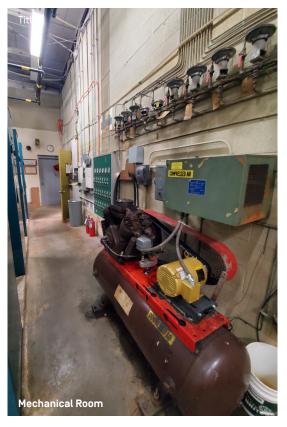


















04 HIAWATHA ELEMENTARY-



















04 HIAWATHA ELEMENTARY-













Use: Closed /

Community Functions

Built: 1955

Additions + Renovations: 1967 / 1987 / 2012

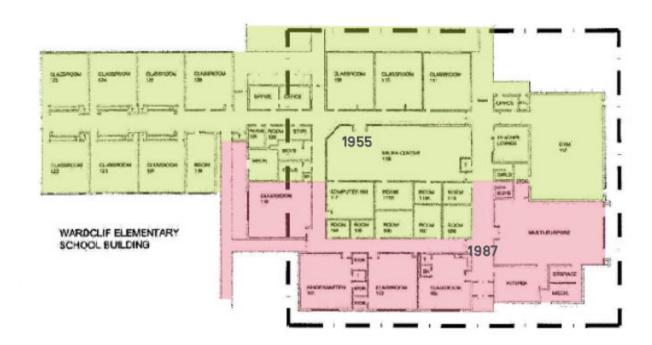
Total Building Area: 33,000 SF **Site Area:** 20 Acres

Enrollment: N/A **Square Footage per Student:** N/A

Renovation Cost: \$12,672,912 Current Replacement Value [CRV]: \$10,560,000

Facility Condition Index (FCI): 1209













OBSERVATION HIGHLIGHTS

SITE

Asphalt is in fair condition. Parking lot and bus loop likely undersized if facility was ever reopened as an elementary. The playground equipment is heavily used by the community and they have requested upgrades to this equipment. Community garden located on the north elevation of the school is still in use and an active space for the neighborhood and community.

ARCHITECTURE

Located directly off Wardcliff Road, Wardcliff Elementary has been closed for over a decade and used as a facility available for community use and district storage. Most classrooms and toilet rooms are not in use and offline. Found some locations where perimeter windows and frames should be removed and replaced with thermally broken glass and frames for better performance and interior comfort. The team noticed that similar exterior conditions exist, windows and EIFS, as at Cornell Elementary. Similar conditions and the same notes apply for exterior cleaning and maintenance to increase life expectancy of existing products.

INTERIORS

Due to limited use of the facility, most building services are off or not in use. Most toilet rooms finishes and fixtures are ready for upgrades. The existing gym is most widely used by the community for other functions. Most other areas of the school are used for district storage of classroom desks, chairs, and furniture. Existing carpet and vinyl tile flooring should be removed and upgraded. Most ceiling tiles will need replacement.

MECHANICAL

Replace [15] horizontal unit vents, air-handling units [4,000 cfm, 1,000 cfm, and Gym], and rooftop units [2-2,000 cfm] with new. Add cooling to the office area. All exhaust fans should be replaced. Replace the partial pneumatic controls with new DDC and upgrade the balance of the DDC control system. The 40 gallon, 34 MBH and 100 gallon, 200 MBH water heaters should be replaced. Replace plumbing fixtures with new.

ELECTRICAL

Interior and exterior lighting fixtures are fluorescent or in poor condition and need to be replaced. The parking lot has no existing lighting. Pole mounted fixtures need to be added for better visibility and security. Exit signs are in poor condition with faded lettering. All interior lighting controls are toggle switches and need to be updated to modern controls and better energy efficiency. The majority of the panelboards are in good shape. The existing overhead service to the building should be replaced with an upgraded underground service.

TECHNOLOGY

Fiber optic cabling between IT rooms is antiquated and needs updating. Synchronized clock system does not exist. Paging system needs to be upgraded. Gym & cafe need new AV systems. Security cameras & VMS needs updating.





RECOMMENDATION SUMMARY

This building is not a good candidate for significant investment in the existing facility. Significant renovations are required at this facility to bring it up to an overall "good" condition rating. The site is large and presents many opportunities for placement of a new structure. The site is large and presents many opportunities for placement of a new structure. This building is currently offline.



DATA SHEETS

Facility Assessment

Building Name Wardcliff Elementary

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years Fair = item meets current use, showing signs of age and should be replaced in the next 10 years Poor = item is nearing the end of it's useful life, current need, should be replaced in the next 3-5 years

SITE		good	tair.	comments
Drainage	Х			No reported issues.
Asphalt Parking/ Drives		Х		Asphalt pavement in fair condition.
Sidewalks		Х		
Adequate Parking		Х		Parking capacity is likely undersized if the facility was reopened as a school.
Bus Loop			Х	No separate bus loop
				Community requesting upgrades - neighborhood location - cause for lots of
Playgrounds			х	use. Community garden located here.
Student Drop off Area		х		One loop with parking
Landscaping			Х	Front landscaping is overgrown.
				Adjacent soccer fields rented and used by the community. Asphalt pavement
Athletic fields			х	for basketball is cracked and in poor condition.
Fencing				N/A
Service Entrance			Х	
Signage			Х	
Parking Lot Lighting			Х	No parking lot lighting currently, wall packs on building
				Low connection point to building located on SE corner of site, runs in close
Electrical Service			х	proximity to current playground location.
Community Garden				Present on north end of site - used by community members.

ARCHITECTURAL		300d	tait (comments
Building Shell		Х		
				2004 Firestone membrane. Leaks present. Membrane needs to be inspected
Roofing			х	and replaced. Exterior gravel stop fascia needs to be reinstalled as well.
				Mixture of window types around building based on original areas v.
				renovations. Units present that need to be replaced. Not thermally efficient,
				need performance and operational updates. Need to replaced original
Exterior Windows			х	window frame in special education classroom (single pane).
Defined Entry	х			Two entrances at front of building. Main entrance is not prominent.
				Building does not have vestibules or automatic door hardware for ADA
Accessibility		х		access. No exterior curb at main entrance lot sidewalk.
				Main entrance canopy needs to be removed and replaced. Seeing signs of
Fascia/Soffits		х		failing soffit panels, exposed structural signs has rust present.
Maintenance Room Entry			Х	Maintenance Room in back of building - no vehicular access
				In good condition, building has a couple different variation of exterior and
				interior brick. Exterior CMU stone and limestone present. Exterior stone
Masonry	х			needs to be cleaned (mildew)
EIFS			Х	EIFS fascia - Bird Damage to be repaired
Caulk Joints		х		
Water Stains		х		Mildew present on exterior brick. Exterior facade in.
				Decent condition overall - most exterior entrances are aluminum frames with
Exterior Doors		х		insulated glass units.
Vestibule Entries			Х	No secure vestibule, no card readers





		/、		/./
INTERIORS / FINISHES		food	air	comments
Corridors		_		
Lights			Х	Replace.
				Mixture of Carpet and VCT - all should be replaced. Need walk off carpet at
Flooring			х	exterior doors.
				Replace ceiling. Walls in good condition in all areas (most have brick and
Ceiling/Walls			х	painted CMU).
Lockers				No corridor lockers
				Wood doors and hardware should be replaced. Hollow metal frames and
Doors			х	wire glass to be replaced.
				Narrow compared to today's standard (currently filled with misc. district
				supplies, desks, chairs, furniture). Classrooms and corridors used for overflow
Size of Corridor		х		storage space.
Flow of Corridor		х		
Vestibules			Х	Not present (only main exterior entrances)
Classrooms				
Flooring			х	Replace carpet.
J				Replace grid and ceiling pads. Noticed another drop ceiling panels and grid
				above current ceilings (should be noted for removal if existing ceiling work
Ceiling			х	gets included).
8				Classrooms do not have exterior egress doors did not test operation of
				emergency operable windows. Noticed labels only on some windows in
Egress Windows			х	certain classrooms.
Casework			X	Remove and replace.
Marker/Chalkboards			X	Remove and replace.
Daylight		Х		Ok - most classrooms have (2) individual windows in each classroom.
Overall Size		X		The second state (2) marriada will act of cash cash cash cash
Doors		<u> </u>	Х	Replace wood doors, hardware, and hollow metal frames if possible.
Lighting			X	Upgrade.
Lighting				It should be noted that the 1987 renovations and additions - rooms located
				on the east elevation/corridor (south of current Cafe entrance). Rooms
				labeled as speech, reading, child care, art, kindergarten all in 'better'
				condition than the rest of the building. Flooring, walls, ceilings in
General Note 1				decent/functional shape.
Toilet Rooms				assenty randonal shaper
				Most fixtures are original to their respective construction dates. Most
				locations have been shutoff and not in use. All toilet rooms should be
Fixtures Operational			х	upgraded depending on future use of facility.
писа со ореганена.				Upgrade. Most bathrooms do not have partitions. Some corridor common
				bathrooms in the facility. Smaller single bathrooms also present within the
Toilet Partitions			х	facility.
				in decent condition (be aware of exposed steel structural columns within the
Walls		х		corridors). Mixture of drywall, CMU and brick present.
Floors			Х	All original tile flooring should be replaced.
				Have not been in use, some reports of bad sanitary piping, possible root
Floor Drains		х	х	damage. Should be inspected for operation.
Lighting			X	Upgrade.
Ceilings		Х		Upgrade.
Mirrors		X		Upgrade.
ADA Accessible		,	Х	No ADA compliant.
Gymnasium				
Flooring	х			New rubber floor.
Lights	X			New fixtures and bulbs in the room.
Daylight			Х	None.
Gym Equipment		х	^	Hoops could be replaced and updated. No wall padding present.
Doors		X		Replace wood doors and entrance hollow metal frame and glass.
20013		_ ^		include wood doors and entrance nonow metal frame and glass.



INTERIORS / FINISHES	,	/ _A /		\ <u>s</u> /
(CON'T)		ood	rait .	comments
Size		х		Small and compact but similar to the other elementary schools in the district.
Bleachers				None.
Egress	х			Exterior and interior egress. Exit signs present.
Walls/Ceilings	Х			
Cafeteria				
Flooring			х	Replace - new sheet vinyl, but tearing, prep issues. Same as kitchen.
Ceilings/Walls		х		Replace ceiling pads/grid/fixture. Walls in good condition - to be repainted
Accessibility	х			
Lighting			х	Upgrade.
Seating		х		
size	Х			
Daylight		х		Aluminum window frame with integral blinds on north elevation.
Overall Size		х		Good.
Doors		Х		Entrance doors should be upgraded, hollow-metal frames ok.
				This was originally a multi-purpose room (CMU walls with sound panels
				present). Food service kitchen, mechanical room and fan room all accessed
				through Cafe. (2) rooms built (partition walls) near main entrance of room
General Note				that are not shown on the current floor plans.
Egress	х			Interior and Exterior egress paths
Offices				
				Entire area should be upgraded based on building function in the future.
Flooring			х	Offices not required if not an elementary school.
Furniture			X	omees not required it not an elementary sensor.
Ceilings			Х	
Paging			Х	
Master Clock			Х	
Phone System			Х	
Lighting			Х	
Copy/Work Room			Х	
Meeting Rooms			Х	
Coffee Break Area			Х	
Bathroom(s)			Х	
Visibility			Х	
Media Center				
Size				N/A - not dedicated or currently media center in use
Flooring			Х	Carpet to be replaced
Lighting			Х	Upgrades needed
Office Space		Х		- P.
omec space				Doors in this space are in better condition than the original wing. Door knobs
Doors		х		to be replaced with levers.
Ceilings		X		Ceilings to be replaced
Kitchen		^		5505 to be replaced
				Not functioning building currently. Existing kitchen (30x40) and cafeteria
Program				present on north end of building.
. rogram				JRA to provide list for selecting new equipment. Large 3 compartment sink,
Equipment		х		residential refrigerators, hood and range.
Ечириси		_		ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling
Cailings			v	tiles/diffusers/grilles all need to be replaced.
Ceilings Cooler/Freezer			Х	Walk-in units not present.
Floors			v	Replace- currently rubber sheet vinyl in kitchen and cafeteria.
110015			Х	neplace- currently rubber sheet villyi ili kitchen and caretena.



INTERIORS / FINISHES (CON'T)	lood	tait,	comments
			Receiving area attached to new west elevation bus loop service drive. No
			receiving dock. Need to add large entry for delivery/receiving/unloading. No
Delivery Space		х	covered protection currently.
Storage Space		х	No storage space.
			Hood present above range. Can be removed and replaced based on new
Kitchen Hood		х	design.
			Compact, one serving line, need to redesign/reformat. Space closed off from
Serving Line	х		Cafeteria (open up).
Electrical	х		No issues noted - such as too few outlets/location/breaker capacity.
Lighting	Х		Upgrade light fixtures.
Fire Suppression/FA			Not present in kitchen.
			School closed. Kitchen and Cafeteria space large enough for fully functional
			space. Shipping/Receiving/Deliveries area present on west elevation (turn-
Overall			around thru north staff parking lot). No dock.

MECHANICAL	/	Rood	fait	comments
Heating Source and				Building served by (2) Thermal Solutions, 1,000 MBH each heating hot water
Condition		Х		boilers installed in 2004.
				Building is served by (2) B&G, 60 gpm, 35' HD base mounted pumps installed
Heating Pumps and Piping		Х		in 2004.
Cooling Source and				
Condition			Х	Individual DX cooling.
Cooling Pumps and Piping				N/A.
Terminal Devices			Х	(15) Classrooms served by horizontal unit vents that are original.
				An 4,000 cfm AHU serves the Multi-Purpose room and is at end of life. An
				2,000 cfm RTU serves the Media Center and is at end of life. An 2,000 cfm
				RTU serves the Offices and is at end of life. An 1,000 cfm AHU serves the
				Kitchen and is at end of life. An 800 cfm RTU serves the Computer Classroom
AHUs and RTUs			Х	and was installed in 2007. An AHU serves the Gym and is at end of life.
				Exhaust fans are at the end of life. (2) 300 cfm EF's, (2) 500 cfm EF, and (7)
Ventilation			х	100 cfm EF's.
Building Management				
System/Controls			Х	Building served by Trane BMS with partial pneumatics.
Domestic Water Piping		Х		No known issues.
				Building served by Lochinvar water heater, 40 gallon, 34 MBH and is at end of
				life. Kitchen is served by 100 gallon, 200 MBH water heater and is at end of
Water Heaters			Х	life.
Plumbing Fixtures			Χ	Plumbing fixtures are at end of life.
Fire Protection				N/A.
Pool equipment				N/A.

ELECTRICAL		Rood	fair .	comments
Transformer size	Х			
Primary/Secondary Service	Х			Owner would like to relocate overhead power feed to building underground
Generator				There is no generator on site.
Occupancy Sensors				N/A.
Lighting Control System			х	Toggle switches. Needs updating.
Panels	Х			Majority of panels are in good shape.
Panel Clearance	Х			Need to remove storage items.

ELECTRICAL (CON'T)	/.	100d	tait,	comments
				Upgraded in the last 5 years. Future upgrades could include voice activation
Fire Alarm	х			(district wide)
Interior Lighting			Х	Fluorescent fixtures throughout need to be replaced.
Exit Signs			Х	Exit signs are very old and letters are dim.

TECHNOLOGY		300d	fair	comments
IT Rooms		х		Bare minimum MDF. Needs AC.
Fiber Optic Cabling				
(between buildings/IT				Older single mode fiber between buildings, multimode between IT rooms,
rooms)		х		some CAT6 tie lines between racks.
Data Cabling (within				
buildings)	х			CAT 6 cabling. Switches were upgraded recently.
Bells/Paging System			х	Need to update paging for the district.
Clock System			х	There is no synchronized clock system. Limited atomic clocks
Classroom Audio/Video				
Systems			х	No AV.
Large Space Audio/Video				
Systems			х	No AV.
Security Camera System			х	Need to update Sony cameras and VMS (currently exacqvision software)
Access Control System			х	Limited access control. School not in active use.





BUDGET DETAIL

ITEM #:	15				Acres:	20
	Wardcliff Elementary - Site	work				
	Description	Quantity	UOM		Unit Cost	Total Cost
Sitework	SITEWORK					\$ -
Drainage	No reported issues.					\$ -
Asphalt Parking/ Drives	Asphalt pavement in fair condition.	33,900	SF	\$	6.39	\$ 216,583
Sidewalks						\$ -
Adequate Parking	Parking capacity is likely undersized if the facility was reopened as a school.		excluded r	new park	\$ -	
Bus Loop	No separate bus loop		excluded r	new bus	Іоор	\$ -
Playgrounds	Community requesting upgrades - neighborhood location - cause for lots of use.	- 1	LS	\$	300,000.00	\$ 300,000
	Community garden located here.					
Student Drop off Area	One loop with parking					\$ -
Landscaping	Front landscaping is overgrown.	I	LS	\$	10,000.00	\$ 10,000
Irrigation Systems						\$ -
Athletic fields	Adjacent soccer fields rented and used by the community. Asphalt pavement for	- 1		\$	25,000.00	\$ 25,000
	basketball is cracked and in poor condition.					
Fencing	·					\$ -
Service Entrance						\$ -
Signage	replace entry sign	- 1	EA	\$	35,000.00	\$ 35,000
Dumpster Location						\$ -
Traffic Directions						\$ -
Parking Lot Lighting	No parking lot lighting currently, wall packs on building	6	EA	\$	3,750.00	\$ 22,500
Electrical Service	Low connection point to building (very similar to issue noted at Cornell Elem)	250	LF	\$	65.00	\$ 16,250
	located on SE corner of site, runs in close proximity to current playground					
	location.					
Electrical - Site Restoration	Concrete/asphalt/landscape restoration from new primary conduits	250	LF	\$	10.00	\$ 2,500
Community Garden	Present on north end of site - used by community members.					\$ -
						\$ -
						\$ -
						\$ -
	Direct Trade	20		\$	31,391.67	\$ 627,833

ITEM #:	16			(Gross Area:		33,000
	Wardcliff Elementary - Building Imp	provement	:s				
	Description	Quantity	UOM		Unit Cost		Total Cost
Building Shell	BUILDING SHELL					\$	-
Roofing	2004 Royal West - Firestone. Leaks present. Membrane needs to be inspected and replaced. Exterior gravel stop fascia needs to be reinstalled as well.	\$	924,000				
Exterior Windows	Mixture of window types around building based on original areas v. renovations. Units present that need to be replaced. Not thermally efficient, need performance and operational updates. Need to replaced original window frame in special education classroom (single pane).	I	LS	\$	150,000.00	\$	150,000
Positive Drainage	education classicom (single pane).					\$	-
Defined Entry	Two entrances at front of building. Main entrance is not prominant.					\$	-
Accessibility	Building does not have vestibules or automatic door hardware for ADA access. No exterior curb at main entrance lot sidewalk.	I	LS	\$	75,000.00	\$	75,000
Fascia/Soffits	Main entrance canopy needs to be removed and replaced. Seeing signs of failing soffit panels, exposed structural signs has rust present.	684	SF	\$	150.00	\$	102,600
Maintenance Room Entry	and the second s					\$	-
	In good condition, building has a couple different variation of exterior and interior brick. Exterior CMU stone and limestone present. Exterior stone needs to be cleaned (mildew)	I	LS	\$	5,000.00	\$	5,000
EIFS Fascia/Soffits	EIFS fascia - Bird Damage to be repaired - need to remove and replace EIFS with metal panels	4,588	SF	\$	70.00	\$	321,160
Caulk Joints						\$	-
	Mildew present on exterior brick. Exterior facade in.					\$	-
Exterior Doors	Mildew present on exterior brick. Exterior facade in. Decent condition overall - most exterior entrances are aluminum frames with assume work not required insulated glass units.						-
Vestibule Entries	No secure vestibule, no card readers	I	LS	\$	75,000.00	\$	75,000
Exterior Lighting		1	LS	\$	15,000.00	\$	15,000
General Note						\$	-



					\$	-			
	INTERIORS				\$	-			
Walls	Paint/refresh entire building	33,000	SF	\$ 1.50	\$	49,500			
Lighting	Replace.	5,576	SF	\$ 7.50	\$	41,820			
Flooring	Mixture of Carpet and VCT - all should be replaced. Need walk off carpet at exterior doors.	3,666.67	SY	\$ 63.54	\$	232,980			
Ceilings/Walls	Replace ceiling. Walls in good condition in all areas (most have brick and painted CMU).								
Lockers	Remove and replace lockers	500	EA	\$ 350.00	\$	175,000			
	Wood doors and hardware should be replaced. Hollow metal frames and wire	45	EA	\$ 5,000.00	\$	225,000			
	glass to be replaced.								
Size of Corridor	Narrow compared to today's standard (currently filled with misc district supplies, desks, chairs, furniture). Classrooms and corridors used for overflow storage space.	\$	-						
Flow of Corridor					\$	-			
Emergency Egress					\$	-			
Vestibule Entries	Not present (only main exterior entrances)				\$	-			
Interior Signage		33,000		\$ 0.55	\$	18,150			
Classrooms	Classrooms	14,298			\$				
	Replace carpet.	1,588.67	-	\$ 63.54	\$	100,944			
Ceilings	Replace grid and ceiling pads. Noticed another drop ceiling panels and grid above current ceilings (should be noted for removal if existing ceiling work gets included).	14,298	SF	\$ 12.00	\$	171,576			
Egress Windows	Classrooms do not have exterior egress doors did not test operation of emergency operable windows. Noticed labels only on some windows in certain classrooms.	I	LS	\$ 50,000.00	\$	50,000			
Casework	Remove and replace.	304	LF	\$ 450.00	\$	136,800			
Marker/Chalkboards	Remove and replace - Assume 3 each/classroom (8' lf/each MB)	19	RMS	\$ 3,360.00	\$	63,840			
Heating					\$	-			
Air-Conditioning					\$	-			
	Ok - most classrooms have (2) individual windows in each classroom.				\$	-			
Overall Size Doors	Replace wood doors, hardware, and hollow metal frames if possible.	22	EA	\$ 3,500.00	\$	77,000			
Lighting	Upgrade.	14,298	SF	\$ 7.00	\$	100,086			
	Add diffuser and grilles with new ceilings	14,298		\$ 0.50	\$	7,149			
General Note	It should be noted that the 1987 renovations and additions - rooms located on the east elevation/corridor (south of current Cafe entrance). Rooms labeled as speech, reading, child care, art, kindergarten all in 'better' condition than the rest of the building. Flooring, walls, ceilings in decent/functional shape.				\$	-			
Toilet Rooms	Toilet Rooms	941	SF		\$	-			
	Most fixtures are original to their respective construction dates. Most locations have been shutoff and not in use. All toilet rooms should be upgraded depending on future use of facility.	941		\$ 275.00	\$	258,775			
Toilet Partitions	Upgrade. Most bathrooms do not have partitions. Some corridor common bathrooms in the facility. Smaller single bathrooms also present within the facility.		with item a	above	\$	-			
	in decent condition (be aware of exposed steel structural columns within the corridors). Mixture of drywall, CMU and brick present.		with item a		\$	-			
	All original tile flooring should be replaced.		with item a	1	\$				
Floor Drains	Have not been in use, some reports of bad sanitary piping, possible root damage. Should be inspected for operation.	80	HRS	\$ 75.00	\$	6,000			
	Upgrade.	941	SF	\$ 8.00	\$	7,528			
Hand Dryers			not applica		\$	-			
	Upgrade.		with item a		\$	-			
	Upgrade.		with item a		\$	-			
	No ADA compliant.		with item		\$	-			
Adequate Size Gymnasium	Gymnasium	2,577	with item a	above	\$	-			
•	New rubber floor.	2,311		rk not required	\$	-			
·	New fixtures and bulbs in the room.			ork not required	\$				
HVAC				ork not required	\$	_			
Daylight	None.			ork not required	\$	-			
	Hoops could be replaced and updated. No wall padding present.	4	EA	\$ 7,500.00	\$	30,000			
	Replace wood doors and entrance hollow metal frame and glass.	5	EA	\$ 4,000.00	\$	20,000			
Size	Small and compact but similar to the other elementary schools in the district.				\$	-			
Bleachers	None.				\$	-			



	1			1		
	Exterior and interior egress. Exit signs present.				\$	-
Locker Rooms					\$	-
Walls/Ceilings	Assume painting of walls	2,577	SF	\$ 4.00	\$	10,308
	currently used as voting center location for the neighborhood.				\$	-
Cafeteria	Cafeteria		SF		\$	-
	Replace - new sheet vinyl, but tearing, prep issues. Same as kitchen.	2,169	SF	\$ 14.00	\$	30,366
	Replace ceiling pads/grid/fixture. Walls in good condition - to be repainted	2,169	SF	\$ 12.00	\$	26,028
Accessibility					\$	-
	Upgrade.	2,169	SF	\$ 8.50	\$	18,437
Heating	Add diffuser and grilles with new ceilings	2,169	SF	\$ 0.50	\$	1,085
Seating					\$	-
size					\$	-
Air-Conditioning					\$	-
Daylight	Aluminum window frame with integral blinds on north elevation.				\$	-
Overall Size	Good.				\$	-
Doors	Entrance doors should be upgraded, hollow-metal frames ok.	4	EA	\$ 3,500.00	\$	14,000
General Note	This was originally a multi-purpose room (CMU walls with sound panels present).				\$	-
	Food service kitchen, mechanical room and fan room all accessed through Cafe.					
	(2) rooms built (partition walls) near main entrance of room that are not shown					
	on the current floor plans.					
Egress	Interior and Exterior egress paths				\$	_
Offices	Š i	1,657	SF		\$	
	Entire area should be upgraded based on building function in the future. Offices	1,657	SF	\$ 75.00	\$	124,275
T TOOT IN	not required if not an elementary school.	1,037	51	73.00	*	121,273
Furniture			assuma wi	th owner FF&E %	\$	_
Ceilings			with item a		\$	
	 		in elec belo		\$	
Paging			in elec belo		_	-
Master Clock					\$	-
Phone System		1.457	in elec belo		\$	- 12.254
Lighting		1,657	SF	\$ 8.00	\$	13,256
	Add diffuser and grilles with new ceilings	1,657	SF	\$ 0.50	\$	829
Copy/Work Room			with item a		\$	-
Meeting Rooms			with item a		\$	-
Coffee Break Area			with item a		\$	-
Bathroom(s)			with item a		\$	-
Visibility			with item a	above	\$	-
Media Center	11 11 11 11	2,435	SF		\$	-
	N/A - not dedicated or currently media center in use				\$	-
	Carpet to be replaced		SY	\$ 63.54	\$	17,191
Lighting	Upgrades needed	2,435	SF	\$ 11.00	\$	26,785
Office Space						
Ventilation					\$	-
L					\$ \$	-
Doors	Doors in this space are in better condition than the original wing. Door knobs to	6	EA	\$ 1,000.00	_	- - 6,000
Doors		6	EA	\$ 1,000.00	\$	6,000
	Doors in this space are in better condition than the original wing. Door knobs to		EA SF	\$ 1,000.00 \$ 9.00	\$	-
Ceilings	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers.		SF		\$ \$	6,000
Ceilings	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings	2,435	SF SF	\$ 9.00	\$ \$	6,000
Ceilings Heating Kitchen	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings	2,435 2,435	SF SF	\$ 9.00	\$ \$ \$ \$	- 6,000 21,915 1,218
Ceilings Heating Kitchen	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen	2,435 2,435	SF SF	\$ 9.00	\$ \$ \$ \$	- 6,000 21,915 1,218
Ceilings Heating Kitchen Program	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present	2,435 2,435 557	SF SF	\$ 9.00	\$ \$ \$ \$	- 6,000 21,915 1,218
Ceilings Heating Kitchen Program	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building. JRA to provide list for selecting new equipment. Large 3 compartment sink,	2,435 2,435 557	SF SF SF	\$ 9.00 \$ 0.50	\$ \$ \$ \$	- 6,000 21,915 1,218 -
Ceilings Heating Kitchen Program Equipment	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building. JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range.	2,435 2,435 557	SF SF SF	\$ 9.00 \$ 0.50 \$ 262,500.00	\$ \$ \$ \$	- 6,000 21,915 1,218 -
Ceilings Heating Kitchen Program Equipment	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building. JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range. ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling	2,435 2,435 557	SF SF SF	\$ 9.00 \$ 0.50	\$ \$ \$ \$ \$	- 6,000 21,915 1,218 - - - 262,500
Ceilings Heating Kitchen Program Equipment Ceilings	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building. JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range. ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced.	2,435 2,435 557	SF SF SF	\$ 9.00 \$ 0.50 \$ 262,500.00	\$ \$ \$ \$ \$	- 6,000 21,915 1,218 - - - 262,500
Ceilings Heating Kitchen Program Equipment Ceilings Cooler/Freezer	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building. JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range. ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced. Walk-in units not present.	2,435 2,435 557	SF SF SF	\$ 9.00 \$ 0.50 \$ 262,500.00 \$ 9.00	\$ \$ \$ \$ \$	- 6,000 21,915 1,218 - - 262,500 5,413
Ceilings Heating Kitchen Program Equipment Ceilings Cooler/Freezer Floors	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building. JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range. ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced. Walk-in units not present. Replace- currently rubber sheet vinyl in kitchen and cafeteria.	2,435 2,435 557	SF SF SF LS	\$ 9.00 \$ 0.50 \$ 262,500.00 \$ 9.00	\$ \$ \$ \$ \$ \$	- 6,000 21,915 1,218 - - 262,500 5,413
Ceilings Heating Kitchen Program Equipment Ceilings Cooler/Freezer Floors	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building. JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range. ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced. Walk-in units not present. Replace- currently rubber sheet vinyl in kitchen and cafeteria. Receiving area attached to new west elevation bus loop service drive. No	2,435 2,435 557	SF SF SF	\$ 9.00 \$ 0.50 \$ 262,500.00 \$ 9.00	\$ \$ \$ \$ \$	- 6,000 21,915 1,218 - - 262,500 5,413
Ceilings Heating Kitchen Program Equipment Ceilings Cooler/Freezer Floors	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building. JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range. ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced. Walk-in units not present. Replace- currently rubber sheet vinyl in kitchen and cafeteria. Receiving area attached to new west elevation bus loop service drive. No receiving dock. Need to add large entry for delivery/receiving/unloading. No	2,435 2,435 557	SF SF SF LS	\$ 9.00 \$ 0.50 \$ 262,500.00 \$ 9.00	\$ \$ \$ \$ \$ \$	- 6,000 21,915 1,218 - - 262,500 5,413
Ceilings Heating Kitchen Program Equipment Ceilings Cooler/Freezer Floors Delivery Space	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building. JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range. ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced. Walk-in units not present. Replace- currently rubber sheet vinyl in kitchen and cafeteria. Receiving area attached to new west elevation bus loop service drive. No receiving dock. Need to add large entry for delivery/receiving/unloading. No covered protection currently.	2,435 2,435 557	SF SF SF LS	\$ 9.00 \$ 0.50 \$ 262,500.00 \$ 9.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 6,000 21,915 1,218 - - 262,500 5,413 - - 300,000
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Ceilings Heating Kitchen Program Equipment Ceilings Cooler/Freezer Floors Delivery Space Storage Space Kitchen Hood	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building. JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range. ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced. Walk-in units not present. Replace- currently rubber sheet vinyl in kitchen and cafeteria. Receiving area attached to new west elevation bus loop service drive. No receiving dock. Need to add large entry for delivery/receiving/unloading. No covered protection currently. No storage space. Hood present above range. Can be removed and replaced based on new design.	2,435 2,435 557	SF SF SF LS	\$ 9.00 \$ 0.50 \$ 262,500.00 \$ 9.00 \$ 12.00 \$ 300,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 6,000 21,915 1,218 - - 262,500 5,413 - - 300,000
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Ceilings Heating Kitchen Program Equipment Ceilings Cooler/Freezer Floors Delivery Space Storage Space Kitchen Hood Make-up Air Serving Line	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building. JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range. ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced. Walk-in units not present. Replace- currently rubber sheet vinyl in kitchen and cafeteria. Receiving area attached to new west elevation bus loop service drive. No receiving dock. Need to add large entry for delivery/receiving/unloading. No covered protection currently. No storage space. Hood present above range. Can be removed and replaced based on new design. Compact, one serving line, need to redesign/reformat. Space closed off from Cafeteria (open up).	2,435 2,435 557	SF SF LS LS with equip	\$ 9.00 \$ 0.50 \$ 262,500.00 \$ 9.00 \$ 12.00 \$ 300,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 6,000 21,915 1,218 262,500 5,413 300,000
Ceilings Heating Kitchen Program Equipment Ceilings Cooler/Freezer Floors Delivery Space Storage Space Kitchen Hood Make-up Air Serving Line	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building. JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range. ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced. Walk-in units not present. Replace- currently rubber sheet vinyl in kitchen and cafeteria. Receiving area attached to new west elevation bus loop service drive. No receiving dock. Need to add large entry for delivery/receiving/unloading. No covered protection currently. No storage space. Hood present above range. Can be removed and replaced based on new design. Compact, one serving line, need to redesign/reformat. Space closed off from Cafeteria (open up). No issues noted - such as too few outlets/location/breaker capacity.	2,435 2,435 557	SF SF LS SF SF SF SF SF SF SF SF SF	\$ 9.00 \$ 0.50 \$ 262,500.00 \$ 9.00 \$ 12.00 \$ 300,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 6,000 21,915 1,218 262,500 5,413 300,000 27,000
Ceilings Heating Kitchen Program Equipment Ceilings Cooler/Freezer Floors Delivery Space Storage Space Kitchen Hood Make-up Air Serving Line Electrica Lighting	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building. JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range. ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced. Walk-in units not present. Replace- currently rubber sheet vinyl in kitchen and cafeteria. Receiving area attached to new west elevation bus loop service drive. No receiving dock. Need to add large entry for delivery/receiving/unloading. No covered protection currently. No storage space. Hood present above range. Can be removed and replaced based on new design. Compact, one serving line, need to redesign/reformat. Space closed off from Cafeteria (open up). No issues noted - such as too few outlets/location/breaker capacity. Upgrade light fixtures.	2,435 2,435 557	SF SF LS SF LS SF SF SF SF	\$ 9.00 \$ 0.50 \$ 262,500.00 \$ 9.00 \$ 12.00 \$ 300,000.00 \$ 150.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 6,000 21,915 1,218 262,500 5,413 300,000 27,000 - 4,456
Ceilings Heating Kitchen Program Equipment Ceilings Cooler/Freezer Floors Delivery Space Storage Space Kitchen Hood Make-up Air Serving Line Electrica Lighting Heating	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building. JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range. ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced. Walk-in units not present. Replace- currently rubber sheet vinyl in kitchen and cafeteria. Receiving area attached to new west elevation bus loop service drive. No receiving dock. Need to add large entry for delivery/receiving/unloading. No covered protection currently. No storage space. Hood present above range. Can be removed and replaced based on new design. Compact, one serving line, need to redesign/reformat. Space closed off from Cafeteria (open up). No issues noted - such as too few outlets/location/breaker capacity. Upgrade light fixtures. Add diffuser and grilles with new ceilings	2,435 2,435 557	SF SF LS SF LS SF SF SF SF	\$ 9.00 \$ 0.50 \$ 262,500.00 \$ 9.00 \$ 12.00 \$ 300,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 6,000 21,915 1,218 262,500 5,413 300,000 27,000 - 4,456 679
Ceilings Heating Kitchen Program Equipment Ceilings Cooler/Freezer Floors Delivery Space Storage Space Kitchen Hood Make-up Air Serving Line Electrica Lighting Heating Secured	Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers. Ceilings to be replaced Add diffuser and grilles with new ceilings Kitchen Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building. JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range. ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced. Walk-in units not present. Replace- currently rubber sheet vinyl in kitchen and cafeteria. Receiving area attached to new west elevation bus loop service drive. No receiving dock. Need to add large entry for delivery/receiving/unloading. No covered protection currently. No storage space. Hood present above range. Can be removed and replaced based on new design. Compact, one serving line, need to redesign/reformat. Space closed off from Cafeteria (open up). No issues noted - such as too few outlets/location/breaker capacity. Upgrade light fixtures. Add diffuser and grilles with new ceilings	2,435 2,435 557	SF SF LS SF LS SF SF SF SF	\$ 9.00 \$ 0.50 \$ 262,500.00 \$ 9.00 \$ 12.00 \$ 300,000.00 \$ 150.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 6,000 21,915 1,218 262,500 5,413 300,000 27,000 - 4,456



Overal			1	_			
Overal	School closed. Kitchen and Cafeteria space large enough for fully functional space.					\$	-
	Shipping/Receiving/Deliveries area present on west elevation (turn-around thru						
	north staff parking lot). No dock.						
						\$	-
	MECHANICAL					\$	-
Heating Source and Condition	Building served by (2) Thermal Solutions, 1,000 MBH each heating hot water boilers installed in 2004.		assume wo	ork not req	quired	\$	-
Heating Pumps and Piping	Building is served by (2) B&G, 60 gpm, 35' HD base mounted pumps installed in		assume wo	ork not req	quired	\$	-
Cooling Cooling	2004.			1		•	
Cooling Source and Condition				-		\$	-
Cooling Pumps and Piping		20			25 200 00	\$	- 422.000
i erminai Devices	(15) Classrooms served by horizontal unit vents that are original.	20	EA	\$	25,200.00	\$	432,000
AHUs and RTUs	An 4,000 cfm AHU serves the Multi-Purpose room and is at end of life. An 2,000 cfm RTU serves the Media Center and is at end of life. An 2,000 cfm RTU serves the Offices and is at end of life. An 1,000 cfm AHU serves the Kitchen and is at end of life. An 800 cfm RTU serves the Computer Classroom and was installed in 2007. An AHU serves the Gym and is at end of life.	I	EA	\$	220,000.00	\$	220,000
Ventilation	Exhaust fans are at the end of life. (2) 300 cfm EF's, (2) 500 cfm EF, and (7) 100 cfm EF's.					\$	8,250
Building Management	Building served by Trane BMS with partial pneumatics.	33,000	SF	\$	5.00	\$	165,000
Domestic Water Piping			assume wo	ork not req	uired	\$	_
	Building served by Lochinvar water heater, 40 gallon, 34 MBH and is at end of life. Kitchen is served by 100 gallon, 200 MBH water heater and is at end of life.	I	EA	\$	12,000.00	\$	12,000
Plumbing Fixtures	Plumbing fixtures are at end of life.		covered in	item abov	re .	\$	-
Fire Protection	†					\$	_
Pool equipment				1		\$	_
				1		\$	_
	ELECTRICAL					\$	_
Transformer size						\$	_
	Owner would like to relocate overhead power feed to building underground		in site elec	ahove		\$	
			III Sice cice	T		<u> </u>	
	There is no generator on site.	2.704	C.F.		7.00	\$	-
	Misc. areas unaccounted for	2,786	21	\$	7.00	\$	19,502
Occupancy Sensors				-		\$	- 10.500
Lighting Control System	Toggle switches. Needs updating.	33,000	SF	\$	1.50	\$	49,500
	laa aa						
Panels	Majority of panels are in good shape.					\$	-
Panels	Majority of panels are in good shape. Need to remove storage items.					\$	-
Panels Panel Clearance Frequency Drives	Need to remove storage items.					\$	
Panels Panel Clearance Frequency Drives	Need to remove storage items.					\$	-
Panels Panel Clearance Frequency Drives Fire Alarm	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation		in areas ab	pove		\$	-
Panels Panel Clearance Frequency Drives Fire Alarm Lighting	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide)		in areas ab			\$	-
Panels Panel Clearance Frequency Drives Fire Alarm Lighting	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim.	33,000	in areas ab		0.25	\$ \$ \$ \$	-
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim.	33,000 33,000	in areas ab SF		0.25	\$ \$ \$ \$	- - -
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim.		in areas ab SF SF	s s		\$ \$ \$ \$ \$	- - - - - 8,250
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim.	33,000	in areas ab SF SF SF	s \$	0.60	\$ \$ \$ \$ \$ \$	- - - - 8,250
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks Paging Phone System	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim.	33,000 33,000	in areas ab SF SF SF	\$ \$ \$	0.60 2.00	\$ \$ \$ \$ \$ \$ \$	- - - - 8,250 19,800 66,000
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks Paging Phone System Branch	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim.	33,000 33,000	in areas ab SF SF SF SF	\$ \$ \$ \$ \$	0.60 2.00 2.00	\$ \$ \$ \$ \$ \$ \$	- - - - 8,250 19,800 66,000
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks Paging Phone System Branch	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim. TECHNOLOGY Bare minimum MDF. Needs AC.	33,000 33,000	in areas ab SF SF SF SF SF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0.60 2.00 2.00 2.00	\$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - 8,250 19,800 66,000
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks Paging Phone System Branch IT Rooms Fiber Optic Cabling (between	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim. TECHNOLOGY Bare minimum MDF. Needs AC. Older singlemode fiber between buildings, multimode between IT rooms, some	33,000 33,000	in areas ab SF SF SF SF SF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0.60 2.00 2.00	\$ \$ \$ \$ \$ \$ \$	- - - - 8,250 19,800 66,000
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks Paging Phone System Branch IT Rooms Fiber Optic Cabling (between buildings/IT rooms)	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim. TECHNOLOGY Bare minimum MDF. Needs AC.	33,000 33,000	in areas ab SF SF SF SF included ir	\$ \$ \$ \$ \$ an "Phone Sy	0.60 2.00 2.00 2.00	\$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - 8,250 19,800 66,000
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks Paging Phone System Branch IT Rooms Fiber Optic Cabling (between buildings/IT rooms) Data Cabling (within buildings)	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim. TECHNOLOGY Bare minimum MDF. Needs AC. Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks. CAT 6 cabling. Switches were upgraded recently.	33,000 33,000	in areas ab SF SF SF SF included ir included ir	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0.60 2.00 2.00 2.00 vstem" above vstem" above vstem" above	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	8,250 19,800 66,000
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks Paging Phone System Branch IT Rooms Fiber Optic Cabling (between buildings/IT rooms) Data Cabling (within buildings) Bells/Paging System	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim. TECHNOLOGY Bare minimum MDF. Needs AC. Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks. CAT 6 cabling. Switches were upgraded recently. Need to update paging for the district.	33,000 33,000	in areas ab SF SF SF SF included ir included ir included ir	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0.60 2.00 2.00 2.00 vstem" above vstem" above vstem" above	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - 8,250 19,800 66,000 - -
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks Paging Phone System Branch IT Rooms Fiber Optic Cabling (between buildings/IT rooms) Data Cabling (within buildings) Bells/Paging System	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim. TECHNOLOGY Bare minimum MDF. Needs AC. Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks. CAT 6 cabling. Switches were upgraded recently. Need to update paging for the district. There is no synchronized clock system. Limited atomic clocks	33,000 33,000	in areas ab SF SF SF SF included ir included ir included ir included ir	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0.60 2.00 2.00 2.00 vstem" above vstem" above vstem" above	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	8,250 19,800 66,000
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks Paging Phone System Branch IT Rooms Fiber Optic Cabling (between buildings/IT rooms) Data Cabling (within buildings) Bells/Paging System Clock System Classroom Audio/Video Systems	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim. TECHNOLOGY Bare minimum MDF. Needs AC. Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks. CAT 6 cabling. Switches were upgraded recently. Need to update paging for the district. There is no synchronized clock system. Limited atomic clocks No AV.	33,000 33,000 33,000 33,000	in areas ab SF SF SF SF included ir included ir included ir included ir	sove \$ \$ \$ \$ "Phone Sy "Phone Sy "Phone Sy "Phone Sy "Phone Sy "Mater Cl	0.60 2.00 2.00 2.00 vstem" above vstem" above vstem" above lock" above	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - - - - - - -
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks Paging Phone System IT Rooms Fiber Optic Cabling (betweer buildings/IT rooms) Data Cabling (within buildings) Bells/Paging System Clock System Classroom Audio/Video Systems	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim. TECHNOLOGY Bare minimum MDF. Needs AC. Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks. CAT 6 cabling. Switches were upgraded recently. Need to update paging for the district. There is no synchronized clock system. Limited atomic clocks No AV.	33,000 33,000 33,000 33,000	in areas at SF SF SF SF SF included ir included ir included ir included ir SF	sove \$ \$ \$ \$ "Phone Syn" "Phone Syn" "Phone Syn" "Phone Syn" "Mater Cl \$ \$	o.60 2.00 2.00 2.00 ystem" above ystem" above ock" above 0.50 100,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - - - - - - - - - - - - - -
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks Paging Phone System Branch IT Rooms Fiber Optic Cabling (between buildings/IT rooms) Data Cabling (within buildings) Bells/Paging System Clock System Classroom Audio/Video Systems Security Camera Systems	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim. TECHNOLOGY Bare minimum MDF. Needs AC. Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks. CAT 6 cabling. Switches were upgraded recently. Need to update paging for the district. There is no synchronized clock system. Limited atomic clocks No AV. No AV.	33,000 33,000 33,000 33,000	in areas at SF SF SF SF Included ir included ir included ir included ir SF LS SF	sove \$ \$ \$ \$ "Phone Syn" "Phone Syn" "Phone Syn" "Paging" al	o.60 2.00 2.00 2.00 ystem" above ystem" above o.50 100,000.00 1.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - - - - - - - - - - - - - -
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks Paging Phone System Branch IT Rooms Fiber Optic Cabling (between buildings/IT rooms) Data Cabling (within buildings) Bells/Paging System Clock System Classroom Audio/Video Systems Security Camera Systems	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim. TECHNOLOGY Bare minimum MDF. Needs AC. Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks. CAT 6 cabling. Switches were upgraded recently. Need to update paging for the district. There is no synchronized clock system. Limited atomic clocks No AV.	33,000 33,000 33,000 33,000	in areas at SF SF SF SF Included ir included ir included ir included ir SF LS SF	sove \$ \$ \$ \$ "Phone Syn" "Phone Syn" "Phone Syn" "Phone Syn" "Mater Cl \$ \$	o.60 2.00 2.00 2.00 ystem" above ystem" above lock" above 0.50 100,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - - - - - - - - - - - - - -
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks Paging Phone System Branch IT Rooms Fiber Optic Cabling (between buildings/IT rooms) Data Cabling (within buildings) Bells/Paging System Clock System Classroom Audio/Video Systems Security Camera Systems	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim. TECHNOLOGY Bare minimum MDF. Needs AC. Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks. CAT 6 cabling. Switches were upgraded recently. Need to update paging for the district. There is no synchronized clock system. Limited atomic clocks No AV. No AV.	33,000 33,000 33,000 33,000	in areas at SF SF SF SF Included ir included ir included ir included ir SF LS SF	sove \$ \$ \$ \$ "Phone Syn" "Phone Syn" "Phone Syn" "Paging" al	o.60 2.00 2.00 2.00 ystem" above ystem" above o.50 100,000.00 1.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - - - - - - - - - - - - - -
Panels Panel Clearance Frequency Drives Fire Alarm Lighting Exit Signs Clocks Paging Phone System Branch IT Rooms Fiber Optic Cabling (between buildings/IT rooms) Data Cabling (within buildings) Bells/Paging System Clock System Classroom Audio/Video Systems Security Camera Systems	Need to remove storage items. Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) Fluorescent fixtures throughout need to be replaced. Exit signs are very old and letters are dim. TECHNOLOGY Bare minimum MDF. Needs AC. Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks. CAT 6 cabling. Switches were upgraded recently. Need to update paging for the district. There is no synchronized clock system. Limited atomic clocks No AV. No AV.	33,000 33,000 33,000 33,000	in areas at SF SF SF SF Included ir included ir included ir included ir SF LS SF	sove \$ \$ \$ \$ "Phone Syn" "Phone Syn" "Phone Syn" "Paging" al	o.60 2.00 2.00 2.00 ystem" above ystem" above o.50 100,000.00 1.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - - - - - - - - - - - - - -

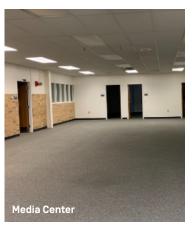








































Use: PK-4 **Built:** 1948

Additions + Renovations: 1963 / 1988
Total Building Area: 68,400 SF
Site Area: 28 Acres

Enrollment: 345 students

Square Footage per Student: 145.1* sf/student

Renovation Cost: \$18,257,287 Current Replacement Value [CRV]: \$21,888,000

Facility Condition Index (FCI): 83%

^{*} Calculation based on school building's square footage only.











OBSERVATION HIGHLIGHTS

SITE

Student drop-off is located at the back of the building. This circulation is convoluted and conflicts with the adjacent Operations/Tech/Grounds functions. Dumpsters are scattered along the north side of the building, including adjacent to the main student drop-off. Current construction in progress at Okemos and Mt. Hope intersection. This intersection serves as the main exit for the Central Elementary and Administration buildings.

ARCHITECTURE

At the Montessori school, most exterior windows, entrance canopies, upper metal soffits and fascia are all in need of upgrades. Most exterior doors and frames have been upgraded to aluminum thermally broken products and are in good shape. The auxiliary entrance on the north end of the Montessori school, which provides access to the building elevator needs to be upgraded. Currently, visitors must call the main office from the exterior for access inside. Exterior chimney at the Administration building should be removed and taken out of service. North entrances to ground level kitchen and cafeteria are below grade, access from the north parking lot is down a set of exterior stairs. Water infiltration, snow and ice are a challenge at these locations for maintenance staff to monitor and control. Current masonry on exterior walls at the Administration building is in decent shape, no significant signs of deterioration. The exterior windows and aluminum framing should be considered for replacement based on age and current performance of non-thermally broken products.

INTERIORS

Toilet room updates have been performed at most locations in the Administration building. Toilet room upgrades needed at the Montessori Elementary. Flooring and ceilings should be considered for upgrades and replacement. Most interior doors and frames throughout the campus are in decent shape. Current mezzanine space adjacent to the gym being used as classroom space needs to be evaluated for ADA compliance with entrance and egress. Lockers in the Montessori Elementary need to be removed and upgraded. The students from the Montessori school proceed from their classrooms, through the corridors to use the kitchen and cafeteria located on the ground floor of the Administration building. Another item to consider are the current handrails used in the Administration building stairwells. These will need to be addressed, overall height from finish floor to top of handrail too low and current pipe used as the handrail not acceptable per current building codes.

MECHANICAL

Add cooling to the Elementary office. Provide controls to existing finned-tube. Replace air-handling units [2-3,500 cfm] and the rooftop unit [8.5-ton]. All exhaust fans should be replaced. Replace partial pneumatic controls with new DDC and upgrade the balance of the DDC controls. The two tunnel sumps, all plumbing fixtures, sanitary, and domestic piping need to be replaced.

ELECTRICAL

Interior and exterior lighting fixtures are fluorescent or in poor condition and need to be replaced. Exit signs have faded lettering and need to be replaced. All interior lighting controls are toggle switches and need to be updated to modern controls and better energy efficiency. The majority of the panelboards are in good shape and do not need to be replaced.

TECHNOLOGY

The MDF is a shared space with storage and should be a dedicated space. Fiber optic cabling between IT rooms is antiquated and needs updating. Synchronized clock system does not exist. Paging system needs to be upgraded. Gym & cafe need new AV systems. Security cameras & VMS needs updating.

RECOMMENDATION SUMMARY

This building is not a good candidate for significant investment in the existing facility. Significant renovations are required at this facility to bring it up to an overall "good" condition rating. This is the oldest building in the facility inventory and does not lend itself to easily accept improvements, modifications, or additions. Taking this building offline in the near to mid-range planning should be considered.





DATA SHEETS

Facility Assessment

Central Montessori/District Admin **Building Name**

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years Fair = item meets current use, showing signs of age and should be replaced in the next 10 years Poor = item is nearing the end of it's useful life, current need, should be replaced in the next 3-5 years

SITE		Bood	tait	goot comments
				There is a drainage issue at the south-west corner of the building, water
Drainage		х		pools at this location during heavy rains.
Asphalt Parking/ Drives	Х			Asphalt pavement in good condition throughout.
Sidewalks		Х		Some cracking along main drop-off location.
Adequate Parking		х		Parking is scattered throughout
Bus Loop				N / A - no bus service
				Playground equipment is showing its age and should be replaced in the near
Playgrounds		х	х	term.
				Student drop-off is located at the back of the building. This circulation is
				convoluted and conflicts with the adjacent Operations/Tech/Grounds
Student Drop off Area			х	functions.
Landscaping			Х	
Irrigation Systems				N/A - no irrigation present
Athletic fields		х		Athletic fields are low and general hold water.
Fencing			Х	
Signage			Х	
				Dumpsters are scattered along the north side of the building, including
Dumpster Location			х	adjacent to the main student drop-off.

ARCHITECTURAL	ROOD	tait	god comments
Building Shell			
			Central Elementary 2005 Single-ply membrane. New roofing installed in 2016
Roofing	х		Firestone single-ply membrane. District reports no issues.
			Administration: original aluminum windows with interior blinds and vision
			and spandrel glass to be replaced. Integral frames with mech louvers present.
Exterior Windows	х		School: aluminum windows should be replaced.
			Administration: (2) ground floor doors allow water to enter cafeteria and
			kitchen area during heavy rains. Trench drains to be added at bottom of
			exterior stairs. School: Classrooms on the south end of each major wing have
			tunnel access with sump pumps to remove overflow rain from large rain
Positive Drainage	х		events.
			Canopy at the Administration entrance on the north side. School entrance is
			identifiable on the west side of building but there is no parking adjacent to
Defined Entry	х		the entrance.



ARCHITECTURAL (CON'T)	ROOD	fait	god
			ADA accessibility poor. Administration entrance (north entrance) is not
			barrier free accessible. The only barrier free access is at the west entrance, away from both administration and school main entrances. There is no
			barrier free parking near the accessible entrance. Many level changes in the
			building. Need to review barrier free emergency egress from all levels.
			Corridor to west entrance on lower level is too narrow for barrier free access
			and egress. The classroom located in the old gym mezzanine does not have
Accessibility		х	barrier free access.
			Canopy at north entrance should be removed and replaced. Wood fascia and
Fascia/Soffits		Х	soffits at the school building should be replaced with prefinished metal trim.
			Brick masonry at administration and school exterior in good condition.
			Cleaning/joint care/tuckpointing/some small repairs and replacements could
			be completed. Consider removal of "chimney" on roof of administration.
Brick / CMU	x		Administration walls not energy efficient. CMU at school to be repainted.
Wall panels	<u> </u>	Х	Wall panels at window infill to be replaced.
Caulk Joints			wan panels at window mini to be replaced.
			Admin building - can be seen on cast stone pieces. Central Mont - can be seen
			on CMU (south elevation of wings) and some of the roof edge metal around
Water Stains	х		the perimeter of the building
			Decent aluminum frames/electronic locksets present. Not all entrances have
			barrier free access and snowmelt concrete should be considered at all
Exterior Doors	х		locations.
			Not present at most locations including Administration building. Main
			entrance to Central Montessori has exterior secure entrance doors but no
Vestibule Entries		Х	secure vestibule entrance
			Found in some locations of the Admin building - should be considered for
Glass Block		Х	removal and replacement with windows.
Chimney		Х	Remove Chimney (not sure if still functional) on Admin building.
			Located around Central Mont windows and could be removed and replaced
Transite Panels		Х	with larger window frames.

INTERIORS / FINISHES		800d	fair	goot comments
Corridors				
Lights			Х	Upgrade - old/performance/bulb retrofits/lighting controls.
Flooring			Х	Replace all flooring (carpet & VCT). Terrazzo floor in fair condition.
				Replace 2x4 grid/pads/lights in Administration, Some school ceilings are in
				fair condition - selective replacement. Plaster walls in Administration (minor
				cracks to be repaired.), brick in good condition, wood walls need to be
Ceiling/Walls			х	refinished.
				Built-in lockers in school corridors. School would like them removed and new
Lockers			х	reinstalled. Build in metal lockers in CMU walls (extensive work)
				Building received electronic locking hardware upgrades (district wide).
				Administration office doors are in good condition but door knobs should be
				replaced with levers. Doors in lower level of Administration should be
				replaced (childcare, cafeteria, gym). Old/no door closers/some doors in
Doors			Х	Admin building have 'knob' hardware.
				Most buildings have 'good' adequate corridor size (overall width). works with
				traffic flow, free egress, emergencies. District did not report any issues here
Size of Corridor	х			or at any other buildings in regards to this
				No issues with flow reported. Central Montessori has two major wings
Flow of Corridor	х			connected by passageway at main office.

INTERIORS / FINISHES		Bood	fair	god comments
(CON'T)		80	20/	50
				Egress provided in corridor, some classrooms have egress doors. Admin
				building has 3 major entrances/exits. Central Mont. school has 6 major
Emergency Egress	х			entrances/exits.
Vestibule				not present
Cabinets at Building				,
Entrances			x	Replace at Central Mont.
				Administration stair handrails and guardrail height do not meet today's code
Stairs		х		requirements
				One - located in southwest corner of administration building - old/estimated
				install in 1980's. It cannot be accessed from the administration or school
Elevator			x	entrances.
				Ground floor of Administration Building - located on east end south of CAFE -
				narrow (24" wide). Provides access to kitchen back of house and Admin mech
General Note				rooms.
Classrooms				100113.
Flooring		Х		classroom carpet and VCT to be replaced
Ceiling		X		Many classrooms have newer 2x4 grid and fixtures.
Centrig		^		Most window do not have labels, but windows should be removed and
Egrace Windows			,,	replaced.
Egress Windows Casework				•
			Х	Casework to be replaced
Marker/Chalkboards		Х		Have whiteboards - ready for upgrade.
Heat		Х		Received new VUV units with last bond cycle.
Air-Conditioning		Х		Received new VUV units with last bond cycle.
				ok - but exterior windows and doors need to be considered for replacement.
Daylight		Х		Room for large openings available - could be a big impact for each classrooms
				No issues reported, school was full (every classroom occupied) when we
Overall Size		Х		were onsite for tour.
				Upgrade doors (just replaced hardware electronic locksets with last bond
Doors				cycle).
Lighting			Х	Upgrade fixtures/controls.
				Replace - Present in east wing of school, in 2 locations separating 4
Dividing Partition Walls			Х	classrooms (other classrooms received CMU walls)
Toilet Rooms				
Fixtures Operational	х			Most (not all) toilet rooms were updated. Staff toilet rooms to be updated.
Toilet Partitions	Х			
Walls	X			
				Epoxy floor with integral cove base used at bathrooms recently updated
Floors	х			(district wide update).
				Some comments from district about tree roots/floor drain conflicts at this
Floor Drains		х		building. Inspection should be recommended.
Lighting	х			
Hand Dryers				not present.
Ceilings/Walls	х			gyp board ceilings with new light fixtures/diffusers
Mirrors		х		new framed mirrors installed.
				in compliance at new bathrooms. Some staff bathrooms in Central Mont
ADA Accessible	х			need to be upgraded/updated.
Adequate Size	Х			no issues reported.
Gymnasium				·
Flooring		Х		Flooring being maintained and upgrade by district at winter break 2021.
0				0 1 2 1 0 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1



INITEDIODS / FINISHES				
INTERIORS / FINISHES		Rood	tail	god comments
(CON'T)	1	9	<u> </u>	
Lights	Х			recent fixture updates (district wide at gyms).
HVAC		Х		Recent upgrades (no A/C typical district wide).
Daylight			Х	none - no exterior windows.
Cum Fauinmant			.,	Hoops are fixed but in good condition. Poor acoustics and no wall padding -
Gym Equipment			X	should be addressed.
Doors Size			Х	Remove, replace, upgrade.
Bleachers	Х			nice gym.
		.,	Х	Remove and replace wood bleachers no issues present - exterior and interior entrances.
Egress		Х		trusses/new light fixtures/tectum roof deck present. Repaint walls and
Walls/Coilings		v		
Walls/Ceilings		Х		ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile -
General Note				hazardous materials.
Cafeteria				inazardous materiais.
Caleteria				Rubber sheet vinyl over old gym flooring not performing well - should be
Flooring			х	replaced
Flooring			X	Ceiling needs to be replaced. walls need new patch/paint. Walls have wall
Ceilings/Walls			V	protection installed from floor to 4' AFF which also needs to be replaced
Accessibility		V	Х	Acceptable but no ideal (tight/compact).
Lighting		Х	Х	Update fixtures.
Ligiting			X	Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs
Soating		v		
Seating		Х		updates (open area up - doors/windows).
				ok - no issues reported from Okemos. Central school age students walk from
-:				school through building (stairs - not Adah friendly) into Admin ground floor to
Size		Х		enter cafeteria.
Air-Conditioning	Х			present with recent unit updates to Admin building.
Daylight	Х			ok - exterior windows (up high on walls) due to ground floor location.
Doors			Х	remove and replace.
				Located on ground floor of administration building. Exterior entrance (stairs
				up to parking lot level). Main entrance located on west elevation of room to
Egress			Х	corridor. Other egress through kitchen.
				Admin building mechanical unit updates recently performed, not issues
Heating	Х			noted during site visit. Inefficient exterior perimeter windows.
Offices				Declared II flooring to Admiration and school office.
Flooring			X	Replace all flooring in Administration and school offices
Furniture			Х	Adalaharan Stara (2. Adalah Sharan San Chalan Adalah San
				Administration ceilings (2x4 grid with sagging tiles) to be replaced. Fair to
				good condition - new ceilings would make a large impact. New light fixtures,
Ceilings			Х	may become necessary since campus does not have fire suppression system.
Paging			Х	Upgrade
Master Clock			Х	Upgrade
Phone System			Х	Upgrade
Lighting			Х	Upgrade Total Control
0 /44 0				School office workroom inefficient and small - not functional, Teacher
Copy/Work Room			Х	workroom located in former locker room
				Small individual rooms scattered around main office - need to update /
Meeting Rooms			Х	reconfigure.
Boardroom			Х	Dated, all finishes and casework to be replaced.
Coffee Break Area			Х	Do not have in Administration.
				Staff bathrooms in corridor outside main office were not updated with other
Bathroom(s)			Х	restrooms

INTERIORS / FINISHES (CON'T)		Bood	fair	god comments
Visibility		<u>y</u>	/_	Poor visibility to both the school entrance and administration entrance
Visibility			^	Present at Central Mont main office near main entrance. Entire main office
Health Room w/Toilet			х	needs to be upgraded and redesigned.
Accessibility			X	No
Child Care Center		Х	^	large room located on ground floor of Administration building.
Staff Lounge		^	Х	Located in East Wing of school, minimal natural light.
Media Center			^	Located in East Wing of School, minimal natural light.
Wicula Celifer				No limitations reported. IT added room configured within footprint of Media
Size			х	Center.
Flooring			Х	Carpet.
Treeting .				2x4 fixtures - ok condition/no building controls other than wall switches. No
Lighting		x		dimming capacity.
8.18				No media center offices - Adjacent meeting rooms used for general building
				use. Be aware of ceiling types in these rooms (different condition and should
Office Space				be removed and replaced).
Ventilation	х			be removed and replacedy.
Doors		Х		
Ceilings			Х	2x4 grid/lights/projector/clean.
Acoustics	Х			no issues - ceiling height 11' and CMU painted walls
Seating	X			furniture ok
Auxiliary Spaces				
у срассо				Mechanical room at the Administration building is small, crowded and
Mechanical Room			х	difficult to access.
Kitchen				
				Kitchen/Cafeteria located in ground floor of Admin building (original High
				School footprint). 300 meals daily to Central Montessori Elementary
Program				students.
				JRA to provide list for selecting new equipment. Large 3 compartment sink,
				range with oven and old hood, (4) free standing coolers (one is residential),
Equipment		х		prep tables. Serving space in separate room adjacent to kitchen.
				Replace 2x4 tiles and grid in serving area. Replace and upgrade
Ceilings			х	lights/diffusers/grilles. Kitchen has hard lid gyp ceiling - remove and replace.
Cooler/Freezer				Walk-in units not present.
Floors		х		4x4 quarry tile and rubber base present in kitchen and serving area.
				All are through west school entrance (no canopy) to elevator - down to
				ground floor and through cafeteria to kitchen. No receiving area. There are
Delivery Space			х	(2) exterior doors on the north side with steps up to the parking lot elevation.
7 7 7				Storage room present - between kitchen and mechanical area. Concrete floor
Storage Space			х	(tunnel access here) / CMU walls/ gyp lid.
Kitchen Hood			Х	Old large hood above range and coolers. Remove and replace.
				Serving space in separate room adjacent to kitchen. Floor ok, CMU and Gyp
Serving Line		х		walls, replace ceiling. No fire suppression or fire alarm present.
Electrical		Х		No issues noted - such as too few outlets/location/breaker capacity.
Lighting		Х		Upgrade light fixtures.
				Administration building just received new HVAC units to serve all (3) floors.
Heating	x			Heating and A/C.
Fire Suppression/FA			Х	No fire suppression present. Fire alarm present.
				Final preparations and serving to elementary students. Not a fully functional
Overall				licensed kitchen. Materials delivered from food service and high school.
				production in the second secon



MECHANICAL		800d	fair	gods comments
				Building is served by (4) PK heating hot water boilers, 2,000 MBH each
Heating Source and				installed around 2003. Two of the boilers have been abandoned that used to
Condition		Χ		serve the Facilities out buildings.
				Building is served by (2) B&G base mounted pumps (320 gpm @ 90' HD)
Heating Pumps and Piping		Х		installed around 2003. No known issues for piping.
Cooling Source and				Individual DX cooling. Administration building and classrooms have cooling.
Condition		Х		Cafeteria and Gym does not have cooling.
Cooling Pumps and Piping				N/A.
				Classrooms are served by (23) horizontal unit vents with remote condensing
				units were installed within the last 5 years. Finned-tube have Danfoss valves
Terminal Devices		Х		not on BMS. Window air conditioning units serve the Elementary offices.
				The (2) 3,500 cfm dual duct AHU's with remote condensing units on the roof
				serve the second and third floor of the Administration building were installed
				in 1988. The AHU with remote condensing unit on the roof serves the
				Cafeteria was installed in 2021. The 1,800 cfm AHU with remote condensing
				unit on the roof serves the first floor of the Administration building and was
				installed in 2021. There is a 8.5-ton RTU that serves the Boardroom in the
				Administration Building installed in 1988. There are (2) AHU's that serve the
AHUs and RTUs		Х		Gym.
				Exhaust fans are original. There is no ventilation in the conference room and
				office off the Board Room. (1) 3,500 cfm EF, (2) 300 cfm EF's, (1) 800 cfm EF,
				(1) 3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EF's, (3) 175
Ventilation			x	cfm EF's, (4) 560 cfm EF's, (1) 690 cfm EF
Building Management				-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
System/Controls			Х	Building is served by Trane BMS with partial pneumatics.
				Storm and domestic piping is nearing end of life. Sanitary piping backs up a
Domestic Water Piping			Х	couple of times a year. There are two tunnel sumps. Tunnel floods.
10				Building is served by a Bradford White water heater, 80 gallon, 200 MBH
Water Heaters	х			installed in 2020.
				Administration Building remodeled within last 5 years. Elementary fixtures
Plumbing Fixtures		Х		are original.
Fire Protection				N/A.
Pool equipment				N/A.

ELECTRICAL		800d	fair	got comments
Transformer size	Х			
Primary/Secondary Service	Х			Wiring is original, lacking receptacles throughout building
Generator				No generator.
Occupancy Sensors				N/A
Lighting Control System			Х	Toggle switches. Needs updating.
Panels	Х			Majority of panels are in good shape.
Panel Clearance	Х			Need to remove storage items.
				Upgraded in the last 5 years. Future upgrades could include voice activation
Fire Alarm	х			(district wide)
Interior Lighting			Х	Fluorescent fixtures throughout need to be replaced.
Exit Signs			Х	Exit signs are very old and letters are dim.

TECHNOLOGY	Rood	fair	god
IT Rooms	Х		Shared storage space. Unused equipment needs to be removed.



TECHNOLOGY (CON'T)		200d	tait	goot comments
Fiber Optic Cabling				
(between buildings/IT				Older single mode fiber between buildings, multimode between IT rooms,
rooms)		х		some CAT6 tie lines between racks.
Data Cabling (within				
buildings)	х			CAT 6 cabling. Switches were upgraded recently.
				Need to update paging for the district. Paging speakers not loud enough in
Bells/Paging System			Х	the gym.
				There is no synchronized clock system. Some satellite clocks and digital
Clock System			Х	signage running software to display time.
Classroom Audio/Video				Standard throw projectors being replaced with 75" interactive displays. Plan
Systems	х			to replace Lightspeed audio with Audio Enhancement systems.
				Gym needs to audio system and installed projector. Admin
Large Space Audio/Video				boardroom/conference room need AV systems to support virtual and in-
Systems			Х	person.
Security Camera System			Х	Need to update Sony cameras and VMS (currently exacqvision software)
				Axis intercom at main entrance. Card readers at priority doors. Vanderbilt
Access Control System		х		SMS.



BUDGET DETAIL

ITEM #:	13				Acres:		28	
	Central Montessori/District Admin.	- Sitewor	k					
	Description	Quantity	UOM		Unit Cost		Total Cost	
Sitework	SITEWORK					\$	-	
Drainage	There is a drainage issue at the south-west corner of the building, water pools at	I	LS	\$	25,000.00	\$	25,000	
	this location during heavy rains.							
Asphalt Parking/ Drives	Asphalt pavement in good condition throughout.		assume wo	ork not re	quired	\$	-	
Sidewalks	Some cracking along main drop-off location.					\$	-	
Adequate Parking	Parking is scattered throughout					\$	-	
	N / A - no bus service					\$	-	
Playgrounds	Playground equipment is showing its age and should be replaced in the near term.							
Student Drop off Area	Student drop-off is located at the back of the building. This circulation is	I	LS	\$	250,000.00	\$	250,000	
	convoluted and conflicts with the adjacent Operations/Tech/Grounds functions.							
Landscaping						\$	-	
Irrigation Systems	N/A - no irrigation present					\$	-	
Athletic fields	Athletic fields are low and general hold water.	- 1	allow	\$	100,000.00	\$	100,000	
Fencing						\$	-	
Service Entrance						\$	-	
Signage	Allowance	- 1	ALLOW	\$	5,000.00	\$	5,000	
Dumpster Location	Dumpsters are scattered along the north side of the building, including adjacent to	2	EA	\$	40,000.00	\$	80,000	
	the main student drop-off.							
Traffic Directions						\$	-	
Parking Lot Lighting			assume by	owner		\$	-	
Retaining Walls						\$	-	
						\$	-	
•						\$	-	
	Direct Trade	28	acres	\$	34,285.71	\$	960,000	

ITEM #:	14			(Gross Area:	68,400
	Central Montessori/District Admin Build	ing Impro	vements			
	Description	Quantity	UOM		Unit Cost	Total Cost
Building Shell	BUILDING SHELL					\$ -
Roofing	Central Elementary 2005 Single-ply membrane. New roofing installed in 2016 - Firestone single-ply membrane. District reports no issues.		assume wo	ork not	required	\$ -
Exterior Windows	Administration: original aluminum windows with interior blinds and vision and spandrel glass to be replaced. Integral frames with mech louvers present. School: aluminum windows should be replaced.	68,400	SF	\$	15.00	\$ 1,026,000
Positive Drainage	Administration: (2) ground floor doors allow water to enter cafeteria and kitchen area during heavy rains. Trench drains to be added at bottom of exterior stairs. School: Classrooms on the south end of each major wing have tunnel access with sump pumps to remove overflow rain from large rain events.	I	LS	\$	50,000.00	\$ 50,000
Defined Entry	Canopy at the Administration entrance on the north side. School entrance is identifiable on the west side of building but there is no parking adjacent to the entrance.	I	LS	\$	150,000.00	\$ 150,00
Accessibility	ADA accessibility poor. Administration entrance (north entrance) is not barrier free accessible. The only barrier free access is at the west entrance, away from both administration and school main entrances. There is no barrier free parking near the accessible entrance. Many level changes in the building. Need to review barrier free emergency egress from all levels. Corridor to west entrance on lower level is too narrow for barrier free access and egress. The classroom located in the old gym mezzanine does not have barrier free access.	I	LS	\$	200,000.00	\$ 200,00
Fascia/Soffits	Canopy at north entrance should be removed and replaced. Wood fascia and soffits at the school building should be replaced with prefinisdhd metal trim.		see items t	pelow		\$ -
Fascia/Soffits	Remove/replace wood fascia/soffits	7,878	SF	\$	35.00	\$ 275,73
Fascia/Soffits	Canopy remove and replace	1,000	SF	\$	175.00	\$ 175,00
Maintenance Room Entry						\$ -
Brick	Brick masonry at administration and school exterior in good condition. Cleaning/joint care/tuckpointing/some small repairs and replacements could be completed. Consider removal of "chimney" on roof of administration. Administration walls not energy efficient. CMU at school to be repainted.	27,573	SF	\$	4.00	\$ 110,29
Brick	Add insualtion at admin walls	6,300	SF	\$	30.00	\$ 189,00
Wall Panels	Wall panels at window infill to be replaced.	I	LS	\$	75,000.00	\$ 75,00
Caulk Joints						\$



Water Stains	Admin building - can be seen on cast stone pieces. Central Mont - can be seen on CMU (south elevation of wings) and some of the roof edge metal around the perimeter of the building	I	LS	\$	10,000.00	\$ 10,000
Exterior Doors	Decent aluminum frames/electronic locksets present. Not all entrances have barrier free access and snowmelt concrete should be considered at all locations.	I	ALLOW	\$	75,000.00	\$ 75,000
Snow malt	Add snow melt system		excluded			
	Not present at most locations including Administration building. Main entrance to Central Montessori has exterior secure entrance doors but no secure vestibule entrance	I	LS	\$	75,000.00	\$ 75,000
Exterior Lighting	Building mounted lighting	I	LS	\$	20,000.00	\$ 20,000
Glass Block	Found in some locations of the Admin building - should be considered for removal and replacement with windows.	I	LS	\$	50,000.00	\$ 50,000
Chimney	Remove Chimney (not sure if still functional) on Admin building.	- 1	LS	\$	25,000.00	\$ 25,000
Transite Panels	Located around Central Mont windows and could be removed and replaced with larger window frames.	I	LS	\$	100,000.00	\$ 100,000
	11.					\$ -
144.11	INTERIORS	40.400		_		\$ -
	Paint/refresh entire building	68,400	1	\$	1.50	\$ 102,600
Corridors	Corridors	10,222		\$	7.50	\$ 76,665
	Upgrade - old/performance/bulb retrofits/lighting controls. Replace all flooring (carpet & VCT)-assume 25% corridor area. Terrazo floor in fair condition.	283.94		\$	63.54	\$ 18,042
Flooring	Terrazzo repair allowance	7,225.50	SF	\$	20.00	\$ 144,510
	Replace 2x4 grid/pads/lights in Administration, Some school ceilings are in fair condition - selective replacement. Plaster walls in Administration (minor cracks to be repaired.), brick in good condition, wood walls need to be refinished.	10,222		\$	12.00	\$ 122,664
Heating	Add diffuser and grilles with new ceilings	10,222	SF	\$	0.50	\$ 5,111
	Built-in lockers in school corridors. School would like them removed and new reinstalled. Build in metal lockers in CMU walls (extensive work)	\$ 337,500				
Doors	Building received electronic locking hardware upgrades (district wide). Administration office doors are in good condition but door knobs should be rplaced with levers. Doors in lower level of Administration should be replaced (childcare, cafeteria, gym). Old/no door closers/some doors in Admin building have 'knob' hardware.	2,000.00	\$ 118,000			
Size of Corridor	Most buildings have 'good' adequate corridor size (overall width), works with traffic flow, free egress, emergencies. District did not report any issues here or at any other buildings in regards to this	\$ -				
Flow of Corridor	No issues with flow reported. Central Montessori has two major wings connected by passageway at main office.		assume wo	ork not i	required	\$ -
Emergency Egress	Egress provided in corridor, some classrooms have egress doors. Admin building has 3 major entrances/exits. Central Mont. school has 6 major entrances/exits.		assume wo	ork not i	required	\$ -
Vestibule Entries	not present					\$ -
Cabinets at Building Entrances	Replace at Central Mont.	25		\$	750.00	\$ 18,750
Stairs	requirements	1	LS	\$	35,000.00	\$ 35,000
Elevators	One - located in southwest corner of administration building - old/estimated install in 1980's. It cannot be accessed from the administration or school entrances.	ı	LS	\$	20,000.00	\$ 20,000
General Note	Ground floor of Administration Building - located on east end south of CAFE - narrow (24" wide). Provides access to kitchen back of house and Admin mech rooms.					\$ -
Interior Signage	Interior signage	68,400	SF	\$	0.55	\$ 37,620
Classrooms		15,665	SF			\$ -
	classrooms could use carpet and VCT upgrade.	1,740.56		\$	63.54	\$ 110,595
	Many classrooms have newer 2x4 grid and fixtures.		SF	L.		\$ -
	Most window do not have labels, but windows should be removed and replaced.		LS	\$	50,000.00	\$ 50,000
	Casework to be replaced	1,000		\$	450.00	\$ 450,000
	Have whiteboards - ready for upgrade. Assume 3 each classroom (8' If/each MB)	20	RMS	\$	3,360.00	\$ 67,200
	Received new VUV units with last bond cycle. Received new VUV units with last bond cycle.		assume wo			\$ -
	ok - but exterior windows and doors need to be considered for replacement. Room for large openings available - could be a big impact for each classrooms		see exteio			\$ -
Overall Size	No issues reported, school was full (every classroom occupied) when we were onsite for tour.					\$ -



Doors	Upgrade doors (just replaced hardware electronic locksets with last bond cycle).	17	EA	\$ 1,000.00	\$	17,000
Lighting	Upgrade fixtures/controls.	15,665	SF	\$ 7.00	\$	109,655
Heating		\$	-			
Dividing Partition Walls	Replace - Present in east wing of school, in 2 locations separating 4 classrooms (other classrooms received CMU walls)	1,920	SF	\$ 45.00	\$	86,400
Special Education	Rooms are located with east wing of Central Mont. Could not inspect - in use				\$	_
.,	during site walk-through. Be aware of use/functionality here. Should meet with				'	
	staff to discuss function and updates.					
Toilet Rooms	Toilet Rooms	1,517	SF		\$	
	Most (not all) toilet rooms were updated. Staff toilet rooms to be updated.		LOC	\$ 35,000.00	\$	70,000
	· · · · · · · · · · · · · · · · · · ·	_		, ,,,,,,,,,,	1	,
Toilet Partitions			assume wo	ork not required	\$	_
Walls				ork not required	\$	_
Floors	Epoxy floor with integral cove base used at bathrooms recently updated (district			ork not required	\$	_
	wide update).				'	
Floor Drains	Some comments from district about tree roots/floor drain conflicts at this	I	LS	\$ 6,000.00	\$	6,000
	building. Inspection should be recommended.				-	
Lighting	Sanang, inspection should be recommended.		with item a	above staff toilets	\$	_
Hand Dryers	not present		excluded		\$	
	gyp board ceilings with new light fixtures/diffusers			above staff toilets	\$	
	new framed mirrors installed.			above staff toilets	\$	
	in compliance at new bathrooms. Some staff bathrooms in Central Mont need to			above staff toilets	\$	
ADA Accessible	be upgraded/updated.		with item a	above stail tollets	*	
Adagusta Siza	no issues reported.			l	\$	
Gymnasium	Gymnasium	9,915	SE		\$	
	Flooring being maintained and upgrade by district at winter break 2021.	2,713	wotk by ov		\$	
					\$	
	recent fixture updates (district wide at gyms).			ork not required	+	
	Recent upgrades (no A/C typical district wide).				\$	-
, ,	none - no exterior windows.	750		ork not required	<u> </u>	- 20.750
	Hoops are fixed but in good condition. Poor acoustics and no wall padding -	750	SF.	\$ 41.00	\$	30,750
Gym Equipment						
Gym Equipment	should be addressed.					
Doors	Remove, replace, upgrade.	6	EA	\$ 3,500.00	\$	21,000
Doors Size	Remove, replace, upgrade. nice gym.				\$	-
Doors Size Bleachers	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers	1,000		\$ 3,500.00 \$ 185.00	\$	21,000 - 185,000
Doors Size Bleachers Egress	Remove, replace, upgrade. nice gym.				\$ \$ \$	-
Doors Size Bleachers Egress Locker Rooms	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances.	1,000	EA	\$ 185.00	\$ \$ \$	- 185,000 - -
Doors Size Bleachers Egress Locker Rooms	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers		EA		\$ \$ \$	-
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances.	9,915	EA	\$ 185.00	\$ \$ \$	- 185,000 - -
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling.	9,915	EA SF	\$ 185.00 \$ 4.00	\$ \$ \$ \$	- 185,000 - - - 39,660
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile -	9,915	EA SF	\$ 185.00 \$ 4.00	\$ \$ \$ \$	- 185,000 - - - 39,660
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd	9,915	EA SF	\$ 185.00 \$ 4.00	\$ \$ \$ \$	- 185,000 - - - 39,660
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd	9,915	EA SF	\$ 185.00 \$ 4.00	\$ \$ \$ \$	- 185,000 - - - 39,660
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria	9,915	EA SF	\$ 185.00 \$ 4.00	\$ \$ \$ \$	- 185,000 - - - 39,660
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom	9,915 I	EA SF	\$ 185.00 \$ 4.00 \$ 650,000.00	\$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria	9,915 I	EA SF	\$ 185.00 \$ 4.00 \$ 650,000.00	\$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced	9,915 I 2,478 2,478	EA SF	\$ 185.00 \$ 4.00 \$ 650,000.00	\$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall	9,915 I	EA SF	\$ 185.00 \$ 4.00 \$ 650,000.00	\$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced	9,915 I 2,478 2,478	EA SF	\$ 185.00 \$ 4.00 \$ 650,000.00	\$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced.	9,915 I 2,478 2,478	EA SF	\$ 185.00 \$ 4.00 \$ 650,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact).	9,915 1 2,478 2,478	EA SF LS SF	\$ 185.00 \$ 4.00 \$ 650,000.00 \$ 12.00	\$ \$ \$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000 - 37,170 29,736
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls Accessibility Lighting	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact). Update fixtures.	9,915 I 2,478 2,478	EA SF LS SF	\$ 185.00 \$ 4.00 \$ 650,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls Accessibility Lighting	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact). Update fixtures. Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs	9,915 1 2,478 2,478	EA SF LS SF	\$ 185.00 \$ 4.00 \$ 650,000.00 \$ 12.00	\$ \$ \$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000 - 37,170 29,736
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls Accessibility Lighting Seating	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact). Update fixtures. Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows).	9,915 1 2,478 2,478	EA SF LS SF	\$ 185.00 \$ 4.00 \$ 650,000.00 \$ 12.00	\$ \$ \$ \$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000 - 37,170 29,736
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls Accessibility Lighting Seating	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact). Update fixtures. Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows). ok - no issues reported from Okemos. Central school age students walk from	9,915 1 2,478 2,478	EA SF LS SF	\$ 185.00 \$ 4.00 \$ 650,000.00 \$ 12.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000 - 37,170 29,736
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls Accessibility Lighting Seating	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact). Update fixtures. Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows). ok - no issues reported from Okemos. Central school age students walk from school through building (stairs - not ADA friendly) into Admin ground floor to	9,915 1 2,478 2,478	EA SF LS SF	\$ 185.00 \$ 4.00 \$ 650,000.00 \$ 12.00	\$ \$ \$ \$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000 - 37,170 29,736
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls Accessibility Lighting Seating	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact). Update fixtures. Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows). ok - no issues reported from Okemos. Central school age students walk from school through building (stairs - not ADA friendly) into Admin ground floor to enter cafeteria.	9,915 1 2,478 2,478	EA SF LS SF	\$ 185.00 \$ 4.00 \$ 650,000.00 \$ 12.00 \$ 8.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000 - 37,170 29,736
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls Accessibility Lighting Seating size Air-Conditioning	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact). Update fixtures. Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows). ok - no issues reported from Okemos. Central school age students walk from school through building (stairs - not ADA friendly) into Admin ground floor to enter cafeteria. present with recent unit updates to Admin building.	9,915 1 2,478 2,478	EA SF LS SF	\$ 185.00 \$ 4.00 \$ 650,000.00 \$ 12.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000 - - 37,170 29,736 - 21,063 -
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls Accessibility Lighting Seating size Air-Conditioning Daylight	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact). Update fixtures. Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows). ok - no issues reported from Okemos. Central school age students walk from school through building (stairs - not ADA friendly) into Admin ground floor to enter cafeteria.	9,915 1 2,478 2,478	EA SF LS SF	\$ 185.00 \$ 4.00 \$ 650,000.00 \$ 12.00 \$ 8.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 185,000 - 39,660 650,000 - 37,170 29,736 - 21,063 -
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls Accessibility Lighting Seating size Air-Conditioning Daylight Overall Size	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact). Update fixtures. Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows). ok - no issues reported from Okemos. Central school age students walk from school through building (stairs - not ADA friendly) into Admin ground floor to enter cafeteria. present with recent unit updates to Admin building. ok - exterior windows (up high on walls) due to ground floor location.	2,478 2,478 2,478	EA SF LS SF SF SF	\$ 185.00 \$ 4.00 \$ 650,000.00 \$ 12.00 \$ 8.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000 - 37,170 29,736 - - 21,063 - -
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls Accessibility Lighting Seating size Air-Conditioning Daylight Overall Size Doors	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact). Update fixtures. Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows). ok - no issues reported from Okemos. Central school age students walk from school through building (stairs - not ADA friendly) into Admin ground floor to enter cafeteria. present with recent unit updates to Admin building. ok - exterior windows (up high on walls) due to ground floor location.	2,478 2,478 2,478	EA SF LS SF	\$ 185.00 \$ 4.00 \$ 650,000.00 \$ 12.00 \$ 8.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 185,000 - 39,660 650,000 - 37,170 29,736 - 21,063 -
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls Accessibility Lighting Seating size Air-Conditioning Daylight Overall Size Doors	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact). Update fixtures. Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows). ok - no issues reported from Okemos. Central school age students walk from school through building (stairs - not ADA friendly) into Admin ground floor to enter cafeteria. present with recent unit updates to Admin building. ok - exterior windows (up high on walls) due to ground floor location.	2,478 2,478 2,478	EA SF LS SF SF SF	\$ 185.00 \$ 4.00 \$ 650,000.00 \$ 12.00 \$ 8.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000 - 37,170 29,736 - - 21,063 - -
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls Accessibility Lighting Seating size Air-Conditioning Daylight Overall Size Doors	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact). Update fixtures. Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows). ok - no issues reported from Okemos. Central school age students walk from school through building (stairs - not ADA friendly) into Admin ground floor to enter cafeteria. present with recent unit updates to Admin building. ok - exterior windows (up high on walls) due to ground floor location. remove and replace. Located on ground floor of administration building. Exterior entrance (stairs up to parking lot level). Main entrance located on west elevation of room to corridor.	2,478 2,478 2,478	EA SF LS SF SF SF	\$ 185.00 \$ 4.00 \$ 650,000.00 \$ 12.00 \$ 8.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000 - 37,170 29,736 - - 21,063 - -
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls Accessibility Lighting Seating size Air-Conditioning Daylight Overall Size Doors Egress	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact). Update fixtures. Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows). ok - no issues reported from Okemos. Central school age students walk from school through building (stairs - not ADA friendly) into Admin ground floor to enter cafeteria. present with recent unit updates to Admin building. ok - exterior windows (up high on walls) due to ground floor location. remove and replace. Located on ground floor of administration building. Exterior entrance (stairs up to parking lot level). Main entrance located on west elevation of room to corridor. Other egress through kitchen.	2,478 2,478 2,478	EA SF LS SF SF SF EA Assume wo	\$ 185.00 \$ 4.00 \$ 650,000.00 \$ 12.00 \$ 8.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 185,000 - 39,660 650,000 - 37,170 29,736 - 21,063 17,500
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls Accessibility Lighting Seating size Air-Conditioning Daylight Overall Size Doors Egress Heating	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact). Update fixtures. Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows). ok - no issues reported from Okemos. Central school age students walk from school through building (stairs - not ADA friendly) into Admin ground floor to enter cafeteria. present with recent unit updates to Admin building. ok - exterior windows (up high on walls) due to ground floor location. remove and replace. Located on ground floor of administration building. Exterior entrance (stairs up to parking lot level). Main entrance located on west elevation of room to corridor. Other egress through kitchen. Add diffuser and grilles with new ceilings	2,478 2,478 2,478	EA SF LS SF SF SF SF SF SF SF SF	\$ 185.00 \$ 4.00 \$ 650,000.00 \$ 12.00 \$ 8.50 rk not required \$ 3,500.00 \$ 0.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 185,000 - - 39,660 650,000 - 37,170 29,736 - - 21,063 - -
Doors Size Bleachers Egress Locker Rooms Walls/Ceilings General Note Cafeteria Flooring Ceilings/Walls Accessibility Lighting Seating size Air-Conditioning Daylight Overall Size Doors Egress Heating	Remove, replace, upgrade. nice gym. Remove and replace wood bleachers no issues present - exterior and interior entrances. trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling. North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom Cafeteria Rubber sheet vinyl over old gym flooring not performing well - should be replaced Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced. Acceptable but not ideal (tight/compact). Update fixtures. Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows). ok - no issues reported from Okemos. Central school age students walk from school through building (stairs - not ADA friendly) into Admin ground floor to enter cafeteria. present with recent unit updates to Admin building. ok - exterior windows (up high on walls) due to ground floor location. remove and replace. Located on ground floor of administration building. Exterior entrance (stairs up to parking lot level). Main entrance located on west elevation of room to corridor. Other egress through kitchen.	2,478 2,478 2,478	EA SF LS SF SF SF SF SF SF SF SF	\$ 185.00 \$ 4.00 \$ 650,000.00 \$ 12.00 \$ 8.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 185,000 - 39,660 650,000 - 37,170 29,736 - 21,063 17,500



Prioring Registers of Bioteching in Administration and school offices, techades renovation for feffer a trace. Furniture Administration celling (2nd grid with sugging (set) to be registed. First to good condition - more cellings would make a large impact. New high finances, may become necessary since campa does not have fire suppression system. Prigrid Dagrade Prioristration of Sugrade	Offices	O#	3,420	SF			\$	
Office area Partitude Centing Administration coiling (2x4 grid with sugging sites) to be replaced. Fair to good condition - new ceitings would make a large impact. New figh features may assect under a large impact. New figh features may assect under a large impact. New figh features may assect under a large impact. New figh features may assect under a large impact. New figh features may assect under a large impact. New figh features may assect under a large impact of the features of the features and a large impact. New figh features may assect under the features of		Offices	-			125.00	_	427.500
Furniture Colling Administration collings (2x4 grid with saging titles) to be replaced. Far to good condition—new collings would make a large impact. New light from my with item above \$ \$	Flooring		3,420	SF	\$	125.00	\$	427,500
Callege Administration calling Lock grid with sagging legis to the replaced. Fair to good condition - new callege would indust a large impart. New light focusers, may be storen necessary since campus does not have fire suppression system. Paging Ugandie in elec below \$ \$		office area						
Callege Administration calling Lock grid with sagging legis to the replaced. Fair to good condition - new callege would indust a large impart. New light focusers, may be storen necessary since campus does not have fire suppression system. Paging Ugandie in elec below \$ \$								
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Callege Administration calling Lock grid with sagging legis to the replaced. Fair to good condition - new callege would indust a large impart. New light focusers, may be storen necessary since campus does not have fire suppression system. Paging Ugandie in elec below \$ \$								
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lights/diffusers/grilles. Kitchen has hard lid gyp ceiling - remove and replace. Cooler/Freezer Walk-in units not present.	Ceilings	Replace 2x4 tiles and grid in serving area. Replace and upgrade	1,309	SF	\$	15.00	\$	20,355
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Floors 4x4 quarry tile and rubber base present in kitchen and serving area.		·			<u> </u>			-
	Floors	4x4 quarry tile and rubber base present in kitchen and serving area.			1		\$	-



Delivery Space	All are through west school entrance (no canopy) to elevator - down to ground floor and through cafeteria to kitchen. No receiving area. There are (2) exterior doors on the north side with steps up to the parking lot elevation. There is a		see buildin	g shell		\$	-
Storage Space	flooding issue at the two doors Storage room present - between kitchen and mechanical area. Concrete floor					\$	-
	(tunnel access here) / CMU walls/ gyp lid.						
Kitchen Hood			with equip	ment abo	ove	\$	-
Make-up Air	'					\$	-
	Serving space in separate room adjacent to kitchen. Floor ok, CMU and Gyp walls, replace ceiling. No fire suppression or fire alarm present.					·	
	No issues noted - such as too few outlets/location/breaker capacity.	1 200	C.F.		0.00	\$	- 10 472
	Upgrade light fixtures.	1,309		\$	8.00 0.50	\$	10,472
	Add diffuser and grilles with new ceilings Administration building just received new HVAC units to serve all (3) floors.	1,307	assume wo			\$	633
· · · · · · ·	Heating and A/C.		assume we	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	oquii ou	Ψ	
Secured						\$	-
Fire Suppression/FA	No fire suppression present. Fire alarm present.					\$	-
Overal	Final preparations and serving to elementary students. Not a fully functional licensed kitchen. Materials delivered from food service and high school.					\$	-
						\$	-
	MECHANICAL					\$	
Heating Source and Condition	Building is served by (4) PK heating hot water boilers, 2,000 MBH each installed around 2003. Two of the boilers have been abandoned that used to serve the Facilities out buildings. Significant defiences in mechanical room - remove all	I	allow	\$	250,000.00	\$	250,000
Heating Pumps and Piping	abandoned equipment and piping Building is served by (2) B&G base mounted pumps (320 gpm @ 90' HD) installed		assume wo	ork not re	equired	\$	-
Cooling Source and Condition	around 2003. No known issues for piping. Individual DX cooling. Administration building and classrooms have cooling.		assume wo	ork not re	equired	\$	
Ü	Cafeteria and Gym does not have cooling.				'		
Cooling Pumps and Piping	N/A.					\$	-
Terminal Devices	Classrooms are served by (23) horizontal unit vents with remote condensing units were installed within the last 5 years. Finned-tube have Danfoss valves not on BMS. Window air conditioning units serve the Elementary offices.		assume wo	ork not re	equired	\$	-
AHUs and RTUs	The (2) 3,500 cfm dual duct AHU's with remote condensing units on the roof serve the second and third floor of the Administration building were installed in 1988. The AHU with remote condensing unit on the roof serves the Cafeteria was installed in 2021. The 1,800 cfm AHU with remote condensing unit on the roof serves the first floor of the Administration building and was installed in 2021. There is a 8.5-ton RTU that serves the Boardroom in the Administration Building installed in 1988. There are (2) AHU's that serve the Gym.	I	LS	\$	112,250.00	\$	112,250
Ventilation	Exhaust fans are original. There is no ventilation in the conference room and	I	LS	\$	25,500.00	\$	25,500
	office off the Board Room. (1) 3,500 cfm EF, (2) 300 cfm EF's, (1) 800 cfm EF, (1) 3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EF's, (3) 175 cfm EF's, (4) 560 cfm EF's, (1) 690 cfm EF						
Building Managemen System/Control:	3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EF's, (3) 175 cfm EF's, (4) 560 cfm EF's, (1) 690 cfm EF Building is served by Trane BMS with partial pneumatics.	68,400	SF	\$	5.00	\$	342,000
System/Controls	3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EF's, (3) 175 cfm EF's, (4) 560 cfm EF's, (1) 690 cfm EF Building is served by Trane BMS with partial pneumatics.	68,400 68,400		\$	5.00	\$	342,000 240,000
System/Control: Domestic Water Piping	3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EF's, (3) 175 cfm EF's, (4) 560 cfm EF's, (1) 690 cfm EF Building is served by Trane BMS with partial pneumatics. Storm and domestic piping is nearing end of life. Sanitary piping backs up a couple			\$	3.50		
System/Control: Domestic Water Piping Water Heaters	3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EF's, (3) 175 cfm EF's, (4) 560 cfm EF's, (1) 690 cfm EF Building is served by Trane BMS with partial pneumatics. Storm and domestic piping is nearing end of life. Sanitary piping backs up a couple of times a year. There are two tunnel sumps. Tunnel floods. Building is served by a Bradford White water heater, 80 gallon, 200 MBH installed		SF	\$	3.50	\$	
System/Control: Domestic Water Piping Water Heaters Plumbing Fixtures	3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EF's, (3) 175 cfm EF's, (4) 560 cfm EF's, (1) 690 cfm EF Building is served by Trane BMS with partial pneumatics. Storm and domestic piping is nearing end of life. Sanitary piping backs up a couple of times a year. There are two tunnel sumps. Tunnel floods. Building is served by a Bradford White water heater, 80 gallon, 200 MBH installed in 2020. Administration Building remodeled within last 5 years. Elementary fixtures are original. N/A.		SF	\$	3.50	\$ \$ \$	240,000
System/Control: Domestic Water Piping Water Heaters Plumbing Fixtures	3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EF's, (3) 175 cfm EF's, (4) 560 cfm EF's, (1) 690 cfm EF Building is served by Trane BMS with partial pneumatics. Storm and domestic piping is nearing end of life. Sanitary piping backs up a couple of times a year. There are two tunnel sumps. Tunnel floods. Building is served by a Bradford White water heater, 80 gallon, 200 MBH installed in 2020. Administration Building remodeled within last 5 years. Elementary fixtures are original. N/A.		SF	\$	3.50	\$ \$ \$ \$	240,000
System/Control: Domestic Water Piping Water Heaters Plumbing Fixtures	3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EF's, (3) 175 cfm EF's, (4) 560 cfm EF's, (1) 690 cfm EF Building is served by Trane BMS with partial pneumatics. Storm and domestic piping is nearing end of life. Sanitary piping backs up a couple of times a year. There are two tunnel sumps. Tunnel floods. Building is served by a Bradford White water heater, 80 gallon, 200 MBH installed in 2020. Administration Building remodeled within last 5 years. Elementary fixtures are original. N/A. N/A.		SF	\$	3.50	\$ \$ \$ \$ \$	240,000
System/Control: Domestic Water Piping Water Heaters Plumbing Fixtures Fire Protection Pool equipment	3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EF's, (3) 175 cfm EF's, (4) 560 cfm EF's, (1) 690 cfm EF Building is served by Trane BMS with partial pneumatics. Storm and domestic piping is nearing end of life. Sanitary piping backs up a couple of times a year. There are two tunnel sumps. Tunnel floods. Building is served by a Bradford White water heater, 80 gallon, 200 MBH installed in 2020. Administration Building remodeled within last 5 years. Elementary fixtures are original. N/A. N/A. ELECTRICAL		SF	\$	3.50	\$ \$ \$ \$ \$	240,000 - - - - - -
System/Control: Domestic Water Piping Water Heaters: Plumbing Fixtures: Fire Protection Pool equipment Transformer size	3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EF's, (3) 175 cfm EF's, (4) 560 cfm EF's, (1) 690 cfm EF Building is served by Trane BMS with partial pneumatics. Storm and domestic piping is nearing end of life. Sanitary piping backs up a couple of times a year. There are two tunnel sumps. Tunnel floods. Building is served by a Bradford White water heater, 80 gallon, 200 MBH installed in 2020. Administration Building remodeled within last 5 years. Elementary fixtures are original. N/A. N/A. ELECTRICAL		SF	\$	3.50	\$ \$ \$ \$ \$ \$ \$	240,000 - - - - - - -
System/Control: Domestic Water Piping Water Heaters: Plumbing Fixtures: Fire Protection Pool equipment Transformer size Primary/Secondary Service	3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EFs, (3) 175 cfm EFs, (4) 560 cfm EFs, (1) 690 cfm EF Building is served by Trane BMS with partial pneumatics. Storm and domestic piping is nearing end of life. Sanitary piping backs up a couple of times a year. There are two tunnel sumps. Tunnel floods. Building is served by a Bradford White water heater, 80 gallon, 200 MBH installed in 2020. Administration Building remodeled within last 5 years. Elementary fixtures are original. N/A. N/A. ELECTRICAL Wiring is original, lacking receptacles throughout building		SF	\$	3.50	\$ \$ \$ \$ \$ \$ \$ \$	240,000 - - - - - - - -
System/Control: Domestic Water Piping Water Heaters Plumbing Fixtures Fire Protection Pool equipment Transformer size Primary/Secondary Service Generator	3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EFs, (3) 175 cfm EFs, (4) 560 cfm EFs, (1) 690 cfm EF Building is served by Trane BMS with partial pneumatics. Storm and domestic piping is nearing end of life. Sanitary piping backs up a couple of times a year. There are two tunnel sumps. Tunnel floods. Building is served by a Bradford White water heater, 80 gallon, 200 MBH installed in 2020. Administration Building remodeled within last 5 years. Elementary fixtures are original. N/A. N/A. ELECTRICAL Wiring is original, lacking receptacles throughout building No generator.	68,400	SF assume wo	\$ sork not re	3.50 equired	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	240,000 - - - - - - - -
System/Control: Domestic Water Piping Water Heaters Plumbing Fixtures Fire Protection Pool equipment Transformer size Primary/Secondary Service Generator Lighting	3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EF's, (3) 175 cfm EF's, (4) 560 cfm EF's, (1) 690 cfm EF Building is served by Trane BMS with partial pneumatics. Storm and domestic piping is nearing end of life. Sanitary piping backs up a couple of times a year. There are two tunnel sumps. Tunnel floods. Building is served by a Bradford White water heater, 80 gallon, 200 MBH installed in 2020. Administration Building remodeled within last 5 years. Elementary fixtures are original. N/A. N/A. **ELECTRICAL** Wiring is original, lacking receptacles throughout building No generator. Misc. areas unaccounted for		SF assume wo	\$	3.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	240,000 - - - - - - - -
System/Control: Domestic Water Piping Water Heaters Plumbing Fixtures Fire Protection Pool equipment Transformer size Primary/Secondary Service Generator Lighting Occupancy Sensors	3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EF's, (3) 175 cfm EF's, (4) 560 cfm EF's, (1) 690 cfm EF Building is served by Trane BMS with partial pneumatics. Storm and domestic piping is nearing end of life. Sanitary piping backs up a couple of times a year. There are two tunnel sumps. Tunnel floods. Building is served by a Bradford White water heater, 80 gallon, 200 MBH installed in 2020. Administration Building remodeled within last 5 years. Elementary fixtures are original. N/A. N/A. **ELECTRICAL** Wiring is original, lacking receptacles throughout building No generator. Misc. areas unaccounted for	68,400	assume wo	\$ sork not re	3.50 equired	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	240,000 - - - - - - - -



Panel Clearance	Need to remove storage items.				\$	-				
Fire Alarm	Upgraded in the last 5 years. Future upgrades could include voice activation	68,400	SF	\$ 0.75	\$	51,300				
	(district wide)									
Lighting	Fluorescent fixtures throughout need to be replaced.		in areas ab	ove	\$	-				
Exit Signs	Exit signs are very old and letters are dim.		in areas ab	ove	\$	-				
Clocks	68,400 SF \$ 0.25 \$									
Paging		68,400 SF \$ 0.60 \$								
Phone System		68,400	SF	\$ 2.00	\$	136,800				
Branch		68,400	SF	\$ 2.00	\$	136,800				
	TECHNOLOGY				\$					
IT Pooms	Shared storage space. Unused equipment needs to be removed.		included in	"Phone System" above						
	CAT6 tie lines between racks.	\$	-							
	CAT 6 cabling. Switches were upgraded recently. included in "Phone System" above									
Data Cabing (within buildings)	CAT 6 Cabing. Switches were upgraded recently.	tches were upgraded recently.								
Bells/Paging System	Need to update paging for the district. Paging speakers not loud enough in the	Need to update paging for the district. Paging speakers not loud enough in the included in "Paging" above								
	gym.									
Clock System	There is no synchronized clock system. Some satellite clocks and digital signage		included in	"Mater Clock" above	\$	-				
	running software to display time.									
Classroom Audio/Video Systems	Standard throw projectors being replaced with 75" interactive displays. Plan to		assume no	work required	\$	-				
	replace Lightspeed audio with Audio Enhancement systems.									
Large Space Audio/Video	Gym needs to audio system and installed projector. Admin	1	LS	\$ 35,000.00	\$	35,000				
Systems	boardroom/conference room need AV systems to support virtual and in-person.									
Security Camera System	Need to update Sony cameras and VMS (currently exacqvision software)				\$	-				
Access Control System	Axis intercom at main entrance. Card readers at priority doors. Vanderbilt SMS.		\$	-						
					\$	-				
					\$	-				
	Direct Trade	68,400		\$ 119.93	\$	8,202,967				

















































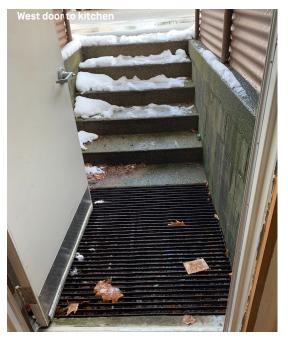




































Use: 5-6 **Built:** 1965

Additions + Renovations: 1967 / 1994 / 1996 / 2006

Total Building Area: 154,000 SF **Site Area:** 72 Acres

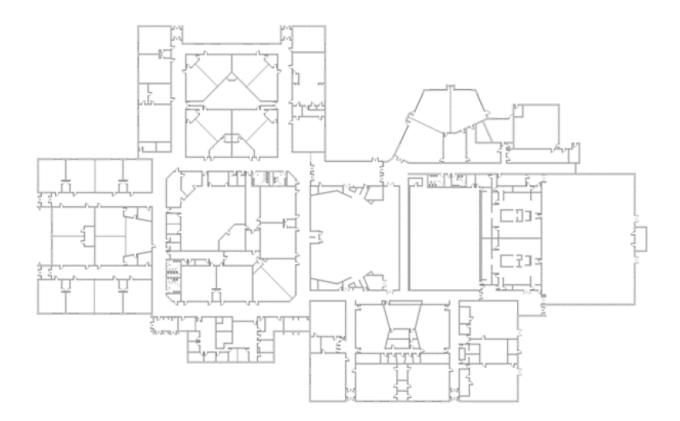
Enrollment: 644 students

Square Footage per Student: 239.1 sf/student

Renovation Cost: \$41,242,872 **Current Replacement Value (CRV):** \$50,050,000

Facility Condition Index (FCI): 82%















OBSERVATION HIGHLIGHTS

SITE

Pavement at parent drop-off locations is in poor condition. Loading dock pavement is in poor condition and the current loading area is insufficient to service the building. Exterior concrete 'retaining' walls and safety chains are in poor condition and present possible safety concerns for students. Considered removal and replacement. Maintenance staff mentioned the concerns regarding storm water runoff at the northwest ground level mechanical room entrance. Grading improvements and replacement of current door and frame should be completed. Tennis courts need to be replaced.

ARCHITECTURE

Secure vestibule present, but main office is located down the corridor south of the main entrance. The team noted this during our site visit and thought the entrance should be in closer proximity to the main entrance for security purposes. On the exterior, window framing upgrades and consideration to update the exterior typical bulkhead detail above the windows would dramatically change the look of the exterior of the building. Exterior brick walls in good condition. District expressed desire to reevaluate the cafeteria space both interior and exterior space available for remodel and possible expansion.

INTERIORS

In addition to the featured design of KIVA classrooms, the school has a media center, gym, locker rooms, kitchen, cafeteria, auditorium, pool [closed], music and band rooms, and a dedicated wing for additional Montessori classrooms. Current location of the main office in relation to the location of the school main entrance does not provide a direct line of sight of visitors requesting entry. Classroom shapes do not lend themselves easily to furniture multiple furniture arrangements and are lacking any exposure to natural light. Classroom interior partition walls are not operable and should be removed. Classroom furniture and casework upgrades should be considered.

Terrazzo flooring at main corridors in great shape with recent maintenance work completed during the winter of 2021. The existing carpet dates back to the mid-nineties and should be replaced. Some vinyl asbestos tile may be present in support spaces and should be abated and replaced.

Ceilings are in fair to poor condition. The majority of the panels are 24" x 48" are showing signs of age and warping. Some ceiling panels are severely water damaged. Corridor lockers need to be replaced and upgraded.

The cafeteria is undersized for the student body. The VCT flooring is showing signs of slab movement beneath and should be replaced. Painted bulkheads in the space are peeling. Wood doors are in fair condition.

Some of the multi-use toilet rooms were recently renovated with troweled epoxy flooring and wall tile floor-to-ceiling and are in good condition. Many still need to be renovated.

Interior signage is lacking and ADA compliant signs are not available at all doors. The project team did notice some existing corridor 'wooden' handrails that should be removed and upgraded for ADA compliance.

MECHANICAL

All exhaust fans should be replaced. Replace pneumatic controls with new DDC. Valves outside the group restroom and floor sink in Kitchen should be replaced. Replace plumbing fixtures in all single toilets.





ELECTRICAL

Interior and exterior lighting fixtures are fluorescent or in poor condition and need to be replaced. Exit signs have faded lettering and need to be replaced. All interior lighting controls are toggle switches and need to be updated to modern controls and better energy efficiency. The panelboards are original to the building and need to be replaced.

TECHNOLOGY

The IT rooms are a shared space with janitorial mop sinks & storage and should be a dedicated space. Fiber optic cabling between IT rooms is antiquated and needs updating. Synchronized clock system does not exist. Paging system needs to be upgraded. Gym & cafe need new AV systems. Security cameras & VMS needs updating.

RECOMMENDATION SUMMARY

This building is not a good candidate for significant investment in the existing facility. Significant renovations are required at this facility to bring it up to an overall "good" condition rating. This building has areas of aging infrastructure coupled with difficult conditions for accessibility for staff and students. Significant work would be required to eliminate accessibility issues in all areas of the building. The site is large and presents many opportunities for placement of building additions or new structures.





DATA SHEETS

Facility Assessment

Building Name Kinawa 5-6 School

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years Fair = item meets current use, showing signs of age and should be replaced in the next 10 years Poor = item is nearing the end of it's useful life, current need, should be replaced in the next 3-5 years

SITE		Bood	tait	<u>Y</u>
				County drain is becoming overgrown, limiting capacity at viaduct under
				adjacent railroad tracks. Segments of 30" dia RCP leading from parking lot to
Drainage			Х	drainage pond have separated. Drainage issues around NW corner of site.
Asphalt Parking/ Drives	х			Pavement in parking is in good condition
Sidewalks		Х		Sidewalks are heaving and cracked near the pine trees
Adequate Parking	Х			
Bus Loop		Х		Pavement in bus loop is in fair condition, curbs need to be replaced
Playgrounds	х			Playground equipment is in good condition.
Student Drop off Area			х	Concrete pavement at drop off is in poor condition.
Landscaping	Х			
Irrigation Systems				N/A
				Ball fields are in good condition, tennis courts need to be replaced or
Athletic fields		х		removed
Fencing	х			
				Loading dock pavement is in poor condition and current loading area is
Service Entrance			х	insufficient to service the building
Signage			Х	Main entrance sign is in poor condition
Dumpster Location			Х	No dumpster enclosure
Traffic Directions	Х			
Parking Lot Lighting		х		Concrete poles, fixtures have not yet been replaced with LED
				Fall protection to be added to the retaining wall on north side of building,
Retaining Walls			Х	Retaining wall on south side needs to be removed and regraded

ARCHITECTURAL		800d	fair	godi comments
				Sealed EIFS a few years ago. District desires to paint/stain brick (dated) - brick
				to be further evaluated. Rusted, stained lintels at window above exterior
Building Shell		х		doors 18 & 19
				Most recent roof install dates back to 2001, 2003, 2005 and 2011 based on
				location. Combination of Firestone/Cooley/Carlisle membrane. Carlisle PVC
				membrane over auditorium (2011). Leaks currently over 400 wing/above
Roofing		х		band area (flashing). other leaks, address drain collars.
Exterior Windows			Χ	Need to be replaced - uninsulated 1/4" plate glass present in most locations
				Yes, with vestibule - concern is location in relation to interior entrance to
				main office. Main office located down the corridor from main exterior
Defined Entry	х			entrance.
Accessibility		х		no automatic door operators present
				Building has exterior 'bump outs' (overhangs-fascia's/soffits) above windows -
				bulkheads. District opinion is the visual appearance of these are dated.
Fascia/Soffits			х	Would prefer to consider removing or updating.
Building Entrances			Х	No secure vestibule - entrance is not visible from office



ARCHITECTURAL (CON'T)	800d	fair	godf comments
Caulk Joints	Х		Ready for inspection and possible repair/replacement.
			Aluminum doors have been replaced (salt residue at base of door is an issue).
			Water intrusion at unit 'B' basement door - no positive drainage (northwest
Exterior Doors	х		corner of building), door will not close and latch properly
Vestibule Entries	Х		Hollow metal frames and glass should be replaced.
Exterior Light		Х	Minimal
			Need district asbestos report. Hazardous materials present in flooring and
			above ceiling piping insulation. May also be present in mech rooms with
			older piping insulation. Also present in Montessori classrooms (400 unit) -
Hazardous Materials	Х		south of audit/pool/gym at east end of building.

INTERIORS / FINISHES	800d	tait	god comments
Corridors			
Lights	х		Fixture upgrade should be considered.
			District refinishing terrazzo floors in corridor this year. Removed floor base
Flooring	х		around perimeter to complete work.
			Need new ceiling updates in most areas - grid and pads (2x4 tiles and grid
			sagging). Vinyl wrapped drywall (panelized wall system) present. Condition is
Ceiling/Walls	х		ok but difficult to renovate/repair.
Lockers		Х	remove and replace, too narrow
Doors		X	upgrade needed, many doors do not have ADA lever style hardware
Interior Storefront	Х		Dated, recommend replacement
Size of Corridor	х		Seems more compact given depth of surface mounted lockers
Flow of Corridor	х		no comments or concerns mentioned during walk-through
Emergency Egress	х		Not all stair handrails meet today's code requirements
Interior Signage		Х	Signage is not ADA compliant or lacking
			Many level changes - not all levels easily accessible, not all stair handrails
Barrier Free Access		х	meet today's barrier free requirements
Classrooms			
Flooring		Х	Combination of carpet/VCT at most areas
			Ceiling needs to be replaced - old/tired/stained. Walls are composed of
			panelized drywall and framing (vinyl finish/no color). Bad sound performance
			(transmission) noted. Different wall thickness and door frame throat sizes
			based on different locations within the building. Did see some interior walls
			with brick masonry in classrooms at west end of building. Operable
Ceiling/Walls		Х	partitions/dividers are not in good condition and potentially not repairable.
			Windows and some exterior doors present in classrooms for emergency
Egress Windows	х		egress Labeling not consistent in all classrooms.
			upgrade; on site built-in maple casework is hard to repair / match
Casework	х		(maintenance issue)
Marker/Chalkboards	х		upgrade
Daylight	х		minimal in most classrooms.
Overall Size	Х		ok - dividing partition walls need to be removed, most out of service
			Doors showing signs of age/use/wear. Ready for replacement - frames to be
Doors	х		considered for removal
			Upgrade - would like to see better performing fixtures installed (less impact
			for maintenance staff). Additionally adding automated controls should be
Lighting	х		considered if other updates are being made to BMS controls system.

INTERIORS / FINISHES (CON'T)		800d	tait	/
				This building needs a full service commissioning inspection and TAB analysis
Heating		Х		to analyze overall performance/function/controls of current units.
				KIVA rooms (sunken floor with auditorium seating design). Odd floor layouts,
KIVA Daama				divider walls not functional, furniture is mixed with no cohesion or
KIVA Rooms Furniture		X		consistency for which chairs and tables are in each classroom
Toilet Rooms		Х		
Tollet Rooms				Most (NOT ALL) toilet rooms within this school were updated with last bond
Fixtures Operational		х		cycle
Tixtures operational		^		Most (NOT ALL) toilet rooms within this school were updated with last bond
Toilet Partitions		х		cycle
Walls		Х		wall tile and gyp board combination
				epoxy poured in place floors with cove base below wall tile installed with
Floors		х		new renovations
Floor Drains		Х		Not cleaned or serviced with recent renovations - concern for the district.
Lighting		х		upgraded in renovated toilet rooms
86				gyp board ceiling with fixtures and devices some signs of above ceiling
Ceilings		х		piping or possible roof leaks
<u> </u>				existing bathrooms that have not been updated do not meet current barrier
ADA Accessible		х		free requirements
				Some existing toilet rooms that were not updated (classroom or staff) were
Adequate Size		х		smaller and should be considered for expansion or future renovation.
Gymnasium				·
Flooring		х		Could be considered for refinish - condition ok currently but aging
Lights	х			recent upgrade
				A/C does not work well - need commissioning/TAB report completed for
				further investigation. All schools struggle with humidity and moisture
HVAC			х	conditions during warmer months.
Daylight			Х	none present - no exterior windows/translucent panels
Gym Equipment		Х		Manually operated hoops only
Doors		Х		
Size of Corridor		Х		one main court
Bleachers		Х		looked newer - recently upgraded to this gym
Egress		х		Ok
				dated / large / some upgrades to fixtures/showers. Noticed ADA issues in
Locker Rooms		Х		some locations
				Windows to be replaced. A/C does not work well. Louvered vents not
Walls/Ceilings		Х		operable. Roof vents need to be replaced
General Note			Х	Mezzanine present but not ADA accessible
Cafeteria				
Flooring			Х	VCT. Signs of slab movement/floor separation/cracking noticed
				Exterior facade should be redone - not thermally efficient currently. Hollow-
				metal frames at interior perimeter - rough shape/rusted. Need to be
0 11 / 14 11				repaired/painted or replaced. Ceilings need to be updated. Light fixture
Ceilings/Walls			Х	upgrades with last bond.
				ok - district commented it may be challenging for students to progress
Accessibility		Х		through kitchen space servery and then back into cafe.
Lighting		Х		Upgrade
Seating	Х			recently updated - integral tables and benches
				CAFE needs to be expanded - not large enough for occupancy. Tables are
size			Х	packed closely together.

INTERIORS / FINISHES				
INTERIORS / FINISHES (CON'T)		Bood	fair	god comments
(CON 1)		<u>~</u>	<u> </u>	
D 1: 1 :				Cafeteria has large old inefficient window wall (frames and glass). Not
Daylight	Х			thermally efficient. Not a comfortable space to take break and eat.
Overall Size			Х	Too small. Over capacity.
Doors		Х		Remove and replace wood doors, wire glass and hollow-metal frames
G				Old/tired/dated exterior/bulkheads need new paint and repair (perimeter
General Note				ceiling diffusers)
Offices				
Flooring			Х	replace and upgrade
Furniture			Х	upgrade - remove and replace.
0.44				minimal/poor/ main office visibility has been a concern at multiple schools
Ceilings			Х	within the district
Paging			Х	replace and upgrade
Master Clock			Х	replace and upgrade
Phone System			Х	replace and upgrade
Lighting		Х		upgrade
General Note				Door hardware (knobs) to be replaced, original layout - no upgrades in past
Media Center				
				Seems small for a 5/6 middle school. Space could be renovated and
				considered for expansion into adjacent classrooms. This building has narrow
Size		Х		panelized partition walls (not conventional metal 3 5/8" stud with gyp board).
Flooring		Х		carpet - ok condition. Looks like 9x9 floor tiles present near entry/circ desk.
Lighting		Х		Need upgrades
				Technology/Server Room present here. Hazardous floor tiles will need to be
Office Space			Х	replaced throughout office and media center.
Ventilation			Х	requesting A/C . Not currently installed.
Doors		Х		consider for replacement
				12x12 and 24x48 present. 12x12 lower elevation around perimeter above
Ceilings		Х		bookshelves - needs to be replaced. 24x48 in fair condition.
Seating		Х		Dated, but appears functional
Shelving / Casework		Х		Dated, but appears functional
Auxiliary Spaces				
				Pool is out of service - not operational. Structural issue preventing removal of
Pool				water. Room needs to be renovated and addressed.
				Auditorium is a nice size room. Hazardous flooring present. Stage floor is in
				need of replacement. Barrier free access should be improved. Finishes and
				seating are in good condition but dated. Operable partition to close off
				seating not used. Acoustics are good. Lighting control system is no longer
				supported and will be difficult to "band aid" as equipment fails - should be
				replaced in the next 10 years - recommend ETC. No LED fixtures. Projector
Auditorium		х		due to be replaced. Speakers/audio could be reworked for better coverage.
				Montessori classrooms on the far east end of the building to be addressed -
Montessori Classrooms				renovation desired by the district to meet their needs
Kitchen				
				300 daily student meals served - full service kitchen. Cafeteria is too small,
				desire to expand. Issues with exterior receiving area - area small and difficult
Program				to access, long ramp and no double door access.
				JRA to provide list for selecting new equipment. Space currently has nice
Equipment		Х		equipment worth salvaging. Ovens/passthrough oven/prep tables
Ceilings			Х	ACT. Replace ceiling with cleanable ceiling and upgrade lights

INTERIORS / FINISHES (CON'T)		Bood	tait	got comments
				Cooler located in aux dining room. Mark suggested removing and considering
				this area a separate receiving area, made accessible by extending current
Cooler/Freezer			х	service drive.
				12x12 vct with rubber base - replace all. Drains/sinks/traps/ all need to be
Floors			х	cleaned, maintained, serviced
				Receiving area attached to new west elevation bus loop service drive. No
				receiving dock. Need to add large entry for delivery/receiving/unloading. No
Delivery Space			Х	covered protection.
				Lacking adequate storage space. Storage room too small. Mark Fargo
				suggested utilizing current outdoor maintenance storage room with garage
				door for adding new walk-in units. Expand space beyond boiler room for
Storage Space			Х	more storage/new receiving and maintenance area.
Kitchen Hood			Х	Hood present above ovens. Small retrofit. Should replace.
Serving Line		Х		Need to redesign/reformat. Space closed off from Cafeteria (open up).
Electrical		х		No issues noted - such as too few outlets/location/breaker capacity
Lighting		х		Upgrade light fixtures
Secured	Х			Yes
Fire Suppression/FA				Not present in kitchen.

MECHANICAL	ROOD	fair	god comments
Heating Source and			Building is served by (4) Cleaver Brooks boilers (1,800 MBH ea.) installed in
Condition	Х		'06.
			Pumps were installed in '06. No known issues with piping. (2) heating pumps
Heating Pumps and Piping	Χ		(300 gpm @ 60' HD ea.).
Cooling Source and			
Condition	Χ		Building is served by (2) chillers (110 tons ea.) installed in '06.
			Pumps were installed in '06. No known issues with piping. (2) chiller pumps
Cooling Pumps and Piping	Χ		(260 gpm @ 25' HD ea.). (2) chilled water pumps (260 gpm @ 60' HD ea.)
Terminal Devices	Χ		Building served by 98 dual duct mixing boxes.
			Dual duct AHUs serve the building. (2) AHU's (3,000 cfm with 7.5 ton
			condensing unit ea.). (1) 8,500 cfm AHU, (2) 16,000 cfm AHU's, (2) 2,100 cfm
			AHU's, (2) 3,000 cfm AHU's, (3) 8,000 cfm AHU's, (3) 5,260 cfm AHU's, (3)
			4,700 cfm AHU, (2) 6,100 cfm AHU's, (1) 11,000 cfm AHU, (1) 25,000 cfm
AHUs and RTUs	Χ		AHU, (1) 17,000 cfm AHU
			Exhaust systems original to building. Upgrade/replace. (2) 500 cfm, (1) 700
Ventilation		Х	cfm, (1) 150 cfm, (1) 4,500 cfm, (1) 300 cfm, (1) 600 cfm, and (2) 1,300 cfm
Building Management			
System/Controls		Х	Building served by Trace Summit. Pneumatics throughout.
			Valves outside of group restroom are bad. Some leaks from roof drains.
Domestic Water Piping		Х	Basement floods from under door. Floor drain in Kitchen doesn't work.
Water Heaters	Χ		(2) newer units (around 10 years old)
			Group restrooms remodeled in '19 and in good condition. All others are at
Plumbing Fixtures	Χ		end of life.
Fire Protection		Χ	Coverage present at auditorium stage/boiler room and receiving dock.
Pool equipment			N/A.

ELECTRICAL		Rood	fair	god
Transformer size	Х			
Primary/Secondary Service			Х	
Generator				N/A
Occupancy Sensors				N/A



ELECTRICAL (CON'T)	Rood	fair	got comments
Lighting Control System		Х	Toggle switches. Needs to be replaced.
Panels		Х	Panels are original to the building and degraded. Consider replacing.
Panel Clearance		Х	Remove storage items.
Exit Signs		Х	Exit signs are very old and letters are dim.

TECHNOLOGY		Rood	tait	goot comments
				Most rooms are sharing space with electrical, janitorial equipment, mop sinks
IT Rooms			х	and/or storage. Rooms are sprinkled. Need AC installed.
Fiber Optic Cabling				
(between buildings/IT				Older single mode fiber between buildings, multimode between IT rooms,
rooms)		х		some CAT6 tie lines between racks.
Data Cabling (within				
buildings)	х			CAT 6 cabling. Switches were upgraded recently.
				Need to update paging for the district. Paging speakers not loud enough in
Bells/Paging System			х	gyms/large spaces.
				There is no synchronized clock system. Some satellite clocks and digital
Clock System			х	signage running software to display time.
Classroom Audio/Video				Standard throw projectors being replaced with 75" interactive displays. Plan
Systems	х			to replace Lightspeed audio with Audio Enhancement systems.
Large Space Audio/Video				Audio for gym needs upgrade. Auditorium AV needs reworked for better
Systems			х	audio coverage and control.
Security Camera System			Х	Need to update Sony cameras and VMS (currently exacqvision software)
				Axis intercom at main entrance. Card readers at priority doors. Vanderbilt
Access Control System		х		SMS.





BUDGET DETAIL

ITEM #:	3				Acres:	72
	Kinawa 5-6 - Sitework					Elementary
	Description	Quantity	UOM		Unit Cost	Total Cost
Sitework	SITEWORK					\$ -
Drainage	County drain is becoming overgrown, limiting capacity at viaduct under adjacent	1	ALLOW	\$	100,000.00	\$ 100,000
	railroad tracks. Segments of 30" dia. RCP leading from parking lot to drainage					
	pond have separated. Drainage issues around NW corner of site.					
Asphalt Parking/ Drives	Pavement in parking is in good condition		assume wo	rk not	required	\$ -
Sidewalks	Sidewalks are heaving and cracked near the pine trees	I	ALLOW	\$	25,000.00	\$ 25,000
Adequate Parking			assume wo	rk not	required	\$ -
Bus Loop	Pavement in bus loop is in fair condition, curbs need to be replaced	I	ALLOW	\$	150,000.00	\$ 150,000
Playgrounds	Playground equipment is in good condition.		assume wo	rk not	required	\$ -
Student Drop off Area	Concrete pavement at drop off is in poor condition.	I	ALLOW	\$	175,000.00	\$ 175,000
Landscaping			assume wo	rk not	required	\$ -
Irrigation Systems	N/A		assume wo	rk not	required	\$ -
Athletic fields	Ball fields are in good condition, tennis courts need to be replaced or removed		see items l	elow		\$ -
Athletic fields	Remove/replace tennis courts - 3 existing courts	25,800	SF	\$	9.83	\$ 253,700
Athletic fields	Fencing at tennis court	670	LF	\$	50.00	\$ 33,500
Fencing			assume wo	rk not	required	\$ -
Service Entrance	Loading dock pavement is in poor condition and current loading area is insufficient	4,000	SF	\$	13.50	\$ 54,000
	to service the building					
	Assume new loading dock addition and/or canopy		not include	ed		
Concrete Curbs	Concrete curbs at loading dock	200	LF	\$	35.00	\$ 7,000
Signage	Main entrance sign is in poor condition	- 1	ALLOW	\$	35,000.00	\$ 35,000
Dumpster Location	No dumpster enclosure		not include	ed		\$ -
Traffic Directions						\$ -
Parking Lot Lighting	Concrete poles, fixtures have not yet been replaced with LED		assume by	owner		\$ -
Retaining Walls	Fall protection to be added to the retaining wall on north side of building,	150	LF	\$	200.00	\$ 30,000
	Retaining wall on south side needs to be removed and regraded					
						\$ -
						\$ -
	Direct Trade	72	acres	\$	11,988.89	\$ 863,200

ITEM #:	4			(Gross Area:	154,000
	Kinawa 5-6 - Building Improve	ments				Elementary
	Description	Quantity	UOM		Unit Cost	Total Cost
Building Shell	BUILDING SHELL					\$ -
Building Shell	Sealed EIFS a few years ago. District desires to paint/stain brick (dated) - brick to					\$ -
	be further evaluated. Rusted, stained lintels at window above exterior doors 18 &					
	19					
	Remove/replace steel lintels	2	EA	\$	1,500.00	\$ 3,000
	Paint brick	48,412	SF	\$	2.00	\$ 96,824
Roofing	Most recent roof install dates back to 2001, 2003, 2005 and 2011 based on	154,000	SF	\$	28.00	\$ 4,312,000
	location. Combination of Firestone/Cooley/Carlisle membrane. Carlisle PVC					
	membrane over auditorium (2011). Leaks currently over 400 wing/above band					
	area (flashing). other leaks, address drain collars.					
Exterior Windows	Need to be replaced - uninsulated 1/4" plate glass present in most locations	10,878	SF	\$	95.00	\$ 1,033,410
Defined Entry	Yes, with vestibule - concern is location in relation to interior entrance to main					\$ -
	office. Main office located down the corridor from main exterior entrance.					
Accessibility	no automatic door operators present	22	EA	\$	5,000.00	\$ 110,000
Fascia/Soffits	Building has exterior 'bump outs' (overhangs-fascias/soffits) above windows -	2,200	LF	\$	193.00	\$ 424,600
	bulkheads. District opinion is the visual appearance of these are dated. Would					
	prefer to consider removing or updating.					
Building Entrances	No secure vestibule - entrance is not visible from office	I	ALLOW	\$	50,000.00	\$ 50,000
Caulk Joints	Ready for inspection and possible repair/replacement.	60,000	SF	\$	0.50	\$ 30,000
Exterior Doors	Aluminum doors have been replaced (salt residue at base of door is an issue).					\$ -
	Water intrusion at unit 'B' basement door - no positive drainage (northwest					
	corner of building), door will not close and latch properly					
Exterior Doors	Basement door water intrusion - add site drainage/trench drain	I	ALLOW	\$	30,000.00	\$ 30,000
Exterior Doors	Remove/replace basement door	I	EA	\$	10,000.00	\$ 10,000
Vestibule Entries	Hollow metal frames and glass should be replaced.	26	EA	\$	5,000.00	\$ 130,000
Vestibule Entries	Hollow metal framed glass sidelites	26	EA	\$	5,040.00	\$ 131,040
Exterior Lighting	Minimal	1	LS	\$	15,000.00	\$ 15,000



Hazardous Materials	Need district asbestos report. Hazardous materials present in flooring and above	154,000	SF	\$ 2.00	\$	308,000
	ceiling piping insulation. May also be present in mech rooms with older piping					
	insulation. Also present in Montessori classrooms (400 unit) - south of					
	audit/pool/gym at east end of building.					
					\$	-
	INTERIORS				\$	-
Walls	Paint/refresh entire building	154,000	SF	\$ 1.50	\$	231,000
Corridors	Corridors	25,900	SF	,	\$	
		25,900	SF	\$ 7.50	\$	194,250
	Fixture upgrade should be considered.	23,700	-			174,230
Flooring	District refinishing terrazzo floors in corridor this year. Removed floor base		see item b	elow	\$	-
	around perimeter to complete work.			1		
Ceilings/Walls	Need new ceiling updates in most areas - grid and pads (2x4 tiles and grid sagging).	25,900	SF	\$ 12.00	\$	310,800
	Vinyl wrapped drywall (panelized wall system) present. Condition is ok but					
	difficult to renovate/repair.					
Heating	Assume add diffuser with new ceilings	25,900	SF	\$ 0.45	\$	11,702
Lockers	remove and replace, too narrow	900	EA	\$ 300.00	\$	270,000
	upgrade needed, many doors do not have ADA lever style hardware	96	EA	\$ 1,000.00	\$	96,000
	Dated, recommend replacement	960	SF	\$ 90.00	\$	86,400
		760				
	Seems more compact given depth of surface mounted lockers			ork not required	\$	-
Flow of Corridor	no comments or concerns mentioned during walk-through			ork not required	\$	-
Emergency Egress	Not all stair handrails meet today's code requirements	200	LF	\$ 200.00	\$	40,000
Interior Signage	Signage is not ADA compliant or lacking	154,000	SF	\$ 0.55	\$	84,700
Barrier Free Access	Many level changes - not all levels easily accessible, not all stair handrails meet	154,000	SF	\$ 2.00	\$	308,000
	today's barrier free requirements					
Classrooms	Classrooms	46,300	SF		\$	-
	Combination of carpet/VCT at most areas	.,	see items b	relow	\$	
	Carpet 90%	41,670	SF	\$ 7.06	\$	294,005
				<u> </u>	<u> </u>	
	VCT 10%	4,630	SF	\$ 5.00	\$	23,150
Ceilings	Ceiling needs to be replaced - old/tired/stained. Walls are composed of panelized	46,300	SF	\$ 12.00	\$	555,600
	drywall and framing (vinyl finish/no color). Bad sound performance (transmission)					
	noted. Different wall thickness and door frame throat sizes based on different					
	locations within the building. Did see some interior walls with brick masonry in					
	classrooms at west end of building. Operable partitions/dividers are not in good					
	condition and potentially not repairable.					
Egress Windows	Windows and some exterior doors present in classrooms for emergency egress.		see buildir	ng shell	\$	-
-8	Never did test function or locate emergency egress windows during walk-through.				Ť	
<u> </u>	Labeling not consistent in all classrooms.	1 250		450.00		(07.500
Casework	upgrade; on site built-in maple casework is hard to repair / match (maintenance	1,350	LF	\$ 450.00	\$	607,500
	issue) - assume remove/replace 30 lineal foot per room					
Marker/Chalkboards	upgrade - remove and replce markerboards	45	RMS	\$ 3,360.00	\$	151,200
Heating			see item be	elow	\$	-
Air-Conditioning			assume wo	ork not required	\$	-
Daylight	minimal in most classrooms.		assume wo	ork not required	\$	-
	ok - dividing partition walls need to be removed, most out of service and		see items b	nelow .	\$	-
	permanently closed OR open currently.				Ť	
Operable Paritions	'	335	LF	\$ 400.00		
-		335			©	134 000
				† ·	\$	134,000
Doors	Ceiling modifications/patching/painting at operable partitions	335	LF	\$ 75.00	\$	25,125
1	Doors showing signs of age/use/wear. Ready for replacement - frames to be	335		† ·	\$	
		335	LF	\$ 75.00	\$	25,125
	Doors showing signs of age/use/wear. Ready for replacement - frames to be	335	LF	\$ 75.00 \$ 3,500.00	\$	25,125
	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal	335	LF EA	\$ 75.00 \$ 3,500.00	\$	25,125
	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if	335	LF EA	\$ 75.00 \$ 3,500.00	\$	25,125
	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for	335	LF EA	\$ 75.00 \$ 3,500.00	\$	25,125
Lighting	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system.	335 60	LF EA see item b	\$ 75.00 \$ 3,500.00	\$ \$	25,125 210,000
Lighting Lighting	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings	335 60 46,300	LF EA see item b	\$ 75.00 \$ 3,500.00 elow	\$ \$	25,125 210,000 - 324,100
Lighting Lighting Heating	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings	46,300 46,300	LF EA see item be SF SF	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45	\$ \$	25,125 210,000 - 324,100 22,500
Lighting Lighting Heating	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to	335 60 46,300	LF EA see item b	\$ 75.00 \$ 3,500.00 elow	\$ \$	25,125 210,000 - 324,100
Lighting Lighting Heating	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings	46,300 46,300	LF EA see item be SF SF	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45	\$ \$	25,125 210,000 - 324,100 22,500
Lighting Lighting Heating Heating	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to	46,300 46,300	LF EA see item be SF SF SF	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45	\$ \$	25,125 210,000 - 324,100 22,500
Lighting Lighting Heating Heating	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units.	46,300 46,300	LF EA see item be SF SF SF	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45 \$ 0.50	\$ \$ \$ \$ \$ \$ \$	25,125 210,000 - - 324,100 22,500
Lighting Lighting Heating Heating	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units. KIVA rooms (sunken floor with auditorium seating design). Odd floor layouts, divider walls not functional, furniture is mixed with no cohesion or consistency	46,300 46,300	LF EA see item be SF SF SF	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45 \$ 0.50	\$ \$ \$ \$ \$ \$ \$	25,125 210,000 - - 324,100 22,500
Lighting Lighting Heating Heating KIVA Rooms	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units. KIVA rooms (sunken floor with auditorium seating design). Odd floor layouts,	46,300 46,300	LF EA see item be	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45 \$ 0.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,125 210,000 - - 324,100 22,500
Lighting Lighting Heating Heating KIVA Rooms	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units. KIVA rooms (sunken floor with auditorium seating design). Odd floor layouts, divider walls not functional, furniture is mixed with no cohesion or consistency	46,300 46,300	LF EA see item be SF SF SF divider wal	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45 \$ 0.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,125 210,000 - 324,100 22,500 77,200
Lighting Lighting Heating Heating KIVA Rooms Furniture Science Rooms	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units. KIVA rooms (sunken floor with auditorium seating design). Odd floor layouts, divider walls not functional, furniture is mixed with no cohesion or consistency for which chairs and tables are in each classroom	46,300 46,300 154,000	LF EA see item by SF SF SF divider wal	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45 \$ 0.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,125 210,000 - 324,100 22,500 77,200
Lighting Lighting Heating Heating KIVA Rooms Furniture Science Rooms Toilet Rooms	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units. KIVA rooms (sunken floor with auditorium seating design). Odd floor layouts, divider walls not functional, furniture is mixed with no cohesion or consistency for which chairs and tables are in each classroom	46,300 46,300	LF EA see item by SF SF SF divider wal owner FF8 assume wo	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45 \$ 0.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,125 210,000 - 324,100 22,500 77,200
Lighting Lighting Heating Heating KIVA Rooms Furniture Science Rooms Toilet Rooms	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units. KIVA rooms (sunken floor with auditorium seating design). Odd floor layouts, divider walls not functional, furniture is mixed with no cohesion or consistency for which chairs and tables are in each classroom Toilet Rooms Most (NOT ALL) toilet rooms within this school were updated with last bond	46,300 46,300 154,000	LF EA see item by SF SF SF divider wal	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45 \$ 0.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,125 210,000 - 324,100 22,500 77,200
Lighting Lighting Heating Heating KIVA Rooms Furniture Science Rooms Toilet Rooms Fixtures Operational	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units. KIVA rooms (sunken floor with auditorium seating design). Odd floor layouts, divider walls not functional, furniture is mixed with no cohesion or consistency for which chairs and tables are in each classroom Toilet Rooms Most (NOT ALL) toilet rooms within this school were updated with last bond cycle	46,300 46,300 154,000	LF EA see item by SF SF SF divider wal owner FF8 assume wo	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45 \$ 0.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,125 210,000 - 324,100 22,500 77,200
Lighting Lighting Heating Heating KIVA Rooms Furniture Science Rooms Toilet Rooms Fixtures Operational	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units. KIVA rooms (sunken floor with auditorium seating design). Odd floor layouts, divider walls not functional, furniture is mixed with no cohesion or consistency for which chairs and tables are in each classroom Toilet Rooms Most (NOT ALL) toilet rooms within this school were updated with last bond	46,300 46,300 154,000	LF EA see item by SF SF SF divider wal owner FF8 assume wo	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45 \$ 0.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,125 210,000 - 324,100 22,500 77,200
Lighting Lighting Heating Heating KIVA Rooms Furniture Science Rooms Toilet Rooms Fixtures Operational	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units. KIVA rooms (sunken floor with auditorium seating design). Odd floor layouts, divider walls not functional, furniture is mixed with no cohesion or consistency for which chairs and tables are in each classroom Toilet Rooms Most (NOT ALL) toilet rooms within this school were updated with last bond cycle	46,300 46,300 154,000	LF EA see item by SF SF divider wal owner FF8 assume wo SF see below	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45 \$ 0.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,125 210,000 - 324,100 22,500 77,200 - - -
Lighting Lighting Heating Heating KIVA Rooms Furniture Science Rooms Toilet Rooms Fixtures Operational	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units. KIVA rooms (sunken floor with auditorium seating design). Odd floor layouts, divider walls not functional, furniture is mixed with no cohesion or consistency for which chairs and tables are in each classroom Toilet Rooms Most (NOT ALL) toilet rooms within this school were updated with last bond cycle	46,300 46,300 154,000	LF EA see item by SF SF divider wal owner FF8 assume wo SF see below	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45 \$ 0.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,125 210,000 - 324,100 22,500 77,200 - - -
Lighting Lighting Heating Heating KIVA Rooms KIVA Rooms Furniture Science Rooms Toilet Rooms Fixtures Operational Toilet Partitions	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units. KIVA rooms (sunken floor with auditorium seating design). Odd floor layouts, divider walls not functional, furniture is mixed with no cohesion or consistency for which chairs and tables are in each classroom Toilet Rooms Most (NOT ALL) toilet rooms within this school were updated with last bond cycle Most (NOT ALL) toilet rooms within this school were updated with last bond cycle wall tile and gyp board combination	46,300 46,300 154,000	LF EA see item by SF SF SF divider wal owner FF& assume wc SF see below see below see below	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45 \$ 0.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,125 210,000 - 324,100 22,500 77,200 - - -
Lighting Lighting Heating Heating KIVA Rooms KIVA Rooms Furniture Science Rooms Toilet Rooms Fixtures Operational Toilet Partitions	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units. KIVA rooms (sunken floor with auditorium seating design). Odd floor layouts, divider walls not functional, furniture is mixed with no cohesion or consistency for which chairs and tables are in each classroom Toilet Rooms Most (NOT ALL) toilet rooms within this school were updated with last bond cycle Most (NOT ALL) toilet rooms within this school were updated with last bond cycle wall tile and gyp board combination epoxy poured in place floors with cove base below wall tile installed with new	46,300 46,300 154,000	LF EA see item by SF SF SF divider wal owner FF& see below see below	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45 \$ 0.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,125 210,000 - 324,100 22,500 77,200 - - -
Lighting Lighting Heating Heating KIVA Rooms KIVA Rooms Furniture Science Rooms Toilet Rooms Fixtures Operational Toilet Partitions Walls Floors	Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal Upgrade - would like to see better performing fixtures installed (less impact for maintenance staff). Additionally adding automated controls should be considered if other updates are being made to BMS controls system. Assume new lighting at new ceilings Assume add diffuser with new ceilings This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units. KIVA rooms (sunken floor with auditorium seating design). Odd floor layouts, divider walls not functional, furniture is mixed with no cohesion or consistency for which chairs and tables are in each classroom Toilet Rooms Most (NOT ALL) toilet rooms within this school were updated with last bond cycle Most (NOT ALL) toilet rooms within this school were updated with last bond cycle wall tile and gyp board combination	46,300 46,300 154,000	LF EA see item by SF SF SF divider wal owner FF& assume wc SF see below see below see below	\$ 75.00 \$ 3,500.00 elow \$ 7.00 \$ 0.45 \$ 0.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	25,125 210,000 - 324,100 22,500 77,200 - - -



Lighting	ungraded in repoyeted toilet record		novy lightin	a with tailete below	ď	
	upgraded in renovated toilet rooms			g with toilets below	\$	
Hand Dryers		1.004	SF	ork not required		- 0.020
Cellings	gyp board ceiling with fixtures and devices some signs of above ceiling piping or	1,804	35	\$ 5.00	\$	9,020
	possible roof leaks - assume patch and paint					
Mirrors			see below		\$	-
ADA Accessible	existing bathrooms that have not been updated do not meet current barrier free		see below		\$	-
	requirements					
Adequate Size	Some existing toilet rooms that were not updated (classroom or staff) were	571	SF	\$ 250.00	\$	142,750
	smaller and should be considered for expansion or future renovation.					
6		11.300	SF		•	
Gymnasium	Gymnasium	11,300			\$	-
	Could be considered for refinish - condition ok currently but aging			ork not required	\$	-
Lighting	recent upgrade		assume wo	ork not required	\$	-
HVAC	A/C does not work well - need commissioning/TAB report completed for further	11,300	SF	\$ 0.53	\$	6,000
	investigation. All schools struggle with humidity and moisture conditions during					
	warmer months.					
Daylight	none present - no exterior windows/translucent panels		assume wo	ork not required	\$	-
Gym Equipment	·				\$	
	Manually operated hoops only			ork not required		
Doors				ork not required	\$	-
Size of Corridor	one main court		assume wo	ork not required	\$	-
Bleachers	looked newer - recently upgraded to this gym		assume wo	ork not required	\$	-
Egress	Ok		assume wo	ork not required	\$	_
	dated / large / some upgrades to fixtures/showers. Noticed ADA issues in some	5,480	SF	\$ 35.00	\$	191,800
LOCKET ROOMS		3,100	l	33.00	*	171,500
	locations	***	CE		-	
Locker Rooms	ADA modifications		SF	\$ 250.00	\$	78,000
Locker Rooms	New toilet partitions	6	EA	\$ 2,500.00	\$	15,000
Locker Rooms	Clean & paint	5,480	SF	\$ 5.00	\$	27,400
	Windows to be replaced. A/C does not work well. Louvered vents not operable.		see items b	pelow	\$	-
	Roof vents need to be replaced				'	
Air Conditioning	·		not include	. d	 	
	Air conditioning					
	Remove/replace windows		see buildin	ĭ		
Air-Conditioning	Roof vents/louvered vents	4	EA	\$ 5,000.00	\$	20,000
	Mezzanine present but not ADA accessible	I	ALLOW	\$ 100,000.00	\$	100,000
General Note						
		3 760	SF		€.	_
Cafeteria	Cafeteria	3,760	SF	nalau.	\$	-
Cafeteria Flooring	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed		see items b		\$	-
Cafeteria Flooring Flooring	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance	376	see items b	\$ 15.00	\$	- 5,640
Cafeteria Flooring Flooring	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed		see items b		\$	- 5,640
Cafeteria Flooring Flooring Flooring	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance	376	see items b	\$ 15.00 \$ 5.00	\$	- 5,640
Cafeteria Flooring Flooring Flooring	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal	376	see items b SF SF	\$ 15.00 \$ 5.00	\$ \$ \$	- 5,640
Cafeteria Flooring Flooring Flooring	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or	376	see items b SF SF	\$ 15.00 \$ 5.00	\$ \$ \$	-
Cafeteria Flooring Flooring Flooring	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal	376	see items b SF SF	\$ 15.00 \$ 5.00	\$ \$ \$	- 5,640
Cafeteria Flooring Flooring Flooring Ceilings/Walls	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond.	376 3,760	see items b SF SF see items b	\$ 15.00 \$ 5.00 pelow	\$ \$ \$	- 5,640 18,800 -
Cafeteria Flooring Flooring Flooring Ceilings/Walls	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall	376 3,760	see items b	\$ 15.00 \$ 5.00 below \$ 125.00	\$ \$ \$ \$	- 5,640 18,800 - 221,500
Cafeteria Flooring Flooring Flooring Ceilings/Walls	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond.	376 3,760	see items b	\$ 15.00 \$ 5.00 pelow	\$ \$ \$	- 5,640 18,800 - 221,500
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall	376 3,760	see items b	\$ 15.00 \$ 5.00 below \$ 125.00	\$ \$ \$ \$	- 5,640
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/repalce exterior doors	376 3,760	see items b	\$ 15.00 \$ 5.00 pelow \$ 125.00 \$ 8,000.00	\$ \$ \$ \$	221,500 24,000 26,580
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/repalce exterior doors Tempoary facade enclosure New ACT and paint walls	376 3,760 1,772 3 1,772	see items b SF SF see items b SF EA SF	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00	\$ \$ \$ \$ \$ \$	221,500 24,000 15,132
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/repalce exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads	376 3,760 1,772 3 1,772 1,261	see items b SF SF see items b SF EA SF SF	\$ 15.00 \$ 5.00 pelow \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00	\$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/repalce exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through	376 3,760 1,772 3 1,772 1,261	see items b SF SF see items b SF EA SF SF	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00	\$ \$ \$ \$ \$ \$ \$	221,500 24,000 15,132
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/repalce exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe.	376 3,760 1,772 3 1,772 1,261 3,240	see items b SF SF See items b SF EA SF SF SF	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 ork not required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade	376 3,760 1,772 3 1,772 1,261 3,240	see items b SF SF see items b SF EA SF	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 32.00 ork not required \$ 8.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/repalce exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe.	376 3,760 1,772 3 1,772 1,261 3,240	see items b SF SF see items b SF EA SF	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 ork not required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Lighting Seating	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade	376 3,760 1,772 3 1,772 1,261 3,240	see items b SF SF See items b SF EA SF SF SF SF SF SF assume wo	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 32.00 ork not required \$ 8.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Lighting Seating	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/repalce exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed	376 3,760 1,772 3 1,772 1,261 3,240	see items b SF SF See items b SF EA SF SF SF SF SF SF assume wo	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 ork not required \$ 8.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Lighting Seating	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/repalce exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches	376 3,760 1,772 3 1,772 1,261 3,240	see items b SF SF see items b SF EA SF SF SF assume wo	\$ 15.00 \$ 5.00 pelow \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 pork not required \$ 8.50 pork not required \$ 8.50 pork not required \$ 8.50 pork not required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Lighting Seating size Air-Conditioning	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together.	376 3,760 1,772 3 1,772 1,261 3,240	see items b SF SF see items b SF EA SF SF assume wo excluded n not include	\$ 15.00 \$ 5.00 pelow \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 pork not required \$ 8.50 pork not required sew addition	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Lighting Seating size Air-Conditioning	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/repalce exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally	376 3,760 1,772 3 1,772 1,261 3,240	see items b SF SF see items b SF EA SF SF SF assume wo	\$ 15.00 \$ 5.00 pelow \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 pork not required \$ 8.50 pork not required sew addition	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Lighting Seating size Air-Conditioning	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together.	376 3,760 1,772 3 1,772 1,261 3,240	see items b SF SF see items b SF EA SF SF assume wo excluded n not include	\$ 15.00 \$ 5.00 pelow \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 pork not required \$ 8.50 pork not required sew addition	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Lighting Seating size Air-Conditioning	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/repalce exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally	376 3,760 1,772 3 1,772 1,261 3,240	see items b SF SF see items b SF SF EA SF SF assume wo excluded n not include see item ab	\$ 15.00 \$ 5.00 pelow \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 pork not required \$ 8.50 pork not required sew addition	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating size Air-Conditioning Daylight Overall Size	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/repalce exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity.	376 3,760 1,772 3 1,772 1,261 3,240	see items b SF SF See items b SF SF EA SF SF SF SF assume wo excluded n not include see item ab	\$ 15.00 \$ 5.00 pelow \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 pork not required \$ 8.50 pork not required and addition and addition	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680 -
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating size Air-Conditioning Daylight Overall Size	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity. Remove and replace wood doors, wire glass and hollow-metal frames	376 3,760 1,772 3 1,772 1,261 3,240	see items be SF SF SF EA SF SF SF SF SF assume wo excluded not include see items be	\$ 15.00 \$ 5.00 pelow \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 pork not required \$ 8.50 pork not required and addition	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating size Air-Conditioning Daylight Overall Size Doors Doors	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity. Remove and replace wood doors, wire glass and hollow-metal frames Remove/replace wood doors	376 3,760 1,772 3 1,772 1,261 3,240 3,760	see items b SF SF See items b SF SEA SF SF SF SSF SSF assume wc excluded n not include see item ab excluded n see items b EA	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 brk not required bew addition below sew addition below \$ 3,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680 - - - - - - - - 7,000
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating Size Air-Conditioning Daylight Overall Size Doors Doors	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity. Remove and replace wood doors, wire glass and hollow-metal frames Remove/replace HM storefront glazing	376 3,760 1,772 3 1,772 1,261 3,240	see items b SF SF See items b SF SEA SF SF SF SSF SSF assume wc excluded n not include see item ab excluded n see items b EA SF	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 brk not required bewaddition below sew addition below \$ 3,500.00 \$ 75.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating Size Air-Conditioning Daylight Overall Size Doors Doors	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity. Remove and replace wood doors, wire glass and hollow-metal frames Remove/replace wood doors	376 3,760 1,772 3 1,772 1,261 3,240 3,760	see items b SF SF See items b SF SEA SF SF SF SSF SSF assume wc excluded n not include see item ab excluded n see items b EA SF	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 brk not required bew addition below sew addition below \$ 3,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680 - - - - - - - - 7,000
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating Size Air-Conditioning Daylight Overall Size Doors Doors	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity. Remove and replace wood doors, wire glass and hollow-metal frames Remove/replace HM storefront glazing	376 3,760 1,772 3 1,772 1,261 3,240 3,760	see items b SF SF See items b SF SEA SF SF SF SSF SSF assume wc excluded n not include see item ab excluded n see items b EA SF	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 brk not required bewaddition below sew addition below \$ 3,500.00 \$ 75.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating Size Air-Conditioning Daylight Overall Size Doors Doors General Note	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity. Remove and replace wood doors, wire glass and hollow-metal frames Remove/replace HM storefront glazing Old/tired/dated exterior/bulkheads need new paint and repair (perimeter ceiling diffusers)	376 3,760 1,772 3 1,772 1,261 3,240 3,760	see items b SF SF See items b SF SEA SF SF SF SSF SSF assume wc excluded n not include see item ab excluded n see items b EA SF	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 brk not required bewaddition below sew addition below \$ 3,500.00 \$ 75.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating Size Air-Conditioning Daylight Overall Size Doors Doors General Note	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity. Remove and replace wood doors, wire glass and hollow-metal frames Remove/replace HM storefront glazing Old/tired/dated exterior/bulkheads need new paint and repair (perimeter ceiling diffusers) Assume add diffuser with new ceilings	376 3,760 1,772 1,772 1,261 3,240 3,760	see items b SF SF See items b SF SF EA SF SF SF assume wo excluded n not include see item ab excluded n see items b EA SF	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 brk not required \$ 8.50 brk not required bewaddition below \$ 3,500.00 \$ 75.00 billing above	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 - 31,960
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating Size Air-Conditioning Daylight Overall Size Doors Doors General Note Heating Offices	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace curtainwall Remove/repalce exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity. Remove and replace wood doors, wire glass and hollow-metal frames Remove/replace HM storefront glazing Old/tired/dated exterior/bulkheads need new paint and repair (perimeter ceiling diffusers) Assume add diffuser with new ceilings	376 3,760 1,772 3 1,772 1,261 3,240 3,760 4,000	see items b SF SF See items b SF SF EA SF SF SF assume wo excluded n not include see items b EA SF SF SF assume wo excluded n see items b SF	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 32.00 ork not required \$ 8.50 ork not required tew addition below \$ 3,500.00 \$ 75.00 silling above	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating Size Air-Conditioning Daylight Overall Size Doors Doors General Note Heating Offices Flooring	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace curtainwall Remove/repalce exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity. Remove and replace wood doors, wire glass and hollow-metal frames Remove/replace wood doors Remove/replace HM storefront glazing Old/tired/dated exterior/bulkheads need new paint and repair (perimeter ceiling diffusers) Assume add diffuser with new ceilings Offices replace and upgrade	376 3,760 1,772 1,772 1,261 3,240 3,760	see items because items becaus	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 The not required \$ 8.50 The not required below addition below \$ 3,500.00 \$ 75.00 \$ 1.00 \$ 75.00 \$ 75.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,501 24,000 26,581 103,681
Cafeteria Flooring Flooring Flooring Ceilings/Walls Ceilings/Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating size Air-Conditioning Daylight Overall Size Doors Doors General Note Heating Offices Flooring Furniture	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity. Remove and replace wood doors, wire glass and hollow-metal frames Remove/replace HM storefront glazing Old/tired/dated exterior/bulkheads need new paint and repair (perimeter ceiling diffusers) Assume add diffuser with new ceilings Offices replace and upgrade upgrade - remove and replace.	376 3,760 1,772 1,261 3,240 3,760 2 500 4,000 4,000	see items because items because items because items because we cannot include see items because item	\$ 15.00 \$ 5.00 pelow \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 prk not required \$ 8.50 prk not required below \$ 3,500.00 \$ 75.00 \$ 1.00 \$ 7.23 E budget %	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,13: 103,680 7,000 37,500 3,760 28,920
Cafeteria Flooring Flooring Flooring Ceilings/Walls Ceilings/Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating size Air-Conditioning Daylight Overall Size Doors Doors General Note Heating Offices Flooring Furniture	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace curtainwall Remove/repalce exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity. Remove and replace wood doors, wire glass and hollow-metal frames Remove/replace wood doors Remove/replace HM storefront glazing Old/tired/dated exterior/bulkheads need new paint and repair (perimeter ceiling diffusers) Assume add diffuser with new ceilings Offices replace and upgrade	376 3,760 1,772 3 1,772 1,261 3,240 3,760 4,000	see items because items becaus	\$ 15.00 \$ 5.00 below \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 The not required \$ 8.50 The not required below addition below \$ 3,500.00 \$ 75.00 \$ 1.00 \$ 75.00 \$ 75.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,13: 103,680 7,000 37,500 3,760 28,920
Cafeteria Flooring Flooring Flooring Ceilings/Walls Ceilings/Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating size Air-Conditioning Daylight Overall Size Doors Doors General Note Heating Offices Flooring Furniture	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity. Remove and replace wood doors, wire glass and hollow-metal frames Remove/replace HM storefront glazing Old/tired/dated exterior/bulkheads need new paint and repair (perimeter ceiling diffusers) Assume add diffuser with new ceilings Offices replace and upgrade upgrade - remove and replace.	376 3,760 1,772 1,261 3,240 3,760 2 500 4,000 4,000	see items because items because items because items because we cannot include see items because item	\$ 15.00 \$ 5.00 pelow \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 prk not required \$ 8.50 prk not required below \$ 3,500.00 \$ 75.00 \$ 1.00 \$ 7.23 E budget %	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680 7,000 37,500 - 3,760 - 28,920
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating Seating Overall Size Doors Doors Doors General Note Heating Offices Flooring Furniture Ceilings	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity. Remove and replace wood doors, wire glass and hollow-metal frames Remove/replace HM storefront glazing Old/tired/dated exterior/bulkheads need new paint and repair (perimeter ceiling diffusers) Assume add diffuser with new ceilings Offices replace and upgrade upgrade - remove and replace. minimal/poor/ main office visibility has been a concern at multiple schools within the district	376 3,760 1,772 1,261 3,240 3,760 2 500 4,000 4,000	see items because items because items because items because we cannot include see items because item	\$ 15.00 \$ 5.00 pelow \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 per not required \$ 8.50 per not required per addition add	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 24,000 26,580 15,132 103,680 7,000 37,500 - 3,760 - 28,920
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating Size Air-Conditioning Daylight Overall Size Doors Doors General Note Heating Offices Flooring Furniture Ceilings	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/replace exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity. Remove and replace wood doors, wire glass and hollow-metal frames Remove/replace HM storefront glazing Old/tired/dated exterior/bulkheads need new paint and repair (perimeter ceiling diffusers) Assume add diffuser with new ceilings Offices replace and upgrade upgrade - remove and replace. minimal/poor/ main office visibility has been a concern at multiple schools within the district replace and upgrade	376 3,760 1,772 1,261 3,240 3,760 2 500 4,000 4,000 4,000	see items b SF SF SSF SSF SSF SSF SSF SSF SSF SSF	\$ 15.00 \$ 5.00 pelow \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 prk not required and addition pelow \$ 3,500.00 \$ 75.00 \$ 1.00 \$ 9.00 \$ 7.23 E budget % \$ 9.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 5,64(18,800 - 221,500 24,000 26,580 15,132 103,680
Cafeteria Flooring Flooring Flooring Ceilings/Walls Exterior Walls Doors Exterior Walls Ceilings/Walls Ceilings/Walls Ceilings/Walls Accessibility Lighting Seating Size Air-Conditioning Daylight Overall Size Doors Doors General Note Heating Offices Flooring Furniture Ceilings	Cafeteria VCT. Signs of slab movement/floor separation/cracking noticed Concrete slab repair allowance Remove/replace VCT Exterior facade should be redone - not thermally efficient currently. Hollow-metal frames at interior perimeter - rough shape/rusted. Need to be repaired/painted or replaced. Ceilings need to be updated. Light fixture upgrades with last bond. Remove/replace curtainwall Remove/repalce exterior doors Tempoary facade enclosure New ACT and paint walls New Gypboard Bulkheads ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe. Upgrade recently updated - integral tables and benches CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together. Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat. Too small. Over capacity. Remove and replace wood doors, wire glass and hollow-metal frames Remove/replace HM storefront glazing Old/tired/dated exterior/bulkheads need new paint and repair (perimeter ceiling diffusers) Assume add diffuser with new ceilings Offices replace and upgrade upgrade - remove and replace. minimal/poor/ main office visibility has been a concern at multiple schools within the district replace and upgrade	376 3,760 1,772 1,261 3,240 3,760 2 500 4,000 4,000 4,000 4,000	see items b SF SF SSF SSF SSF SSF SSF SSF SSF SSF	\$ 15.00 \$ 5.00 pelow \$ 125.00 \$ 8,000.00 \$ 15.00 \$ 12.00 \$ 32.00 perk not required the addition the additio	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500 24,000 26,580 15,132 103,680 - - - - - - - - - - - - - - - - - - -
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Hassins	A	4,000	SF	\$ 0.60	•	2 400
Copy/Work Room	Assume add diffuser with new ceilings	4,000	with item :		\$	2,400
			with item :		\$	-
Meeting Rooms Coffee Break Area			with item :		\$	-
		2	EA	\$ 7,500.00	\$	15,000
Battii Goili(s)	Assume remove/replace at new toilet room flooring	2	EA.	\$ 7,300.00	Φ	13,000
Goneral Note	Door hardware (knobs) to be replaced, original layout - no upgrades in past	20	EA	\$ 1,000.00	\$	20,000
General Note	Door hardware (knobs) to be replaced, original layout - no upgrades in past	20		φ 1,000.00	Ψ	20,000
Media Center	Media Center	4,800	SF		\$	
	Seems small for a 5/6 middle school. Space could be renovated and considered for	1,000		ork not required	\$	
1	expansion into adjacent classrooms. This building has narrow panelized partition				1	
	walls (not conventional metal 3 5/8" stud with gyp board).					
	wans (not conventional metal 5 5/6 stud with g/p board).					
Flooring	carpet - ok condition. Looks like 9x9 floor tiles present near entry/circ desk.	4,800	SF	\$ 1.00	\$	4,800
				,		
Flooring	Remove/Replace Carpet		not include	ed	\$	-
	VCT Flooring	200	SF	\$ 3.00	\$	600
	Need upgrades	4,800	SF	\$ 11.00	\$	52,800
	Technology/Server Room present here. Hazardous floor tiles will need to be	4,800	SF	\$ 1.00	\$	4,800
	replaced throughout office and media center.			`		
Flooring	VCT flooring	1,300	SF	\$ 3.00	\$	3,900
	requesting A/C . Not currently installed.	4,800	sf	\$ 48.00	\$	230,400
	consider for replacement	10	EA	\$ 3,500.00	\$	35,000
	12x12 and 24x48 present. 12x12 lower elevation around perimeter above		see items l	below	\$	-
ľ	bookshelves - needs to be replaced. 24x48 in fair condition.					
Ceilings	ACT 2x2	1,620	SF	\$ 9.00	\$	14,580
	ACT 2x4	2,880	SF	\$ 8.50	_	24,480
	Gypboard Soffit Allowance	300	LF	\$ 55.00	\$	16,500
	Assume add diffuser with new ceilings	4,800	SF	\$ 0.60	\$	2,880
	Dated, but appears functional		owner FF8	kE budget %	\$	-
	Dated, but appears functional		 	kE budget %	\$	-
Pool	Auxiliary Spaces - Pool	6,900	SF	1	\$	_
	Pool is out of service - not operational. Structural issue preventing removal of	6,900	SF	\$ 75.00	\$	517,500
1	water. Room needs to be renovated and addressed.			,	ļ ·	
Auditorium	Auxiliary Spaces - Auditorium	9,100	SF			
	Auditorium is a nice size room. Hazardous flooring present. Stage floor is in need	7,100	see items	helow	\$	
Additorium	Additionally is a fince size room. Hazardous hoofing present. Stage hoof is in need					
1	of replacement Parrier free access should be improved. Finishes and seating are					
	of replacement. Barrier free access should be improved. Finishes and seating are					
	in good condition but dated. Operable partition to close off seating not used.					
	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be					
	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years -					
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	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance	9,100		<u> </u>	\$	18,200 75,000
Auditorium	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance		SF ALLOW SF	\$ 2.00 \$ 75,000.00 \$ 3.00		75,000
Auditorium Auditorium	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance Flooring replacement at ACM tile	I	ALLOW	\$ 75,000.00	\$	75,000 9,000
Auditorium Auditorium Auditorium	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance Flooring replacement at ACM tile Remove/replace wood stage floor	J 3,000	ALLOW SF SF	\$ 75,000.00 \$ 3.00 \$ 50.00	\$ \$ \$	75,000
Auditorium Auditorium Auditorium Auditorium	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance Flooring replacement at ACM tile Remove/replace wood stage floor Remove/repalce operable partions	J 3,000	ALLOW SF	\$ 75,000.00 \$ 3.00 \$ 50.00	\$ \$ \$	75,000 9,000
Auditorium Auditorium Auditorium Auditorium Auditorium	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance Flooring replacement at ACM tile Remove/replace wood stage floor Remove/replace operable partions Remove/replace wall finishes	J 3,000	ALLOW SF SF not include not include	\$ 75,000.00 \$ 3.00 \$ 50.00 ed	\$ \$ \$ \$	75,000 9,000 105,000 - -
Auditorium Auditorium Auditorium Auditorium Auditorium Auditorium	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance Flooring replacement at ACM tile Remove/replace wood stage floor Remove/replace operable partions Remove/replace wall finishes Remove/replace ceiling	J 3,000	ALLOW SF SF not include not include	\$ 75,000.00 \$ 3.00 \$ 50.00 ed ed	\$ \$ \$ \$ \$	75,000 9,000 105,000 - - -
Auditorium Auditorium Auditorium Auditorium Auditorium Auditorium Auditorium	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance Flooring replacement at ACM tile Remove/replace wood stage floor Remove/replace operable partions Remove/replace wall finishes Remove/replace ceiling Remove/replace flooring	J 3,000	ALLOW SF SF not include not include not include	\$ 75,000.00 \$ 3.00 \$ 50.00 ed ed ed	\$ \$ \$ \$ \$	75,000 9,000 105,000 - - -
Auditorium	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance Flooring replacement at ACM tile Remove/replace wood stage floor Remove/replace operable partions Remove/replace wall finishes Remove/replace ceiling Remove/replace flooring Remove/replace seating	3,000 2,100	ALLOW SF SF not include not include not include not include not include	\$ 75,000.00 \$ 3.00 \$ 50.00 ed ed ed ed	\$ \$ \$ \$ \$ \$	75,000 9,000 105,000 - - - -
Auditorium	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance Flooring replacement at ACM tile Remove/replace wood stage floor Remove/replace wood stage floor Remove/replace wall finishes Remove/replace ceiling Remove/replace flooring Remove/replace flooring Remove/replace seating Remove/replace lighting	1 3,000 2,100 9,100	ALLOW SF SF not include not include not include not include SF	\$ 75,000.00 \$ 3.00 \$ 50.00 ed ed ed ed ed ed ed ed ed ed ed ed ed	\$ \$ \$ \$ \$ \$ \$	75,000 9,000 105,000 - - - - - - - - 68,250
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Auditorium Montessori Classrooms Montessori Classrooms Montessori Classrooms Montessori Classrooms	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance Flooring replacement at ACM tile Remove/replace wood stage floor Remove/replace operable partions Remove/replace wall finishes Remove/replace ceiling Remove/replace seating Remove/replace seating Remove/replace seating Remove/replace ighting Projector and screen AV/Theatrical lighting upgrades Auxiliary Spaces - Montessori Classrooms Montessori classrooms on the far east end of the building to be addressed - renovation desired by the district to meet their needs Remove/replace finishes Toilet room ADA modifications ADA Access Improvement allowance	9,100 4,300 4,300 1 1 1 1 1 1 3	ALLOW SF SF not include not include not include sort include sort include sort include sort include sort include sort include SF LS LS SF SF SF LOC	\$ 75,000.00 \$ 3.00 \$ 50.00 ed ed ed ed \$ 7.50 \$ 13,500.00 \$ 75.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75,000 9,000 105,000 - - - - - - - - - - - - -
Auditorium Montessori Classrooms	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance Flooring replacement at ACM tile Remove/replace wood stage floor Remove/replace operable partions Remove/replace wall finishes Remove/replace ceiling Remove/replace flooring Remove/replace seating Remove/replace lighting Projector and screen AV/Theatrical lighting upgrades Auxiliary Spaces - Montessori Classrooms Montessori classrooms on the far east end of the building to be addressed - renovation desired by the district to meet their needs Remove/replace finishes Toilet room ADA modifications ADA Access Improvement allowance Kitchen	9,100 4,300 4,300	ALLOW SF SF not include not include not include soft include soft include soft include SF LS LS SF SF not include SF LOC SF	\$ 75,000.00 \$ 3.00 \$ 50.00 ed ed ed ed \$ 7.50 \$ 13,500.00 \$ 75.00 ed \$ 250.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75,000 9,000 105,000 - - - - - - - - - - - - -
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Auditorium Montessori Classrooms	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance Flooring replacement at ACM tile Remove/replace wood stage floor Remove/replace operable partions Remove/replace wall finishes Remove/replace ceiling Remove/replace flooring Remove/replace lighting Projector and screen AV/Theatrical lighting upgrades Montessori classrooms on the far east end of the building to be addressed - renovation desired by the district to meet their needs Remove/replace finishes Toilet room ADA modifications ADA Access Improvement allowance Kitchen 300 daily student meals served - full service kitchen. Cafeteria is too small, desire to expand. Issues with exterior receiving area - area small and difficult to access,	9,100 4,300 4,300 1 1 1 1 1 1 3	ALLOW SF SF not include not include not include soft include soft include soft include SF LS LS SF SF not include SF LOC SF	\$ 75,000.00 \$ 3.00 \$ 50.00 ed ed ed ed \$ 7.50 \$ 13,500.00 \$ 75.00 ed \$ 250.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75,000 9,000 105,000 - - - - - - - - - - - - -
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Auditorium Montessori Classrooms	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance Flooring replacement at ACM tile Remove/replace wood stage floor Remove/replace operable partions Remove/replace wall finishes Remove/replace ceiling Remove/replace flooring Remove/replace lighting Projector and screen AV/Theatrical lighting upgrades Auxiliary Spaces - Montessori Classrooms Montessori classrooms on the far east end of the building to be addressed - renovation desired by the district to meet their needs Remove/replace finishes Toilet room ADA modifications ADA Access Improvement allowance Kitchen 300 daily student meals served - full service kitchen. Cafeteria is too small, desire to expand. Issues with exterior receiving area - area small and difficult to access, long ramp and no double door access. JRA to provide list for selecting new equipment. Space currently has nice	9,100 9,100 1 4,300 4,300 180 3 2,300	ALLOW SF SF not include not include not include soft include soft include soft include SF LS LS SF SF not include SF LOC SF	\$ 75,000.00 \$ 3.00 \$ 50.00 ed ed ed ed \$ 7.50 \$ 13,500.00 \$ 75.00 ed \$ 250.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75,000 9,000 105,000 - - - - - - - - - - - - -
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Auditorium Montessori Classrooms Montessori Classrooms Montessori Classrooms Montessori Classrooms Montessori Classrooms Montessori Classrooms Auditorium Montessori Classrooms Montessori Classrooms Auditorium Montessori Classrooms Auditorium Montessori Classrooms Auditorium	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance Flooring replacement at ACM tile Remove/replace wood stage floor Remove/replace operable partions Remove/replace wall finishes Remove/replace ealling Remove/replace eliling Remove/replace flooring Remove/replace lighting Projector and screen AV/Theatrical lighting upgrades Auxiliary Spaces - Montessori Classrooms Montessori classrooms on the far east end of the building to be addressed - renovation desired by the district to meet their needs Remove/replace finishes Toilet room ADA modifications ADA Access Improvement allowance Kitchen 300 daily student meals served - full service kitchen. Cafeteria is too small, desire to expand. Issues with exterior receiving area - area small and difficult to access, long ramp and no double door access. JRA to provide list for selecting new equipment. Space currently has nice equipment worth salvaging. Ovens/passthrough oven/prep tables ACT. Replace ceiling with cleanable ceiling and upgrade lights Cooler located in aux dining room. Mark suggested removing and considering this	9,100 9,100 1 4,300 4,300 180 3 2,300	ALLOW SF SF not include not include not include SF LS LS SF sF cot include SF LS SF LS SF LS	\$ 75,000.00 \$ 3.00 \$ 50.00 ed ed ed ed \$ 7.50 \$ 13,500.00 \$ 100,000.00 \$ 75,000 ed \$ 250,00 \$ 75,000.00 hew addition	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75,000 9,000 105,000 - - - - - - - - - - - - -
Auditorium Montessori Classrooms Montessori Classrooms Montessori Classrooms Montessori Classrooms Montessori Classrooms Montessori Classrooms Equipment Equipment Ceilings	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance Flooring replacement at ACM tile Remove/replace wood stage floor Remove/replace operable partions Remove/replace wall finishes Remove/replace ceiling Remove/replace eling Remove/replace flooring Remove/replace lighting Projector and screen AV/Theatrical lighting upgrades Auxiliary Spaces - Montessori Classrooms Montessori classrooms on the far east end of the building to be addressed - renovation desired by the district to meet their needs Remove/replace finishes Toilet room ADA modifications ADA Access Improvement allowance Kitchen 300 daily student meals served - full service kitchen. Cafeteria is too small, desire to expand. Issues with exterior receiving area - area small and difficult to access, long ramp and no double door access. JRA to provide list for selecting new equipment. Space currently has nice equipment worth salvaging. Ovens/passthrough oven/prep tables ACT. Replace ceiling with cleanable ceiling and upgrade lights	9,100 9,100 1 4,300 4,300 180 3 2,300	ALLOW SF SF not include not include not include not include sor include sor include sor include sor include SF LS LS SF sF cot include SF LOC SF excluded r	\$ 75,000.00 \$ 3.00 \$ 50.00 ed ed ed ed \$ 7.50 \$ 13,500.00 \$ 100,000.00 \$ 75,000 ed \$ 250,00 \$ 75,000.00 hew addition	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75,000 9,000 105,000 - - - - - - - - - - - - -
Auditorium Montessori Classrooms Montessori Classrooms Montessori Classrooms Montessori Classrooms Montessori Classrooms Montessori Classrooms Equipment Ceilings	in good condition but dated. Operable partition to close off seating not used. Acoustics are good. Lighting control system is no longer supported and will be difficult to "band aid" as equipment fails - should be replaced in the next 10 years - recommend ETC. No LED fixtures. Projector due to be replaced. Speakers/audio could be reworked for better coverage. Abatement allowance ADA Access Improvement allowance Flooring replacement at ACM tile Remove/replace wood stage floor Remove/replace operable partions Remove/replace wall finishes Remove/replace ealling Remove/replace eliling Remove/replace flooring Remove/replace lighting Projector and screen AV/Theatrical lighting upgrades Auxiliary Spaces - Montessori Classrooms Montessori classrooms on the far east end of the building to be addressed - renovation desired by the district to meet their needs Remove/replace finishes Toilet room ADA modifications ADA Access Improvement allowance Kitchen 300 daily student meals served - full service kitchen. Cafeteria is too small, desire to expand. Issues with exterior receiving area - area small and difficult to access, long ramp and no double door access. JRA to provide list for selecting new equipment. Space currently has nice equipment worth salvaging. Ovens/passthrough oven/prep tables ACT. Replace ceiling with cleanable ceiling and upgrade lights Cooler located in aux dining room. Mark suggested removing and considering this	9,100 9,100 1 4,300 4,300 180 3 2,300	ALLOW SF SF not include not include not include not include sor include sor include sor include sor include SF LS LS SF sF cot include SF LOC SF excluded r	\$ 75,000.00 \$ 3.00 \$ 50.00 ed ed ed ed \$ 7.50 \$ 13,500.00 \$ 100,000.00 \$ 75,000 ed \$ 250,00 \$ 75,000.00 hew addition	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75,000 9,000 105,000 - - - - - - - - - - - - -



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Floors	12x12 vct with rubber base - replace all. Drains/sinks/traps/ all need to be cleaned, maintained, serviced		see items below		\$	-
Plumbing Fixtures	·	1	LS	\$ 3,000.00	\$	3,000
	Remove/replace VCT flooring	2,300	SF	\$ 3.50	\$	8,050
	Receiving area attached to new west elevation bus loop service drive. No	·	excluded n	ew addition	\$	-
	receiving dock. Need to add large entry for delivery/receiving/unloading. No					
	covered protection.					
Storage Space	Lacking adequate storage space. Storage room too small. Mark Fargo suggested		excluded new addition		\$	-
	utilizing current outdoor maintenance storage room with garage door for adding					
	new walk-in units. Expand space beyond boiler room for more storage/new					
	receiving and maintenance area.					
	Hood present above ovens. Small retrofit. Should replace.		with equip	ment above	\$	-
Make-up Air	Nord to redesign/reformed Court plant off from Cafetonia (court)		-		\$	-
	Need to redesign/reformat. Space closed off from Cafeteria (open up). No issues noted - such as too few outlets/location/breaker capacity				\$	-
	Upgrade light fixtures	2,300	SF	\$ 7.50	\$	17,250
	Assume add diffuser with new ceilings	2,300	SF	\$ 0.60	\$	1,380
Heating	Assume and diffuser with new connegs	2,500	31	ψ 0.00	\$	- 1,50
Secured	Yes				\$	_
	Not present in kitchen.		assume wo	rk not required	\$	-
Athletic Complex	Athletic Complex				\$	-
Concessions	·		assume wo	rk not required	\$	-
Ticket Booth			assume wo	rk not required	\$	-
Entrances			assume wo	rk not required	\$	-
Mechanical Closets			assume wo	rk not required	\$	-
Bathroom(s)			assume wo	rk not required	\$	-
Locker Rooms			assume wo	rk not required	\$	-
Fields	Issue noted with ADA access/sidewalks from parking lots to fields complex.	1	ALLOW	\$ 30,000.00	\$	30,000
Fencing			assume wo	rk not required	\$	-
scoreboard			assume wo	rk not required	\$	-
Bleachers			†	rk not required	\$	-
Walls			†	rk not required	\$	-
Egress			t	rk not required	\$	-
Press Box			†	rk not required	\$	-
Roof Access			assume wo	rk not required	\$	-
	MECHANICAL				\$ \$	-
Harris Co. 10 H			0.0011000.1110	To a constant	<u> </u>	
Heating Volumes and Condition						
	Building is served by (2) Cleaver Brooks boilers installed in '06.		†	rk not required	\$	<u> </u>
Heating Pumps and Piping	Pumps were installed in '06. No known issues with piping.		assume wo	rk not required	\$	-
Heating Pumps and Piping Cooling Source and Condition	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06.		assume wo	rk not required ork not required	\$	-
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06. Pumps were installed in '06. No known issues with piping.		assume wo	ork not required ork not required ork not required	\$	-
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Devices	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06.	1	assume wo	rk not required ork not required	\$ \$ \$	- - -
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Devices AHUs and RTUs	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06. Pumps were installed in '06. No known issues with piping. Classrooms served by dual duct mixing boxes.	1	assume wo assume wo assume wo assume wo	rk not required rk not required rk not required rk not required	\$ \$ \$	- - - - 1,972,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Devices AHUs and RTUs Ventilation	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06. Pumps were installed in '06. No known issues with piping. Classrooms served by dual duct mixing boxes. (12) dual duct AHUs serve the building.	•	assume wo assume wo assume wo assume wo LS	rk not required \$ 1,972,000.00	\$ \$ \$ \$	- - - - 1,972,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Devices AHUs and RTUs Ventilation	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06. Pumps were installed in '06. No known issues with piping. Classrooms served by dual duct mixing boxes. (12) dual duct AHUs serve the building. Exhaust systems original to building. Upgrade/replace.	154,000	assume wo assume wo assume wo assume wo LS ALLOW	ork not required \$ 1,972,000.00 \$ 15,000.00	\$ \$ \$ \$ \$	- - - - 1,972,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Devices AHUs and RTUs Ventilation Building Management System/Controls	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06. Pumps were installed in '06. No known issues with piping. Classrooms served by dual duct mixing boxes. (12) dual duct AHUs serve the building. Exhaust systems original to building. Upgrade/replace.	154,000	assume wo assume wo assume wo assume wo LS ALLOW	ork not required \$ 1,972,000.00 \$ 15,000.00	\$ \$ \$ \$ \$	- - - - 1,972,000 14,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Devices AHUs and RTUs Ventilation Building Management System/Controls	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06. Pumps were installed in '06. No known issues with piping. Classrooms served by dual duct mixing boxes. (12) dual duct AHUs serve the building. Exhaust systems original to building. Upgrade/replace. Building served by Trace Summit. Pneumatics throughout.	154,000	assume wo assume wo assume wo assume wo LS ALLOW	rk not required \$ 1,972,000.00 \$ 15,000.00 \$ 5.00	\$ \$ \$ \$ \$	- - - - 1,972,000 14,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Devices AHUs and RTUs Ventilation Building Management System/Controls Domestic Water Piping	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06. Pumps were installed in '06. No known issues with piping. Classrooms served by dual duct mixing boxes. (12) dual duct AHUs serve the building. Exhaust systems original to building. Upgrade/replace. Building served by Trace Summit. Pneumatics throughout. Valves outside of group restroom are bad. Some leaks from roof drains. Basement	154,000	assume wo assume wo assume wo assume wo LS ALLOW	rk not required \$ 1,972,000.00 \$ 15,000.00 \$ 5.00	\$ \$ \$ \$ \$	- - - - 1,972,000 14,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Devices AHUs and RTUs Ventilation Building Management System/Controls Domestic Water Piping Water Heaters	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06. Pumps were installed in '06. No known issues with piping. Classrooms served by dual duct mixing boxes. (12) dual duct AHUs serve the building. Exhaust systems original to building. Upgrade/replace. Building served by Trace Summit. Pneumatics throughout. Valves outside of group restroom are bad. Some leaks from roof drains. Basement floods from under door. Floor drain in Kitchen doesn't work.	154,000	assume wo assume wo assume wo assume wo LS ALLOW	rk not required rk not required rk not required rk not required \$ 1,972,000.00 \$ 15,000.00 \$ 5.00	\$ \$ \$ \$ \$ \$	- - - 1,972,000 14,000 772,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Devices AHUs and RTUs Ventilation Building Management System/Controls Domestic Water Piping Water Heaters	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06. Pumps were installed in '06. No known issues with piping. Classrooms served by dual duct mixing boxes. (12) dual duct AHUs serve the building. Exhaust systems original to building. Upgrade/replace. Building served by Trace Summit. Pneumatics throughout. Valves outside of group restroom are bad. Some leaks from roof drains. Basement floods from under door. Floor drain in Kitchen doesn't work. (2) newer units (around 10 years old)	154,000	assume wo assume wo assume wo assume wo LS ALLOW SF	rk not required rk not required rk not required rk not required \$ 1,972,000.00 \$ 15,000.00 \$ 5.00	\$ \$ \$ \$ \$ \$	- - - 1,972,000 14,000 772,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Devices AHUs and RTUs Ventilation Building Management System/Controls Domestic Water Piping Water Heaters Plumbing Fixtures	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06. Pumps were installed in '06. No known issues with piping. Classrooms served by dual duct mixing boxes. (12) dual duct AHUs serve the building. Exhaust systems original to building. Upgrade/replace. Building served by Trace Summit. Pneumatics throughout. Valves outside of group restroom are bad. Some leaks from roof drains. Basement floods from under door. Floor drain in Kitchen doesn't work. (2) newer units (around 10 years old) Group restrooms remodeled in '19 and in good condition. All others are at end of	154,000	assume wo assume wo assume wo assume wo LS ALLOW SF ALLOW see toilet r	rk not required rk not required rk not required rk not required \$ 1,972,000.00 \$ 15,000.00 \$ 5.00	\$ \$ \$ \$ \$ \$	- - - 1,972,000 14,000 772,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Devices AHUs and RTUs Ventilation Building Management System/Controls Domestic Water Piping Water Heaters Plumbing Fixtures	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06. Pumps were installed in '06. No known issues with piping. Classrooms served by dual duct mixing boxes. (12) dual duct AHUs serve the building. Exhaust systems original to building. Upgrade/replace. Building served by Trace Summit. Pneumatics throughout. Valves outside of group restroom are bad. Some leaks from roof drains. Basement floods from under door. Floor drain in Kitchen doesn't work. (2) newer units (around 10 years old) Group restrooms remodeled in '19 and in good condition. All others are at end of life. Coverage present at auditorium stage/boiler room and receiving dock.	154,000	assume wo assume wo assume wo assume wo LS ALLOW SF ALLOW see toilet r	rk not required \$ 1,972,000.00 \$ 15,000.00 \$ 5.00 \$ 25,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - 1,972,000 14,000 772,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Devices AHUs and RTUs Ventilation Building Management System/Controls Domestic Water Piping Water Heaters Plumbing Fixtures Fire Protection	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06. Pumps were installed in '06. No known issues with piping. Classrooms served by dual duct mixing boxes. (12) dual duct AHUs serve the building. Exhaust systems original to building. Upgrade/replace. Building served by Trace Summit. Pneumatics throughout. Valves outside of group restroom are bad. Some leaks from roof drains. Basement floods from under door. Floor drain in Kitchen doesn't work. (2) newer units (around 10 years old) Group restrooms remodeled in '19 and in good condition. All others are at end of life. Coverage present at auditorium stage/boiler room and receiving dock.	154,000	assume wo assume wo assume wo assume wo LS ALLOW SF ALLOW see toilet r	rk not required \$ 1,972,000.00 \$ 15,000.00 \$ 5.00 \$ 25,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - 1,972,000 14,000 772,000 25,000
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Devices AHUs and RTUs Ventilation Building Management System/Controls Domestic Water Piping Water Heaters Plumbing Fixtures Fire Protection Pool equipment	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06. Pumps were installed in '06. No known issues with piping. Classrooms served by dual duct mixing boxes. (12) dual duct AHUs serve the building. Exhaust systems original to building. Upgrade/replace. Building served by Trace Summit. Pneumatics throughout. Valves outside of group restroom are bad. Some leaks from roof drains. Basement floods from under door. Floor drain in Kitchen doesn't work. (2) newer units (around 10 years old) Group restrooms remodeled in '19 and in good condition. All others are at end of life. Coverage present at auditorium stage/boiler room and receiving dock.	154,000	assume wo assume wo assume wo assume wo LS ALLOW SF ALLOW see toilet r	rk not required \$ 1,972,000.00 \$ 15,000.00 \$ 5.00 \$ 25,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - 1,972,000 14,000 772,000 25,000 - - - 501,800
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Devices AHUs and RTUs Ventilation Building Management System/Controls Domestic Water Piping Water Heaters Plumbing Fixtures Fire Protection Pool equipment	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06. Pumps were installed in '06. No known issues with piping. Classrooms served by dual duct mixing boxes. (12) dual duct AHUs serve the building. Exhaust systems original to building. Upgrade/replace. Building served by Trace Summit. Pneumatics throughout. Valves outside of group restroom are bad. Some leaks from roof drains. Basement floods from under door. Floor drain in Kitchen doesn't work. (2) newer units (around 10 years old) Group restrooms remodeled in '19 and in good condition. All others are at end of life. Coverage present at auditorium stage/boiler room and receiving dock. N/A	154,000	assume wo assume wo assume wo assume wo LS ALLOW SF ALLOW see toilet r	rk not required \$ 1,972,000.00 \$ 15,000.00 \$ 5.00 \$ 25,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - 1,972,000 14,000 772,000 25,000 - - - 501,800 - -
Heating Pumps and Piping Cooling Source and Condition Cooling Pumps and Piping Terminal Devices AHUs and RTUs Ventilation Building Management System/Controls Domestic Water Piping Water Heaters Plumbing Fixtures Fire Protection Pool equipment Transformer size Primary/Secondary Service	Pumps were installed in '06. No known issues with piping. Building is served by (2) chillers installed in '06. Pumps were installed in '06. No known issues with piping. Classrooms served by dual duct mixing boxes. (12) dual duct AHUs serve the building. Exhaust systems original to building. Upgrade/replace. Building served by Trace Summit. Pneumatics throughout. Valves outside of group restroom are bad. Some leaks from roof drains. Basement floods from under door. Floor drain in Kitchen doesn't work. (2) newer units (around 10 years old) Group restrooms remodeled in '19 and in good condition. All others are at end of life. Coverage present at auditorium stage/boiler room and receiving dock. N/A ELECTRICAL	154,000	assume wo assume wo assume wo assume wo LS ALLOW SF ALLOW see toilet r	rk not required \$ 1,972,000.00 \$ 15,000.00 \$ 5.00 \$ 25,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 1,972,000 14,000 772,000 25,000
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	TECHNOLOGY					\$	-
IT Rooms	Most rooms are sharing space with electrical, janitorial equipment, mop sinks		included i	n "Phor	ne System" above	\$	-
	and/or storage. Rooms are sprinkled. Need AC installed.						
Fiber Optic Cabling (between	Older singlemode fiber between buildings, multimode between IT rooms, some		included i	n "Phor	ne System" above	\$	-
buildings/IT rooms)	CAT6 tie lines between racks.						
Data Cabling (within buildings)	CAT 6 cabling. Switches were upgraded recently.		included i	n "Phor	ne System" above	\$	-
Bells/Paging System	Need to update paging for the district. Paging speakers not loud enough in		included in "Paging" above			\$	-
CL 1.6	gyms/large spaces.			. !!Ь4	CL III I	•	
Clock System	There is no synchronized clock system. Some satellite clocks and digital signage		included i	n Mate	er Clock" above	\$	-
	running software to display time.				_		
Classroom Audio/Video Systems	Standard throw projectors being replaced with 75" interactive displays. Plan to		assume no work required		\$	-	
	replace Lightspeed audio with Audio Enhancement systems.						
Large Space Audio/Video	Audio for gym needs upgrade. Auditorium AV needs reworked for better audio	I	EA	\$	25,000.00	\$	25,000
Systems	coverage and control.						
Security Camera System	Need to update Sony cameras and VMS (currently exacqvision software)	154,000	SF	\$	1.00	\$	154,000
Access Control System	Axis intercom at main entrance. Card readers at priority doors. Vanderbilt SMS.		assume no work required			\$	-
						\$	-
	Direct Trade	154,000	GSF	\$	128.80	\$	19,835,773





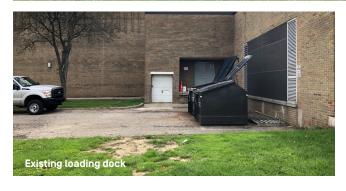














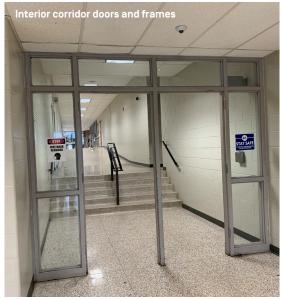


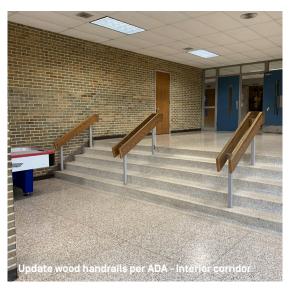


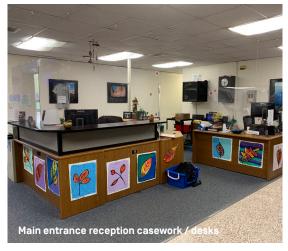




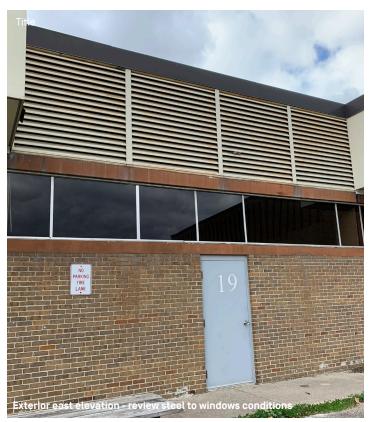




























O S CHIPPEWA 7-8 SCHOOL

08 CHIPPEWA 7-8 SCHOOL

Use: 7-8 **Built:** 1958

Additions + Renovations: 1963 / 1966 / 1977 / 1995

Total Building Area: 196,000 SF **Site Area:** 78 Acres

Enrollment: 712 students

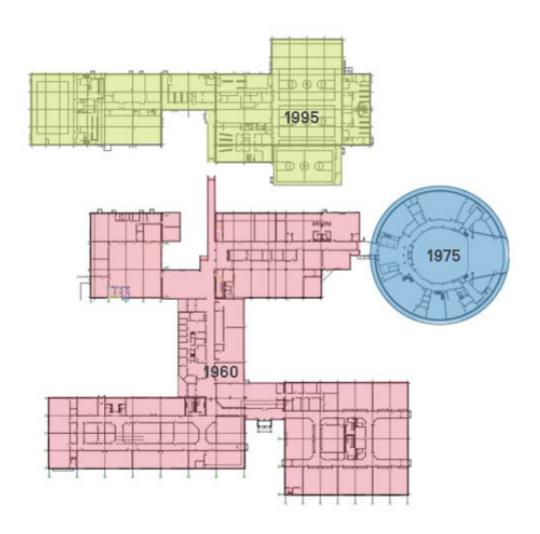
Square Footage per Student: 275.3 sf/student

Renovation Cost: \$58,909,697 **Current Replacement Value (CRV):** \$63,700,000

Facility Condition Index (FCI):









08 CHIPPEWA 7-8 SCHOOL







OBSERVATION HIGHLIGHTS

SITE

Sidewalks in poor condition throughout. Conflict between loading dock and parent drop-off functions. Structures at athletics facilities are unsafe and need to be demolished. New tennis courts are under construction. Receiving area needs redesign, improved access, and further attention to the area in the same location currently housing the main electrical service for the building.

ARCHITECTURE

Main entrance currently located on the east elevation of the school, directly adjacent to the main parking lot. Long distance from closest parking spaces to main entrance. Could be a hindrance for some visitors. The entrance is marked only by a small directional sign - no canopy to provide definition. The exterior design and materials of the building are not inviting. Secure vestibule present. Interior and exterior locations of hollow-metal frames and glass should be considered for replacement. Non-thermally broken framing and glass present at the main office area and some corridor locations. Consideration for upgrades and replacement are necessary. The team noticed some water infiltration at exterior window sills, and brick efflorescence present on the wall below most exterior windows. Noticed multiple locations where roof gravel stops conditions could be improved or repaired around the perimeter of the building. Further investigation needed to understand if water infiltration and damage present at these locations. In addition to the main classrooms, the school has a media center, gym, kitchen, cafeteria, auditorium and dedicated area for the Community Senior Center. The Senior Center has a dedicated parking lot with entrance off the southeast corner of C-wing just south of the auditorium. Current condition of the auditorium became a point of discussion on our site visit as an area to be further analyzed as a candidate for full removal or high level interior renovation of existing space.

INTERIORS

Classrooms appear to be relatively spacious, but most need new furniture for a flexible 21st century learning environment. The traditional double-loaded corridor design does not lend itself to the creation of learning communities or learning outside of the classroom. Science Labs lack appropriate casework or equipment for curriculum delivery.

The carpet should be considered for replacement throughout. It dates back to the mid-nineties and shows signs of wear and staining.VCT in the heavily trafficked hallway outside of the Media Center should be replaced. Terrazzo floors at the main entry are in good condition.

Most walls are painted CMU and are in good to fair condition. Corridor lockers should be considered for replacement.

Ceilings are in fair to poor condition. The majority of the panels are 24" x 48" are showing signs of age and warping. Wood doors are in fair to poor condition.

Some of the multi-use toilet rooms were recently renovated with troweled epoxy flooring and wall tile floor-to-ceiling and are in good condition. Many still need to be renovated. Interior signage is present, but ADA compliant signs are not available at all doors. This building has supplemental graphic signage to reinforce Okemos' brand and provide some wayfinding. Some of this will need to be replaced as a new mascot is defined.

MECHANICAL

Replace rooftop units [4-7.5-ton, Commons, 5-5-ton, 2-4-ton, 3-ton] and air-handling units [5-8,000 cfm, 16,000 cfm]. All exhaust fans should be replaced and ventilation added to the tunnel system. Replace partial pneumatic controls with new DDC and upgrade existing DDC.





ELECTRICAL

Interior and exterior lighting fixtures are fluorescent or in poor condition and need to be replaced. Exit signs have faded lettering and need to be replaced. All interior lighting controls are toggle switches and need to be updated to modern controls and better energy efficiency. The majority of the electrical system to be replaced. One of the existing services is outside and has overgrown vegetation in the equipment. The two services should be upgraded and combined into one. All of the existing panelboards are original to the building and degraded. The existing fire alarm system needs to be upgraded to include the entire building.

TECHNOLOGY

The IT rooms are a shared space with janitorial mop sinks & storage and should be a dedicated space. Fiber optic cabling between IT rooms is antiquated and needs updating. Synchronized clock system does not exist. Paging system needs to be upgraded. Gym & cafe need new AV systems. Security cameras & VMS needs updating.

RECOMMENDATION SUMMARY

This building is not a good candidate for significant investment in the existing facility. Significant renovations are required at this facility to bring it up to an overall "good" condition rating. Some portions of the building (i.e. northern athletic wing) are in better condition and would be advantageous to keep online while other portions of the building (i.e. the eastern fine arts wing) are past their useful life and are not set up well for current instructional methods and should be considered for retirement. The site is large and presents many opportunities for placement of building additions or new structures.





DATA SHEETS

Facility Assessment

Chippewa 7-8 School **Building Name**

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years Fair = item meets current use, showing signs of age and should be replaced in the next 10 years Poor = item is nearing the end of it's useful life, current need, should be replaced in the next 3-5 years

SITE		800d	tait	goot comments
				Having issues with township backups (large stormwater events). Property
Drainage			Х	sees back-ups floods from downstream within the system.
				Main parking lot pavement is in good condition (resurfaced 10 years ago).
Asphalt Parking/ Drives	х			Some curbs need to be repaired.
				Concrete sidewalks at the following locations are in cracked and in poor
				condition: west of loading dock, south of the gym, at south entrance, and
Sidewalks			х	adjacent to bus loop and parent drop-off. Asphalt adjacent to the track is in
Adequate Parking	х			
Bus Loop			Х	Pavement at bus loop at south entrance is in poor condition.
Playgrounds				Not present.
				There is a conflict with the shared parent drop-off loop and service/loading
Student Drop off Area		х	Х	access drive.
				Landscaping at south entrance is in poor condition; recommend the addition
Landscaping			Х	of a maintenance strip around the building
Irrigation Systems				N/A except some athletic fields in the district.
				New tennis courts are currently under construction. Track is in poor
				condition. Athletics facilities adjacent to the track are unsafe and need to be
Athletic fields		х		replaced.
Fencing			Х	The fence at the track is in fair/poor condition.
				There is a conflict with the shared parent drop-off loop and service/loading
Service Entrance			Х	access drive.
Signage			Х	Main entrance sign is in poor condition.
				Located behind D wing - areas have electrical distribution (needs to be
Dumpster Location			х	cleaned up/safety issues). The wood screen fence at the service yard needs to
Traffic Directions		Х		
Parking Lot Lighting		Х		Concrete poles, fixtures have not yet been replaced with LED.
				Barrier free parking is located far from entrances. No barrier free access from
Barrier Free Access		х		the school to the track.
Concrete Pads at Exterior				landscape is overgrown and pads in poor condition; existing in-ground
Doors			Х	concrete door stops to be removed

ARCHITECTURAL	Rood	tait	god' comments
Building Shell			
			District currently working on replacement. Existing membrane dates back to
			2001, 2003, and 2010 based on location within building. Combination of
			rubber membranes manufactured by JP Stevens, Cooley, and Firestone. Many
Roofing		Χ	leaks visible in ceiling tiles



ARCHITECTURAL (CON'T)	ROOD	tait	goot comments
			Some original windows have been replaced with special lite 'orange'
			storefront frames which are in good condition. Notice areas in wings.
Exterior Windows	Х		Recommend replacing remaining aluminum windows.
Positive Drainage	Х		
			Main entrance not well defined or visible from the street. Recommend
Defined Entry		х	relocating the main entrance and office to the Kinawa Dr. entrance (currently
Accessibility	х		
- 10 550			Need to repair the coping/gravel stop facia in some areas; soffits to be
Fascia/Soffits	Х		repainted
			CMU at precast panel replacement locations showing signs of water intrusion
			- further investigation needed; CMU on south wall (Areas A & B) showing
			signs of water penetration below the window. Additions in northernmost
			wing not impressed with quality of exterior wall construction. Brick appears
Brick / CMU	Х		to be in good condition
			wall panels dirty/discolored - recommend cleaning or staining walls as
Concrete Wall Panels		Х	appropriate
Metal Siding	Х		Vertical metal siding dented in some locations;
Caulk Joints		Х	service and replace.
Water Stains	Х		present on exterior window sills, precast, aluminum framing and doors
			original hollow metal or aluminum (not thermal) - need to be replaced,
Exterior Doors		Х	including overhead doors
			Hollow metal frames (from 1995 renovation) needs to be removed and
Building Entrances		Х	replaced; no secure vestibule
			Insulation could be improved. Exterior walls are precast panels &
Insulation		Х	CMU/Storefront (insulated and uninsulated)
			Athletics facilities adjacent to the track are unsafe and need to be
Structural		Х	demolished or replaced.
			present around this school, need further investigation. (served as high school
Tunnels		Х	after moving from Central campus location)

INTERIORS / FINISHES		Bood	tait	goot comments
Corridors				
				terrazzo flooring in areas - in good shape - remove adhered brick base on
				CMU walls - owner request. Carpeted areas in need of replacement. There is
Flooring		х		a large floor crack between Area F and Area C
				sagging 2x4 suspended acoustical ceiling tiles - Recommend new 2x2 ceiling
Ceiling/Walls			Х	grid and tiles, brick walls need to be repainted in Area F
				should be considered for replacement - not uniform type throughout school.
Lockers		х		Original lockers rusted out at bottoms.
				Many doors scratched / chipped. Recommend selective replacement - not
Doors		х		uniform type throughout school.
Size of Corridor	Х			
Flow of Corridor		Х		School has wings with main corridors.
				Have issues with current fire (cross corridor) doors. Need to investigate and
Emergency Egress		х		address issues in A, B, & C wings or replace.
Locker Rooms			Х	Original to this wing/addition/tired/dated/need upgrades
Interior Signage			Х	Replace with consistent wayfinding and room signage.
Classrooms				
Flooring		Х		Consider replacement with upcoming bond cycle.



INTERIORS / FINISHES (CON'T)		Bood	fair	god comments
Ceiling			х	sagging 2x4 suspended acoustical ceiling tiles - replace ceiling tiles, consider new 2x2 ceiling grid
Egress Windows		Х	^	some classrooms have exterior doors for egress.
Egress Williams		_^		Replace casework in the Teachers Lounge and Art Room. Consider selective replacement and repair in other locations. Home Ec casework is dated and
Casework		Х		should be replaced.
Marker/Chalkboards		Х		
Overall Size		Х		Big Spaces - Operable partitions need to be replaced.
Doors			х	Many doors scratched / chipped. Recommend selective replacement - not uniform type throughout school. Many doors need barrier free hardware
Classrooms adjacent to				Classrooms adjacent to cafeteria (D101, D102, & D103) in poor condition - in
Cafeteria			x	disrepair, acoustics poor, panel construction - recommend removal and
Furniture			X	
Science Labs			X	Operable partitions need to be replaced.
Science Lubs			^	Shape of room not conducive to efficient use, mezzanines are not barrier free
Music Rooms			х	accessible, overflow instrument storage in corridors (poor condition)
Home Ec			V	Original casework should be replaced, recommend replacement of
Toilet Rooms			Х	suspended tectum ceilings, flooring to be replaced
Fixtures Operational		Х		
Toilet Partitions	х			
Walls	х			Wall tile
Floors	х			Epoxy poured in place.
Floor Drains		х		
Lighting		Х		
Ceilings	х			Hard drywall lids (peeling paint/stains)
Mirrors		Х		
ADA Accessible		х		Some have been updated but some are outdated and in need of ADA compliance.
General Note		Х		Some toilet rooms have been remodeled
Gymnasium				
Size	х			This auditorium is an appropriate size for a middle school
				existing wood floors need to be replaced (district already in progress with
Flooring			х	scheduling this work ahead of bond).
Walls/Ceilings		Х		walls & ceilings need to be repainted
Lights		х		Light fixtures replaced as part of LED bulb replacement funds/speakers added.
HVAC			х	Need ventilation; one main gym/one aux gym connected to main gym and old pool turned into new gym.
Daylight			Х	no natural light - perimeter windows/translucent panels not present.
				Side hoops not glass, wall pads should be extended beneath the baskets
Gym Equipment		х		(both gyms)
				Hollow metal doors dented and in poor condition - recommend replacement.
Doors			х	No barrier free hardware.
Size of Corridor	х			Corridor/Lobby area outside of gym recently renovated
				need to operate and test function. Appearance looked dated, replacement
Bleachers		х		should be considered. No bleachers present in aux gym (old pool) location.
Egress	х			
Locker Rooms				In good condition, paint touch up needed, original (26 years old)
Weight Room	Х			recently renovated
				All new finishes / sheet good flooring - good condition; consider alternative
Auxiliary gym (old pool) Cafeteria				wall panels for acoustics.
				Needs to be replaced - cracking/separation present (district already
Flooring			Х	underway with repairs).

INTERIORS / FINISHES (CON'T)		Rood	fair	godi comments
Ceilings/Walls		х		Recommend replacement of the suspended tectum ceiling & grid. Walls need to be painted.
Accesibility		.,		This cafeteria has classrooms present within the space, toilet rooms within
Accessibility		Х		the space, and interior access to the kitchen. upgrade. Retrofit bulb replacements being completed. Fixtures will need to
Lighting		x		be replaced - not efficient, not high performing.
Seating	х	^		district purchasing new tables/chairs/seating.
size		Х		need more seating to accommodate occupancy.
Daylight			Х	Recommend removing classrooms on west side to allow exterior exposure
, s				Exterior doors need to be replaced. Some doors do not have barrier free
Doors			х	hardware.
Offices				
Flooring		х		Carpet; consider replacement
Furniture			Х	remove and replace.
				sagging 2x4 suspended acoustical ceiling tiles - replace ceiling tiles, consider
Ceilings/Walls			х	new 2x2 ceiling grid; repaint walls
2				Wood doors - recommend selective replacement, recommend replacing
				hardware with barrier free hardware; storefront entrance dated -
Doors		х		recommend repainting or replacement
Paging			Х	replace
Master Clock			Х	replace
Phone System			Х	replace
Lighting			Х	replace
Copy/Work Room			Х	Flooring, ceiling, and casework to be replaced
Coffee Break Area			Х	Combined with workroom
Bathroom(s)			х	Toilet room needs to be updated
Visibility			Х	poor visibility to the main entrance
Media Center				
Size				no issues noted.
Flooring		х		Powerbond carpet, mid-nineties
Lighting	х			1 /
Doors		х		
Ceilings	х			Paint/drywall/CMU ceiling pads and grid.
Acoustics				no issues noted
				dated tables and chairs. Chairs and tables not appropriately sized for each
Seating		х		lother.
Shelving		х		dated, but appeared functional.
Kitchen				, 11
				300 daily student meals served. Full service kitchen at this school. Issues with
				exterior receiving area. No dock area. No ability to turnaround full size semi
				trailer. This location needs redesign/reformat this area for multiple reasons.
Program				Building has tunnels and basement below grade.
-				JRA to provide list for selecting new equipment. All items need to be
				considered from replacement. School plumbing is old and new supply lines
Equipment		х		for domestic/gas/sanitary would be needed.
				Currently gypsum ceiling below tectum roof deck. Cafeteria ceiling has (2
				layers/levels) has upper tectum roof deck and lower tectum panels mounted
				to bottom of steel flanges. Install new drop ceiling with food service grade
Ceilings			х	ceiling tiles. Need new diffusers and grills
Cooler/Freezer			Х	Present - but old and should be replaced.
,				6x6 tile and rubber base. Drains/sinks/traps/ all need to be cleaned,
Floors			х	maintained, serviced.

INTERIORS / FINISHES				
INTERIORS / FINISHES		200d	fair	goot comments
(CON'T)	_	%	<u>Y</u>	
				Receiving area attached to new west elevation bus loop service drive. No
Dall' and Carre				receiving dock. Need to add large entry for delivery/receiving/unloading. No
Delivery Space			Х	covered protection currently.
				Lacking adequate storage space. Storage room too small. Mark Fargo
				suggested utilizing current outdoor maintenance storage room with garage
Standard Control				door for adding new walk-in units. Expand space beyond boiler room for
Storage Space			X	more storage/new receiving and maintenance area.
Kitchen Hood			Х	Hood present. Old. Replace.
Coming Line				Compact space - not fully functional. (2) lines presently. Reuse service food
Serving Line		X		service casework, possibility.
Electrical		X		No issues noted - such as too few outlets/location/breaker capacity.
Lighting		Х		Upgrade light fixtures.
Heating Secured			Х	Issues - new units needed per building facilities.
Fire Suppression/FA	X			Yes.
riie Suppression/FA	Х			Not present.
				Kitchen needs to be fully renovated. Remove all equipment to be salvaged/dispose of items not to be reused. Remove floors/ walls/ceilings
Overall		х		
Auditorium		^		and redesign space.
Size	х			good size for middle school auditorium (old high school auditorium)
Flooring	^		Х	Stage floor in fair condition, carpet to be replaced
Ceilings / walls		Х	^	dated, space needs to be updated
Cennigs / Wans		^		House lighting is poor, house/stage lighting control system is no longer
				supported by the manufacturer and will need to be replaced within 10 years -
				recommend ETC, no aisle lighting, walk-through lights needed (not on stage
Lighting			х	lighting control)
Lighting			^	Acoustics are poor - too much reverberation. Reconfiguration of
Acoustics			х	walls/ceilings and the addition of acoustical panels recommended
recusiies			^	Instrument storage in corridors causing emergency egress concerns, landing
Egress			х	at egress doors by stage is too shallow (per today's code)
1251 033			^	barrier free seating in auditorium is minimal, no barrier free access to the
Accessibility			х	stage from the auditorium
recessionity			^	practice rooms on mezzanine are not barrier free accessible, band lockers in
Aux Rooms			x	corridors - fire code violation, poor condition,
, tax ites ite				Recommend replacement, narrow doors for auditorium access - does not
Doors			х	meet barrier free standards (width & hardware).
200.5				Original seats do not meet current barrier free requirements; functional but
Seating			х	dated
				Appears to be original speakers/lights in place, recommend updates; lighting
				console are sufficient but dated, no LED stage light fixtures, recommend new
AV / stage lighting systems		х		projector and screen no direct access to control booth from auditorium
Mechanical		X		Just added new RTUs for this space
				Not adequate - room shape inefficient, mezzanine practice rooms
Support Spaces			х	impractical, rooms are aged and should be replaced
Senior Center				p. assissa, rooms are aged and should be replaced
				District maintains this space in conjunction with users. Dedicated entrance
Size	х			and parking on the east side of school
Flooring		Х		carpet; should be considered for replacement
Ceilings		Х		Suspended tectum ceiling panels.
Lighting	х			Ok
U0		!		le

INTERIORS / FINISHES (CON'T)	Bood	fair	comments
Doors		Х	Not all doors have barrier free hardware, recommend replacement
			located in Unit C - district responsible for repairs / decent shape / dated but
General Note			functional

MECHANICAL	Bood	fair	godi comments
Heating Source and			Building is served by two boiler rooms with two 1,000 MBH boilers in each.
Condition	х		Boilers replaced in 2010 and 2013.
			Pumps replaced in 2010 and 2013. No issues with piping. (2) 150 gpm @ 65'
Heating Pumps and Piping	х		HD.
Cooling Source and			Parts of the building served by DX cooling (gyms and auditorium are not
Condition	х		cooled)
Cooling Pumps and Piping			N/A.
Terminal Devices	Х		(36) Horizontal unit vents serve classrooms.
			20 ton RTU serves Cafeteria ('15), Classroom (2) 13,000 cfm AHU's ('19),
			Media Center 7.5 ton RTU ('19), Bus Ext. 10,000 cfm AHU ('19), Locker Room
			(2) 5,000 cfm AHU's ('15), G wing 10,000 cfm AHU ('19), and old pool 12,000
			cfm RTU ('15) all in good condition. (4) Gym 8,000 cfm AHU's, Main Office 7.5
			ton RTU, Commons RTU, Stage 8,000 cfm AHU, and Auditorium 16,000 cfm
			AHU are all at their end of life. (5) 5 ton RTU, (2) 4 ton RTU, (3) 7.5 ton RTU,
AHUs and RTUs	х		(1) 3 ton RTU
			All exhaust is original and at end of life. No ventilation in tunnels. (6) 200 cfm
			EF's, (5) 600 cfm EF's, (2) 300 cfm EF's, (2) 1,200 cfm EF's, (5) 400 cfm EF's, (2)
Ventilation		Х	2,000 cfm EF's, (1) 2,500 cfm EF, and (1) 1,800 cfm EF
Building Management			Older Trane SC with partial pneumatics in the building.
System/Controls		х	
Domestic Water Piping	х		If system sits over the summer rusting occurs. Have some main breaks.
			Sectioned together in 60's and 70's. Known to have backups from Township -
Sanitary Piping	х		backup in gym (rubber floor), boiler room floods in big rains.
			85 gallon, 365 MBH water heater installed in '15, 100 gallon, 200 MBH water
Water Heaters	х		heater installed in '08.
			Plumbing fixtures are in decent condition. Some drinking fountains replaced
Plumbing Fixtures	х		with electric water coolers with bottle fillers.
			Area of building adjacent to the Auditorium is sprinkled (1995 renovation).
Fire Protection		х	Area B. The rest of the building is non-sprinkled.
Pool equipment			N/A.
			Tunnels may have asbestos - need to inspect/confirm - district needs to
			provide latest compliance/inspection report. Discussed areaways around
Mechanical Tunnels		х	perimeter of building/dangerous/closed off/ventilation issues.

ELECTRICAL	Rood	tait	got comments
			Building is served by two transformers. Need to replace the services and
Transformer size		Х	combine into one.
			The primary services are outside and overgrown with weeds. The exterior
Primary/Secondary Service		Х	setup is extremely dangerous. Need to replace and bring indoors.
Generator			N/A
Occupancy Sensors			N/A
Lighting Control System		Х	Toggle switches. Needs to be replaced.
			All of the panels are original to the building and degraded. Most of them
Panels		х	should be replaced. It will likely be difficult to find breakers for them.
Panel Clearance		Х	
Exit Signs		Х	Exit signs are very old and letters are dim.

ELECTRICAL (CON'T)	800d	tait	god comments
Fire Alarm	Х		Siemens (strobe & horn). Not complete in fine arts

TECHNOLOGY		Bood	fair	god comments
				Rooms are sharing space with electrical, janitorial equipment, mop sinks
IT Rooms			Х	and/or storage. Rooms are sprinkled. Need AC installed.
Fiber Optic Cabling				Older single mode fiber between buildings, multimode between IT rooms,
(between buildings/IT				some CAT6 tie lines between racks.
rooms)		х		
Data Cabling (within				CAT 6 cabling. Switches were upgraded recently.
buildings)	х			
				Need to update paging for the district. Paging speakers not loud enough in
Bells/Paging System			Х	gyms/large spaces.
				There is no synchronized clock system. Some satellite clocks and digital
Clock System			х	signage running software to display time.
Classroom Audio/Video				Standard throw projectors being replaced with 75" interactive displays. Plan
Systems	х			to replace Lightspeed audio with Audio Enhancement systems.
Large Space Audio/Video				Audio for gyms needs upgrade. One gym has no audio system. Auditorium
Systems			Х	needs new AV and lighting systems and acoustic treatment.
Security Camera System			Х	Need to update Sony cameras and VMS (currently exacqvision software)
				Axis intercom at main entrance. Card readers at priority doors. Vanderbilt
Access Control System		х		SMS.



BUDGET DETAIL

Facility Assessment
Cost Detail by Building

2/18/2022

ITEM #:	1				Acres:		7			
	Chippewa Middle School - Site	ework				Mid	dle Schoo			
	Description	Quantity	UOM		Unit Cost	Т	otal Cost			
Sitework	SITEWORK					\$	-			
Drainage	Having issues with township backups (large stormwater events). Property sees back-ups floods from downstream within the system.	I	ALLOW	\$	150,000.00	\$	150,0			
Asphalt Parking/ Drives	Main parking lot pavement is in good condition (resurfaced 10 years ago). Some see item below urbs need to be repaired.									
Asphalt Parking/ Drives	Asphalt paving		assume wo	rk not re	eauired	\$				
Concrete Curbs		1,000	LF	\$	35.00	\$	35,			
Sidewalks	Concrete sidewalks at the following locations are in cracked and in poor condition: west of loading dock, south of the gym, at south entrance, and adjacent to bus loop and parent drop-off. Asphalt adjacent to the track is in fair condition.		see items t	pelow		\$				
Asphalt Parking/ Drives	Remove & replace asphalt paving near track	I	ALLOW	\$	25,000.00	\$	25,			
Sidewalks	Sidewalks - remove & replace (assumed sf)	15,000	SF	\$	11.50	\$	172,			
Sidewalks	Track resurfacing Assume partial patch & resurface/restripe (exclude remove & replace asphalt)	45,000	SF	\$	4.00	\$	180,			
Adequate Parking			assume wo	rk not re	eguired	\$				
Bus Loop	Pavement at bus loop at south entrance is in poor condition:		see items b		•	\$				
Bus Loop	Remove & replace asphalt paving	16,200	SF	\$	6.39	\$	103,			
Bus Loop	Sidewalks - remove & replace (assumed sf)	3,000	SF	\$	11.50	\$	34			
Bus Loop	Striping and signage	16,200	SF	\$	0.14	\$	2			
Bus Loop	Remove & replace concrete curbs	1,100	LF	\$	30.00	\$	33			
Bus Loop	Adjust storm structures	8	EA	\$	800.00	\$	6			
Bus Loop	Site restoration/landscaping	I	LS	\$	5,000.00	\$	5			
Playgrounds	Not present.		assume wo	rk not re	equired	\$				
Student Drop off Area	There is a conflict with the shared parent drop-off loop and service/loading access drive.	I	ALLOW	\$	300,000.00	\$	300			
Landscaping	Landscaping at south entrance is in poor condition.	I	LS	\$	35,000.00	\$	35			
Irrigation Systems	N/A except some athletic fields in the district.		assume wo	rk not re	equired	\$				
Athletic fields	New tennis courts are currently under construction. Track is in poor condition. Athletics facilities adjacent to the track are unsafe and need to be replaced.		no work at	tennis o	ourt	\$				
Athletic fields	Remove athletic facility	I	ls	\$	15,000.00	\$	15			
Athletic fields	Construct new athletic facility	I	ls	\$	150,000.00	\$	150			
Athletic fields	Remove/replace concession stand	600	SF	\$	400.00	\$	240			
Athletic fields	Track resurfacing - see item above		see item al	oove		\$				
Fencing	The fence at the track is in fair/poor condition.	2,000	LF	\$	35.00	\$	70			
Service Entrance	There is a conflict with the shared parent drop-off loop and service/loading access drive.		same drop	-off item	above	\$				
Signage	Main entrance sign is in poor condition.	1	ls	\$	35,000.00	\$	35			
Dumpster Location	Located behind D wing - areas have electrical distribution (needs to be cleaned up/safety issues). The wood screen fence at the service yard needs to be replaced.	I	LS	\$	15,000.00	\$	15			
Dumpster Location	Electrical service		see buildin	g new ele	elctrical	\$				
Dumpster Location	Wood fence - remove & replace	100	lf	\$	200.00	\$	20			
Traffic Directions	·		assume wo	rk not r	equired	\$				
Parking Lot Lighting	Concrete poles, fixtures have not yet been replaced with LED.		assume by	owner		\$				
Retaining Walls	·		assume wo		equired	\$				
Barrier Free Access	Barrier free parking is located far from entrances. No barrier free access from the school to the track.	l	ls	\$	50,000.00	\$	50,			
						\$				
	Direct Trade	78	acres	\$	21,502.05	\$	1,677,			



ITEM #:				Gro	ss Area:		196,000
712 students	Chippewa Middle School - Building In	Middle School					
	Description	Quantity	UOM		Unit Cost		Total Cost
	BUILDING SHELL					\$	-
Roofing	District currently working on replacement. Existing membrane dates back to	196,000	SF	\$	28.00	\$	5,488,000
	2001, 2003, and 2010 based on location within building. Combination of rubber						
	membranes manufactured by JP Stevens, Cooley, and Firestone. Many leaks visible						
	in ceiling tiles						
Exterior Windows	Some original windows have been replaced with special lite 'orange' storefront	28,117	SF	\$	95.00	\$	2,671,115
	frames which are in good condition. Notice areas in wings. Recommend replacing						
D. W. D. L.	remianing aluminum windows.			1		•	
Positive Drainage	Main entrance not well defined or visible from the street. Recommend relocating		see item be	rk not requ	iirea	\$	-
Defined Lift y	the main entrance and office to the Kinawa Dr. entrance (currently bus entrance)		see itelli be	EIOW		Ψ	-
	the main end ance and office to the Kinawa 51. end ance (currently bus end ance)						
Defined Entry	Move front office from west elevation to south elevation		consider as	an improve	ement	\$	_
	Add new canopy at south main entrance			an improve		\$	-
Accessibility	17		 	rk not requ		\$	-
Fascia/Soffits	Need to repair the coping/gravel stop facia in some areas; soffits to be repainted -	5,110	LF	\$	65.00	\$	332,150
	assume remove/replace coping/blocking, paint soffit						
Brick / CMU	CMU at precast panel replacement locations showing signs of water intrusion -	1	ALLOW	\$	200,000.00	\$	200,000
	further investigation needed; CMU on south wall (Areas A & B) showing signs of						
	water penetration below the window. Additions in northernmost wing not						
	impressed with quality of exterior wall construction. Brick appears to be in good						
	condition - assume patch and repair						
Concrete Wall Panels	Wall panels dirty/discolored - recommend cleaning or staining walls as approprate	78,320	SF	\$	2.00	\$	156,640
Metal Siding	Vertical metal siding dented in some locations;	1	ALLOW	\$	35,000.00	\$	35,000
Caulk Joints	service and replace.	78,320	SF	\$	0.75	\$	58,740
	present on exterior window sills, precast, aluminum framing and doors	78,320	SF	\$	0.20	\$	15,664
Exterior Doors	Original hollow metal or aluminum (not thermal) - need to be replaced, including	44	EA	\$	8,000.00	\$	352,000
	overhead doors						
	Aluminum doors at classrooms	20		\$	8,000.00	\$	160,000
	FRP doors at main entry vestibles - exterior	28 26	-	\$	8,000.00	\$	224,000 208,000
	FRP doors at main entry vestiubles - interior Hollow metal frames (from 1995 renovation) needs to be removed and replaced;	26	see item be		8,000.00	\$	208,000
Duliding Lift ances	no secure vestibule		see iteili be	21044		Ψ	_
Building Entrances	HM sidelites/transoms	960	SF	\$	75.00	\$	72,000
	exterior building-mounted lighting allowance	I	LS	\$	20,000.00	\$	20,000
Insulation	Insulation could be improved. Exterior walls are precast panels & CMU/Storefront	50,000	SF	\$	15.25	\$	762,500
	(insulated and uninsulated)						
Structural							
oci accara.	Athletics facilities adjacent to the track are unsafe and need to be demolished or		moved to s	site athletic	fields	\$	-
ou decard.	Athletics facilities adjacent to the track are unsafe and need to be demolished or replaced.		moved to s	site athletic	fields	\$	-
	replaced.					Ť	-
Structural	replaced. Remove/replace concession stand		moved to s	site athletic	fields	\$	-
Structural Structural	replaced. Remove/replace concession stand Remove/replace press box	1	moved to s	site athletic ne as item i	fields n sitework	\$	
Structural Structural	replaced. Remove/replace concession stand	1	moved to s	site athletic	fields	Ť	-
Structural Structural	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after	1	moved to s	site athletic ne as item i	fields n sitework	\$	
Structural Structural	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after	ı	moved to s	site athletic ne as item i	fields n sitework	\$	100,000
Structural Structural	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after moving from Central campus location)	196,000	moved to s assume san ALLOW	site athletic ne as item i	fields n sitework	\$ \$	100,000
Structural Structural Tunnels Walls Corridors	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after moving from Central campus location) INTERIORS Paint/refresh entire building Corridors	196,000 30,095	moved to s assume san ALLOW SF	site athletic ne as item ii \$	fields n sitework 100,000.00	\$ \$ \$ \$ \$	100,000 - - 294,000
Structural Structural Tunnels Walls Corridors Lighting	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after moving from Central campus location) INTERIORS Paint/refresh entire building Corridors Assume lights new with ceiling replacement	196,000 30,095 30,095	moved to s assume san ALLOW SF SF SF	site athletic ne as item ii \$ \$	fields n sitework 100,000.00	\$ \$ \$ \$ \$	100,000 - - 294,000 - 225,713
Structural Structural Tunnels Walls Corridors Lighting Mechanical Diffusers	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after moving from Central campus location) INTERIORS Paint/refresh entire building Corridors Assume lights new with ceiling replacement Assume grilles/diffusers new with ceilings	196,000 30,095	moved to s assume san ALLOW SF SF SF	site athletic ne as item in \$ \$ \$	fields n sitework 100,000.00	\$ \$ \$ \$ \$ \$	100,000 - - 294,000
Structural Structural Tunnels Walls Corridors Lighting Mechanical Diffusers	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after moving from Central campus location) INTERIORS Paint/refresh entire building Corridors Assume lights new with ceiling replacement Assume grilles/diffusers new with ceilings Terrazzo flooring in areas - in good shape - remove adhered brick base on CMU	196,000 30,095 30,095	moved to s assume san ALLOW SF SF SF	site athletic ne as item in \$ \$ \$	fields n sitework 100,000.00	\$ \$ \$ \$ \$	100,000 - - 294,000 - 225,713
Structural Structural Tunnels Walls Corridors Lighting Mechanical Diffusers	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after moving from Central campus location) INTERIORS Paint/refresh entire building Corridors Assume lights new with ceiling replacement Assume grilles/diffusers new with ceilings Terrazzo flooring in areas - in good shape - remove adhered brick base on CMU walls - owner request. Carpeted areas in need of replacement. There is a large	196,000 30,095 30,095	moved to s assume san ALLOW SF SF SF	site athletic ne as item in \$ \$ \$	fields n sitework 100,000.00	\$ \$ \$ \$ \$ \$	100,000 - - 294,000 - 225,713
Structural Structural Tunnels Walls Corridors Lighting Mechanical Diffusers Flooring	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after moving from Central campus location) INTERIORS Paint/refresh entire building Corridors Assume lights new with ceiling replacement Assume grilles/diffusers new with ceilings Terrazzo flooring in areas - in good shape - remove adhered brick base on CMU walls - owner request. Carpeted areas in need of replacement. There is a large floor crack between Area F and Area C	196,000 30,095 30,095 30,095	moved to s assume san ALLOW SF SF SF SF SF SF see items b	site athletic ne as item ii \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	fields n sitework 100,000.00 1.50 7.50 0.45	\$ \$ \$ \$ \$ \$ \$	100,000 - - 294,000 - 225,713 13,543
Structural Structural Tunnels Walls Corridors Lighting Mechanical Diffusers Flooring	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after moving from Central campus location) INTERIORS Paint/refresh entire building Corridors Assume lights new with ceiling replacement Assume grilles/diffusers new with ceilings Terrazzo flooring in areas - in good shape - remove adhered brick base on CMU walls - owner request. Carpeted areas in need of replacement. There is a large floor crack between Area F and Area C Remove brick base	196,000 30,095 30,095	moved to s assume san ALLOW SF SF SF SF SF SF SL LF	site athletic ne as item in \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	fields n sitework 100,000.00 1.50 7.50 0.45	\$ \$ \$ \$ \$ \$ \$	294,000 - 294,000 - 225,713 13,543 -
Structural Structural Tunnels Walls Corridors Lighting Mechanical Diffusers Flooring Flooring Flooring	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after moving from Central campus location) INTERIORS Paint/refresh entire building Corridors Assume lights new with ceiling replacement Assume grilles/diffusers new with ceilings Terrazzo flooring in areas - in good shape - remove adhered brick base on CMU walls - owner request. Carpeted areas in need of replacement. There is a large floor crack between Area F and Area C Remove brick base Terrazzo floor patching allowance	196,000 30,095 30,095 30,095 5,000	moved to s assume san ALLOW SF SF SF SF SF LF ALLOW	site athletic ne as item in \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	fields n sitework 100,000.00 1.50 7.50 0.45 10.00 5,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	100,000 - 294,000 - 225,713 13,543 - 50,000 5,000
Structural Structural Tunnels Walls Corridors Lighting Mechanical Diffusers Flooring Flooring Flooring Flooring	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after moving from Central campus location) INTERIORS Paint/refresh entire building Corridors Assume lights new with ceiling replacement Assume grilles/diffusers new with ceilings Terrazzo flooring in areas - in good shape - remove adhered brick base on CMU walls - owner request. Carpeted areas in need of replacement. There is a large floor crack between Area F and Area C Remove brick base Terrazzo floor patching allowance Remove/replace carpet - assume 50% area	196,000 30,095 30,095 30,095	moved to s assume san ALLOW SF SF SF SF SF SR SE	site athletic ne as item in \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	fields n sitework 100,000.00 1.50 7.50 0.45 10.00 5,000.00 7.06	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	100,000 - 294,000 - 225,713 13,543 - 50,000 5,000 106,168
Structural Structural Tunnels Walls Corridors Lighting Mechanical Diffusers Flooring Flooring Flooring Flooring	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after moving from Central campus location) INTERIORS Paint/refresh entire building Corridors Assume lights new with ceiling replacement Assume grilles/diffusers new with ceilings Terrazzo flooring in areas - in good shape - remove adhered brick base on CMU walls - owner request. Carpeted areas in need of replacement. There is a large floor crack between Area F and Area C Remove brick base Terrazzo floor patching allowance Remove/replace carpet - assume 50% area Sagging 2x4 suspended acoustical ceiling tiles - Recomend new 2x2 ceiling grid and	196,000 30,095 30,095 30,095 5,000 1 15,048	moved to s assume san ALLOW SF SF SF SF SF SR SE	site athletic ne as item in \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	fields n sitework 100,000.00 1.50 7.50 0.45 10.00 5,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	100,000 - 294,000 - 225,713 13,543 - 50,000 5,000
Structural Structural Tunnels Walls Corridors Lighting Mechanical Diffusers Flooring Flooring Flooring Flooring Ceilings/Walls	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after moving from Central campus location) INTERIORS Paint/refresh entire building Corridors Assume lights new with ceiling replacement Assume grilles/diffusers new with ceilings Terrazzo flooring in areas - in good shape - remove adhered brick base on CMU walls - owner request. Carpeted areas in need of replacement. There is a large floor crack between Area F and Area C Remove brick base Terrazzo floor patching allowance Remove/replace carpet - assume 50% area	196,000 30,095 30,095 30,095 5,000 1 15,048	moved to s assume san ALLOW SF SF SF SF SE SE SF SE SE SE SF SE	site athletic ne as item in \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	fields n sitework 100,000.00 1.50 7.50 0.45 10.00 5,000.00 7.06	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	100,000 - 294,000 - 225,713 13,543 - 50,000 5,000 106,168
Structural Structural Tunnels Walls Corridors Lighting Mechanical Diffusers Flooring Flooring Flooring Flooring Ceilings/Walls	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after moving from Central campus location) INTERIORS Paint/refresh entire building Corridors Assume lights new with ceiling replacement Assume grilles/diffusers new with ceilings Terrazzo flooring in areas - in good shape - remove adhered brick base on CMU walls - owner request. Carpeted areas in need of replacement. There is a large floor crack between Area F and Area C Remove brick base Terrazzo floor patching allowance Remove/replace carpet - assume 50% area Sagging 2x4 suspended acoustical ceiling tiles - Recomend new 2x2 ceiling grid and tiles, brick walls need to be repainted in Area F	196,000 30,095 30,095 30,095 5,000 I 15,048 30,095	moved to s assume san ALLOW SF SF SF SF SE SE SF SE SE SE SF SE	site athletic ne as item in \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1.50 7.50 0.45 10.000 5,000.00 12.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	100,000 - 294,000 - 225,713 13,543 - 50,000 5,000 106,168 361,140
Structural Structural Tunnels Walls Corridors Lighting Mechanical Diffusers Flooring Flooring Flooring Ceilings/Walls Lockers	replaced. Remove/replace concession stand Remove/replace press box present around this school, need further investigation. (served as high school after moving from Central campus location) INTERIORS Paint/refresh entire building Corridors Assume lights new with ceiling replacement Assume grilles/diffusers new with ceilings Terrazzo flooring in areas - in good shape - remove adhered brick base on CMU walls - owner request. Carpeted areas in need of replacement. There is a large floor crack between Area F and Area C Remove brick base Terrazzo floor patching allowance Remove/replace carpet - assume 50% area Sagging 2x4 suspended acoustical ceiling tiles - Recomend new 2x2 ceiling grid and tiles, brick walls need to be repainted in Area F should be considered for replacement - not uniform type throughout school.	196,000 30,095 30,095 30,095 5,000 I 15,048 30,095	moved to s assume san ALLOW SF SF SF SF SF SF SE EA LF ALLOW SF SF SF	site athletic ne as item in \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1.50 7.50 0.45 10.000 5,000.00 12.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	100,000 - 294,000 - 225,713 13,543 - 50,000 5,000 106,168 361,140



6: (6)			1	1	•					
Size of Corridor				ork not required	\$	-				
	School has wings with main corridors. Have issues with current fire doors. Need to investigate and address issues in A,		see item al	ork not required	\$	<u> </u>				
Linergency Egress	B, & C wings.		see itein at	50ve	Ψ	_				
Locker Rooms	Original to this wing/addition/tired/dated/need upgrades - finishes only	3,300	SF	\$ 25.00	\$	82,500				
	Signage for entire school	196,000	SF	\$ 0.55	\$	107,800				
Classrooms	Classrooms	49,800	SF		\$	-				
Flooring	Consider replacement with upcoming bond cycle.	49,800	SF	\$ 7.06	\$	351,588				
Ceilings	sagging 2x4 suspended acoustical ceiling tiles - replace ceiling tiles, consider new 49,800 SF \$ 9.50 2x2 ceiling grid									
Egress Windows	did not inspect or test - some classrooms have exterior doors for egress.		assume wo	rk not required	\$	_				
	Replace casework in the Teachers Lounge and Art Room. Consider selective		see items b		\$	-				
	replacement and repair in other locations. Home Ec casework is dated and									
Casework	should be replaced. Millwork (Teachers Lounge & Art Room)	150	LF	\$ 450.00	\$	67,500				
Casework	Premium for tall storage cabinets	30	LF	\$ 450.00	\$	13,500				
	Countertop Mounted Sinks	30	EA	\$ 5,000.00	\$	15,000				
	Millwork - other classrooms	960	LF	\$ 450.00	\$	432,000				
	Premium for tall storage cabinets at other classrooms	384	LF	\$ 450.00	\$	172,800				
	Millwork - science classrooms		not include		\$	-				
Marker/Chalkboards			assume wo	ork not required	\$	-				
Heating			see item be	elow	\$	-				
Air-Conditioning			assume wo	ork not required	\$	-				
Daylight			assume wo	ork not required	\$	-				
Overall Size	Big Spaces - Operable partitions need to be replaced.	322	LF	\$ 440.00	\$	141,680				
	Ceiling modifications/patching/painting at operable partitions	322	LF	\$ 75.00	\$	24,150				
Doors	Many doors scratched / chipped. Recommend selective replacement - not	145	EA	\$ 3,500.00	\$	507,500				
	uniform type throughout school. Many doors need barrier free hardware replacement									
Lighting	Assume new lighting at new ceilings	49,800	SF	\$ 7.00	\$	348,600				
	Assume add diffuser with new ceilings	49,800	SF	\$ 0.45	\$	22,500				
	Classrooms adjacent to cafeteria (D101, D102, & D103) in poor condition - in	2,080	SF	\$ 75.00	\$	156,000				
·	disrepair, acoustics poor, panel construction - recommend removal and relocation									
	- renovate classrooms back to cafeteria SF									
•	Relocate/renovate classrooms in different location	2,080	SF	\$ 125.00	\$	260,000				
Cafeteria General Note 2				ula a se us satissa d	\$					
Furniture				ork not required E budget %	\$	-				
	Operable partitions need to be replaced.	160	LF	\$ 440.00	\$	70,400				
	Ceiling modifications/patching/painting at operable partitions	160	LF	\$ 75.00	\$	12,000				
	Shape of room not condusive to efficient use, mezzanines are not barrier free	4	EA	\$ 15,000.00	\$	60,000				
	accissible, overflow instrument storage in corridors (poor condition)									
Home Ec	Original casework should be replaced, recommend replacement of suspended		see items b	pelow	\$	-				
	tectum ceilings, flooring to be replaced									
	Millwork - Home-EC classroom	180	LF	\$ 450.00	\$	81,000				
	Premium for tall storage cabinets at Home-EC	40		\$ 450.00	_	18,000				
	Countertop Mounted Sinks - Home-Ec		EA	\$ 5,000.00	\$	60,000				
Toilet Rooms	Toilet Rooms	3,260	SF	1	\$	-				
Fixtures Operational				ork not required	\$	-				
Toilet Partitions	Wall tile			ork not required ork not required	\$	-				
	Epoxy poured in place.			ork not required	\$	<u> </u>				
Floor Drains	aporty poured in piace.			ith ADA accessible	\$	-				
Lighting				ith ADA accessible	\$	-				
Hand Dryers				ork not required	\$	-				
	Hard drywall lids (peeling paint/stains) - paint ceiling only	1,130	SF	\$ 2.00	\$	2,260				
Mirrors			assume wo	rk not required	\$	-				
ADA Accessible	Some have been updated but some are outdated and in need of ADA compliance.	3,260	SF	\$ 275.00	\$	896,500				
General Note	Some toilet rooms have been remodeled		assume wo	ork not required	\$	-				
Gymnasium	Gymnasium	27,660	SF		\$	-				
Size				ork not required	\$	-				
Flooring	existing wood floors need to be replaced (district already in progress with		work by o	wner	\$	-				
	scheduling this work ahead of bond).			T						
	walls & ceilings need to be repainted	27,600	SF	\$ 4.00	\$	110,400				
Lighting	Light fixtures replaced as park of LED bulb replacement funds/speakers added.		not include	PG P	\$	-				
HVAC	Need ventilation; one main gym/one aux gym connected to main gym and old pool	27,660	SF	\$ 2.00	\$	60,000				
I	turned into new gym.									
Daylight	perimeter windows/translucent panels not present.		assume wo	ork not required	\$	-				



Gyne Equipment globs hospe not glast, well pads should be scenariod heatanth the baskers (both Gyne Equipment (but of the party of the							
Compagnment	Gym Equipment	Side hoops not glass, wall pads should be extended beneath the baskets (both		SF		\$	-
Compagnment Desirability and poor condition - recommend replacement. No bit 5		gyms)					
Stre of Control Contro	Gym Equipment	Wall pads	720	SF	\$ 9.00	\$	6,480
Size of Cornidos Cornidos Cornidos (Assertance of the C	Gym Equipment	Basketball backstops	2	EA	\$ 7,500.00	\$	15,000
Size of Cerristor General New Considered, No blanchers present in nax gram (old pool) location. Signature Considered, No blanchers present in nax gram (old pool) location. Locker Rosens Locker Rosens Locker Rosens Locker Rosens Locker Rosens General New Considered, No blanchers present in nax gram (old pool) location. Weight Boson recently removated Weight Boson recently removated Weight Boson recently removated Weight Boson recently removated General New Considered Rosens General New Considered Rosens General New Considered Rosens General New Considered Rosens Cateloria Cateloria Cateloria Cateloria Cateloria Rosens are well not required \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Doors	Hollow metal doors dented and in poor condition - recommend replacement. No	\$ 3,500.00	\$	49,000		
Beschem Medical companies and reset function. Appearance looked disease, replacement should be considered. No blocker's presents and same growford poliphososion.		barrier free hardware.					
Beschem Medical companies and reset function. Appearance looked disease, replacement should be considered. No blocker's presents and same growford poliphososion.	Size of Corridor	Corridor/Lohby area outside of gym recentally repoyated		assume wo	rk not required	\$	
Egents Locker Rooms			1 500			_	300,000
Lacker Rooms 1,5,500 5	Bleachers		1,500	3LA 13	φ 200.00	Ψ	300,000
Lacker Rooms Milptig Room cerearly renovated WallsCelling General Nets Original audilary gmi coaton. Iffield spool all new finisher's steet good rooms and covered of with an amount of the steet good rooms and coved of down all panies used for sound shadong manerals. Catteria Rooms Roo		be considered. No bleachers present in aux gym (old pool) location.					
Locker Rooms good condence, paint couch up needed, organal (26 years old)	Egress			assume wo	ork not required	\$	-
Weight Room Secretly mnovasted	Locker Rooms	Locker Rooms	15,500	SF			
Weight Roam Security removated	Locker Rooms	In good condition, paint touch up needed, original (26 years old)	15,500	SF	\$ 5.00	\$	77,500
General Note Congrain auditary gmi location - filled in pool / all new finishes / sheet good fooring net wood / odd wall panels used for sound shorting materials.							
General Noto Crigorial auxiliary gmi location – filled in pool 2 all new finisher's leberg good to flooring motivation. Catelerais Flooring Needs to be replaced - cracking deparation present (district already underway) Celling/Walls Boccome of register of the suspended tectum celling & grid. Walls need to be painted. Celling/Walls Boccome A register activities paints - celleraris Celling/Walls Boccome A register activities a		recentary renorated		with item a	hove	\$	
Carlegarium Conting now wood / odd will purely used for bound aborhong materials. Section		Original auxiliary gym location - filled in pool / all new finishes / sheet good		t			
Callegy/Wilsh Benows & register sectum parels underside metal deck - cafetoria. Cellingy/Wilsh Benows & register sectum parels underside metal deck - cafetoria. Cellingy/Wilsh Benows & register sectum parels underside metal deck - cafetoria. Cellingy/Wilsh Benows & register sectum parels underside metal deck - cafetoria. Cellingy/Wilsh Benows & register sectum parels underside metal deck - cafetoria. Cellingy/Wilsh Benows & register sectum parels underside metal deck - cafetoria. Cellingy/Wilsh Benows & register sectum parels underside metal deck - cafetoria. Cellingy/Wilsh Benows & register sectum parels underside metal deck). New diffusers. Cellingy/Wilsh Benows & register sectum parels underside metal deck). New diffusers. Cellingy/Wilsh Benows & register sectum parels underside metal deck). New diffusers. Cellingy/Wilsh Benows & register sectum parels underside metal deck). New diffusers. Cellingy/Wilsh Benows & register sectum parels underside metal deck). New diffusers. Accessibility The cafetoria bas classrooms present within the space, tooler rooms within the space tooler rooms within t	General Note			assume wo	in k not required	Ψ	_
Floring Needs to be registed - cracking/separation present (district already undrivary with reprint). Service		flooring not wood / odd wall panels used for sound absorbing materials.					
with repairs). Callings/Wish Recommend replacements of the suspended secum ceiling & grid. Walls need to be instituted. Callings/Wish Remove & replace secretum panelsdeterris Callings/Wish Remove & replace secretum panels underside metal deckcafeteris Callings/Wish Remove & replace secretum panels underside metal deckcafeteris Callings/Wish Remove & replace secretum panels underside metal deckcafeteris Callings/Wish Remove & replace secretum panels underside metal deckcafeteris Callings/Wish Remove & replace secretum panels underside metal deck)New Callings/Wish Remove & replace secretum underside metal deck)New Grant Remove Priental discretor k, too access tectum underside metal deck)New Grant Remove Priental discretor k, too access tectum underside metal deck)New Grant Remove Remove & replace secretum underside metal deck)New Grant Remove Remove & replace secretum underside metal deck)New Grant Remove Remove & replace secretum underside metal deck)New Grant Remove Remove & replace secretum underside metal deck)New Grant Remove Remove & replace discretor priental discretor in the replace of	Cafeteria	Cafeteria	6,200	SF		\$	-
Callings/Valls Recovered replacement of the suspended texturn calling & grid. Walls need to be painted to be pa	Flooring	Needs to be replaced - cracking/separation present (district already underway		work by ov	wner	\$	-
Callings/Valls Recovered replacement of the suspended texturn calling & grid. Walls need to be painted to be pa		with repairs).					
Cellings/Walls Remove & replace tectum panels - calteteris	Ceilings/Walls			see items b	pelow	\$	-
Cellings/Walls Remove & replace textum panels - cafeteria Cellings/Walls New ACT - cafeteria Cellings/Walls New ACT - cafeteria Cellings/Walls New ACT - cafeteria HYAC Cellings/Walls New ACT - cafeteria Accessibility That cafeteria tasa classrooms present within the space, toilet rooms within the space, toilet rooms within the space, toilet rooms within the space, and interior access to the kitchen. Lighting Uprades Recroft bulb replacements being completed. Fixtures will need to be replaced - not efficient, not high performing. Seating distorce purchasing new ableschars/seating. Seating distorce purchasing new ableschars/seating. Seating distorce for one need to be replaced. Some doors do not have barrier free hardware. Cellings/Walls againg 2x4 suppended acoustical celling tilles - replace celling tilles. Phonone System replaces Phonone Center of the Wood doors - recomend selective replacements. Cellings/Walls againg 2x4 suppended acoustical celling tilles - replace celling tilles. Phonone System replace Phonone System replace Phonone System replace Master Clock replace See electrical sees electrical see electrical sees electrical sees electrical sees electrical sees electrical sees						ľ	
Ceilings/Walls Remove & regulare excum panels underside metal deck - cafeteria Ceilings/Walls New ACT	Coilings/M/alls		6.200	SE	\$ 22.00	2	136 400
Cellings/Walls New ACT - cateeras Cellings/Walls New Cats - cateeras Cellings/Walls Pain walls - cateeras Accessibility This cateera has classrooms present within the space, tollet rooms within the space, and interior access to the kitchen. Lighting uparable. Reroff bulb replacements being completed. Flocures will need to be replaced, and interior access to the kitchen. Lighting uparable. Reroff bulb replacements being completed. Flocures will need to be replaced - not efficient, not high performing. Sasting district purchasing new blades/chairufseating. Sasting district of corn need to be replaced. Some doors do not have barrier free hardware. Dolving the Recommend removing classrooms on west side to allow exterior exposure Doors Exterior doors need to be replaced. Some doors do not have barrier free hardware. General Note Offices Offices Flooring Carpet: consider replacement Lighting and sasting and supported accounted calculated replaced. Some doors do not have barrier free hardware with barrier free hardware; storefront embrane dated - recommend replacing barrier free hardware; storefront entrance dated - recommend replacing hardware with barrier free hardware; storefront entrance dated - recommend repainting or replace elling tiles, consider new with barrier free hardware; storefront entrance dated - recommend repainting or replacement Paging replace Phone System replace Phone System replace Phone System replace See Duffices See Subsequence See Subseque			0,200	-	Ψ 22.00	<u> </u>	130,100
Cellings/Walls Paint walls - cateleria			/ 202				-
### Accessibility This cafeerin has classrooms present within the space, tollet rooms within the space, and interior access to the licture. Lighting lugarities, Recroft buth presidements being completed. Fixtures will need to be replaced - not efficient, not high performing.				<u> </u>		_	
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Doors assume work not required 5 Ceilings/Walls Paint/drywall/CMU ceiling pads and grid. 3,600 SF \$ 9.50 \$ 34,200 Acoustics no issues noted assume work not required \$ - Seating dated tables and chairs. Chairs and tables not appropriately sized for each other. owner FF&E budget % \$ - Shelving dated, but appeared functional. not included \$ -	General Note Offices Flooring Furniture Ceilings/Walls Doors Paging Master Clock Phone System Lighting Copy/Work Room Meeting Rooms Coffee Break Area Bathroom(s) Visibility Media Center Size Flooring	Exterior doors need to be replaced. Some doors do not have barrier free hardware. Offices Carpet; consider replacement remove and replace. sagging 2x4 suspended acoustical ceiling tiles - replace ceiling tiles, consider new 2x2 ceiling grid; exterior CMU/window. Wood doors - recomend selective replacement, recommend replacing hardware with barrier free hardware; storefront entrance dated - recommend repainting or replacement replace replace replace replace Toilet room needs to be updated poor visibility to the main entrance Media Center Media Center	4,000 4,000 16 4,000 205 3,600	see building not applica SF SF Owner FF& SF EA see electric see electric see electric see electric se electric se sey electric se electric se se electric se electric se see electric se electric se see electric se electric se see electric se e	g shell ble \$ 7.06 E budget % \$ 9.50 \$ 3,500.00 cal cal cal cal shove shove shove chove chove shove s	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	28,240 - 38,000 56,000 - - - 32,000 - - - 51,250 - - - 25,400
Ceilings/Walls Paint/drywall/CMU ceiling pads and grid. Acoustics no issues noted Seating dated tables and chairs. Chairs and tables not appropriately sized for each other. Shelving dated, but appeared functional.	Doors General Note Offices Flooring Furniture Ceilings/Walls Doors Paging Master Clock Phone System Lighting Copy/Work Room Meeting Rooms Coffee Break Area Bathroom(s) Visibility Media Center Size Flooring Lighting	Exterior doors need to be replaced. Some doors do not have barrier free hardware. Offices Carpet; consider replacement remove and replace. sagging 2x4 suspended acoustical ceiling tiles - replace ceiling tiles, consider new 2x2 ceiling grid; exterior CMU/window. Wood doors - recomend selective replacement, recommend replacing hardware with barrier free hardware; storefront entrance dated - recommend repainting or replacement replace replace replace replace Toilet room needs to be updated poor visibility to the main entrance Media Center Media Center	4,000 4,000 16 4,000 205 3,600	see building not applica SF SF Owner FF& SF EA see electric see electric see electric see electric se electric se sey electric se electric se se electric se electric se see electric se electric se see electric se electric se see electric se e	g shell ble \$ 7.06 E budget % \$ 9.50 \$ 3,500.00 cal cal cal cal shove shove shove chove chove shove s	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	28,240 - 38,000 56,000 - - - 32,000 - - 51,250 - - 25,400
Ceilings/Walls Paint/drywall/CMU ceiling pads and grid. Acoustics no issues noted Seating dated tables and chairs. Chairs and tables not appropriately sized for each other. Shelving dated, but appeared functional.	General Note Offices Flooring Furniture Ceilings/Walls Doors Paging Master Clock Phone System Lighting Copy/Work Room Meeting Rooms Coffee Break Area Bathroom(s) Visibility Media Center Size Flooring Lighting Copfice Space	Exterior doors need to be replaced. Some doors do not have barrier free hardware. Offices Carpet; consider replacement remove and replace. sagging 2x4 suspended acoustical ceiling tiles - replace ceiling tiles, consider new 2x2 ceiling grid; exterior CMU/window. Wood doors - recomend selective replacement, recommend replacing hardware with barrier free hardware; storefront entrance dated - recommend repainting or replacement replace replace replace replace Toilet room needs to be updated poor visibility to the main entrance Media Center Media Center	4,000 4,000 16 4,000 205 3,600	see building not applica SF SF Owner FF& SF EA see electric see electric see electric see electric see vith item a with item a with item a SF with item a SF assume wo SF assume wo assume wo	g shell ble \$ 7.06 E budget % \$ 9.50 \$ 3,500.00 \$ 3,500.00 cal cal cal cal cal blove blove blove chove chov	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	28,240 - 38,000 56,000 - - - 32,000 - - 51,250 - - 25,400 -
Acoustics no issues noted assume work not required \$ - Seating dated tables and chairs. Chairs and tables not appropriately sized for each other. owner FF&E budget % - Shelving dated, but appeared functional. not included \$ -	General Note Offices Flooring Furniture Ceilings/Walls Doors Paging Master Clock Phone System Lighting Copy/Work Room Meeting Rooms Coffee Break Area Bathroom(s) Visibility Media Center Size Flooring Lighting Office Space Ventilation	Exterior doors need to be replaced. Some doors do not have barrier free hardware. Offices Carpet; consider replacement remove and replace. sagging 2x4 suspended acoustical ceiling tiles - replace ceiling tiles, consider new 2x2 ceiling grid; exterior CMU/window. Wood doors - recomend selective replacement, recommend replacing hardware with barrier free hardware; storefront entrance dated - recommend repainting or replacement replace replace replace replace Toilet room needs to be updated poor visibility to the main entrance Media Center Media Center	4,000 4,000 16 4,000 205 3,600	see building not applica SF SF Owner FF& SF EA see electric see electric see electric see electric see vith item a with item a with item a SF with item a SSF assume wo SF assume wo assume wo assume wo	g shell ble \$ 7.06 E budget % \$ 9.50 \$ 3,500.00 cal cal cal cal cal cal cal blove chove ch	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	28,240 - 38,000 56,000 32,000 51,250 25,400
Seating dated tables and chairs. Chairs and tables not appropriately sized for each other. Shelving dated, but appeared functional. owner FF&E budget % not included \$ -	General Note Offices Flooring Furniture Ceilings/Walls Doors Paging Master Clock Phone System Lighting Copy/Work Room Meeting Rooms Coffee Break Area Bathroom(s) Visibility Media Center Size Flooring Lighting Office Space Ventilation Doors	Exterior doors need to be replaced. Some doors do not have barrier free hardware. Offices Carpet; consider replacement remove and replace. sagging 2x4 suspended acoustical ceiling tiles - replace ceiling tiles, consider new 2x2 ceiling grid; exterior CMU/window. Wood doors - recomend selective replacement, recommend replacing hardware with barrier free hardware; storefront entrance dated - recommend repainting or replacement replace replace replace replace Toilet room needs to be updated poor visibility to the main entrance Media Center no issues noted. Powerbond carpet, mid-nineties	4,000 4,000 16 4,000 205 3,600	see building not applica SF SF SF Owner FF& SF EA see electric see electric see electric see electric see see consider in the see see with item a with item a SF assume wo SF assume wo assume wo assume wo assume wo	g shell ble \$ 7.06 E budget % \$ 9.50 \$ 3,500.00 cal cal cal cal shove sh	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	28,240 - 38,000 56,000 - - - 32,000 - - 51,250 - - 25,400 - -
Shelving dated, but appeared functional. not included \$ -	General Note Offices Flooring Furniture Ceilings/Walls Doors Paging Master Clock Phone System Lighting Copy/Work Room Meeting Rooms Coffee Break Area Bathroom(s) Visibility Media Center Size Flooring Lighting Office Space Ventilation Doors Ceilings/Walls	Exterior doors need to be replaced. Some doors do not have barrier free hardware. Offices Carpet; consider replacement remove and replace. sagging 2x4 suspended acoustical ceiling tiles - replace ceiling tiles, consider new 2x2 ceiling grid; exterior CMU/window. Wood doors - recomend selective replacement, recommend replacing hardware with barrier free hardware; storefront entrance dated - recommend repainting or replacement replace replace replace replace Toilet room needs to be updated poor visibility to the main entrance Media Center no issues noted. Powerbond carpet, mid-nineties Paint/drywall/CMU ceiling pads and grid.	4,000 4,000 16 4,000 205 3,600	see building not applica SF SF SF Owner FF& SF EA see electric see electric see electric see electric see vith item a with item a with item a sF with item a sSF ssume wo SF assume wo assume wo assume wo SF	g shell ble \$ 7.06 E budget % \$ 9.50 \$ 3,500.00 cal cal cal cal cal cal shove shove shove chove shove \$ 250.00 shove shove shove \$ 7.06 ork not required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	28,240 - 38,000 56,000 32,000 51,250 25,400 34,200
	General Note Offices Flooring Furniture Ceilings/Walls Doors Paging Master Clock Phone System Lighting Copy/Work Room Meeting Rooms Coffee Break Area Bathroom(s) Visibility Media Center Size Flooring Lighting Office Space Ventilation Doors Ceilings/Walls Acoustics	Exterior doors need to be replaced. Some doors do not have barrier free hardware. Offices Carpet; consider replacement remove and replace. sagging 2x4 suspended acoustical ceiling tiles - replace ceiling tiles, consider new 2x2 ceiling grid; exterior CMU/window. Wood doors - recomend selective replacement, recommend replacing hardware with barrier free hardware; storefront entrance dated - recommend repainting or replacement replace replace replace replace Toilet room needs to be updated poor visibility to the main entrance Media Center no issues noted. Powerbond carpet, mid-nineties Paint/drywall/CMU ceiling pads and grid. no issues noted	4,000 4,000 16 4,000 205 3,600	see building not applica SF SF SF Owner FF& SF EA see electric see electric see electric see electric see with item a with item a with item a sF with item a sSF with item a ssume wo assume wo assume wo assume wo assume wo SF assume wo assume wo SF assume wo assume wo ssume wo	g shell ble \$ 7.06 E budget % \$ 9.50 \$ 3,500.00 cal cal cal cal cal cal shove shove shove shove \$ 250.00 chork not required ork not required	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	28,240 - 38,000 56,000 - - - 32,000 - - - 51,250 - - - 25,400 - - - - - 34,200
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General Note held pre-brief here (functional but could use updates/remove) not included \$ -	Doors General Note Offices Flooring Furniture Ceilings/Walls Doors Paging Master Clock Phone System Lighting Copy/Work Room Meeting Rooms Coffee Break Area Bathroom(s) Visibility Media Center Size Flooring Lighting Office Space Ventilation Doors Ceilings/Walls Acoustics Seating	Exterior doors need to be replaced. Some doors do not have barrier free hardware. Offices Carpet; consider replacement remove and replace. sagging 2x4 suspended acoustical ceiling tiles - replace ceiling tiles, consider new 2x2 ceiling grid; exterior CMU/window. Wood doors - recomend selective replacement, recommend replacing hardware with barrier free hardware; storefront entrance dated - recommend repainting or replacement replace replace replace replace Toilet room needs to be updated poor visibility to the main entrance Media Center no issues noted. Powerbond carpet, mid-nineties Paint/drywall/CMU ceiling pads and grid. no issues noted dated tables and chairs. Chairs and tables not appropriately sized for each other.	4,000 4,000 16 4,000 205 3,600	see building not applica SF SF Owner FF& SF EA see electric see electric see electric see electric se with item a with item a with item a sF with item a sSF assume wo assume wo assume wo assume wo assume wo owner FF&	g shell ble \$ 7.06 E budget % \$ 9.50 \$ 3,500.00 cal cal cal cal cal shove shove shove shove above above fix not required ork not required should budget %	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	28,240 - 38,000 56,000 - - - 32,000 - - - 51,250 - - - 25,400 - - - - - 34,200
	General Note Offices Flooring Furniture Ceilings/Walls Doors Paging Master Clock Phone System Lighting Copy/Work Room Meeting Rooms Coffee Break Area Bathroom(s) Visibility Media Center Size Flooring Lighting Office Space Ventilation Doors Ceilings/Walls Acoustics Seating	Exterior doors need to be replaced. Some doors do not have barrier free hardware. Offices Carpet; consider replacement remove and replace. sagging 2x4 suspended acoustical ceiling tiles - replace ceiling tiles, consider new 2x2 ceiling grid; exterior CMU/window. Wood doors - recomend selective replacement, recommend replacing hardware with barrier free hardware; storefront entrance dated - recommend repainting or replacement replace replace replace replace Toilet room needs to be updated poor visibility to the main entrance Media Center no issues noted. Powerbond carpet, mid-nineties Paint/drywall/CMU ceiling pads and grid. no issues noted dated tables and chairs. Chairs and tables not appropriately sized for each other. dated, but appeared functional.	4,000 4,000 16 4,000 205 3,600	see building not applica SF SF SF Owner FF& SF	g shell \$ 7.06 E budget % \$ 9.50 \$ 3,500.00 \$ 3,500.00 \$ 8.00 above abo	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	28,240 - 38,000 56,000 32,000 51,250 25,400 34,200



Kitchen	Kitchen	5,300	SF		\$	
	300 daily student meals served. Full service kitchen at this school. Issues with	3,300	-	y area below	\$	
6	exterior receiving area. No dock area. No ability to turnaround full size semi	,	1			
	trailer. This location needs redesign/reformat this area for multiple reasons.					
	Building has tunnels and basement below grade.					
Equipment	JRA to provide list for selecting new equipment. All items need to be considered	\$ 525,000	.00 \$	525,000		
	from replacement. School plumbing is old and new supply lines for					
	domestic/gas/sanitary would be needed.					
Ceilings	Currently gypsum ceiling below tectum roof deck. Cafeteria ceiling has (2		see kitchei	n renovation below	\$	-
	layers/levels) has upper tectum roof deck and lower tectum panels mounted to					
	bottom of steel flanges. Install new drop ceiling with food service grade ceiling					
	tiles. Need new diffusers and grills					
Ceilings	Remove & replace tectum panels - kitchen		see kitchei	n renovation below	\$	_
	reality of a replace cectain parior retends				1	
Ceilings	New ACT - kitchen		see kitchei	n renovation below	\$	-
HVAC	Remove/reinstall ductwork (to access tectum underside metal deck) - New		see kitchei	n renovation below	\$	-
	diffusers					
Lighting	Remove & replace/install new lighting at new ACT/tectum removal		see kitchei	n renovation below	\$	-
Cooler/Freezer	Present - but old and should be replaced.		inc. w/equ	ipment above	\$	-
Floors	6x6 tile and rubber base. Drains/sinks/traps/ all need to be cleaned, maintained,		see kitchei	n renovation below	\$	-
	serviced.					
	Remove & replace quarry tile flooring - kitchen			n renovation below	\$	-
Delivery Space	Receiving area attached to new west elevation bus loop service drive. No		exclude ne	ew addition	\$	-
	receiving dock. Need to add large entry for delivery/receiving/unloading. No					
	covered protection currently.				_	
	Sitework for new receiving area		t	ew addition	\$	-
Storage Space	Lacking adequate storage space. Storage room too small. Mark Fargo suggested		exclude ne	ew addtion	\$	-
	utilizing current outdoor maintenance storage room with garage door for adding					
	new walk-in units. Expand space beyond boiler room for more storage/new					
	receiving and maintenance area.					
Kitchen Hood	Hood present. Old. Replace.		inc. w/equ	ipment above	\$	-
Make-up Air	Mark (building facilities director) mentioned to us that new units needed to		see kitchei	n renovation below	\$	-
	provide heating/cooling to Kitchen and Cafeteria. Currently operating with limited					
	heat capacity and lack of fresh air turnover.					
Serving Line	Compact space - not fully functional. (2) lines presently. Reuse service food		see kitchei	n renovation below	\$	-
	service casework, possibility.					
Electrical	No issues noted - such as too few outlets/location/breaker capacity.		assume wo	ork not required	\$	
	Upgrade light fixtures.		see kitchei	n renovation below	\$	
	Issues - new units needed per building facilities. Makeup air Unit?		t	other item	\$	
Secured			assume wo	ork not required	\$	
Fire Suppression/FA					\$	
Overall	Kitchen needs to be fully renovated. Remove all equipment to be salvaged/dispose	5,300	SF	\$ 250	.00 \$	1,325,000
	of items not to be reused. Remove floors/ walls/ceilings and redesign space.					
Auditorium	Auditorium (Includes Classrooms Corridors & Mazzanina)	32,300	SE		\$	
	Auditorium (Includes Classrooms, Corridors & Mezzanine)	32,300	see items	holow	\$	-
Size	good size for middle school auditorium (old high school auditorium)		see items	below	Φ	-
Flooring	Stage floor in fair condition, carpet to be replaced		see items	helow	\$	
1 iouring	Sample 1.00. II. Itali Condition, carpet to be replaced		Jee items		•	-
Flooring	Auditorium - assume carpet	5,650	SF	\$ 7	.06 \$	39,864
	Stage - wood flooring	4,000	SF	1	.00 \$	
	Corridors & classrooms - assume carpet	17,650	_	1	.50 \$	
	Mezzanine - sealed concrete/waterproofing?	5,000	SF	1	.50 \$	
	dated, space needs to be updated	2,000	see items		\$	
					1	
Ceilings	Auditorium ceiling includes scaffolding	5,650	SF	\$ 70	.00 \$	395,500
	Stage - clean & paint includes lifts	4,000	SF	†	.50 \$	
	Corridors & classrooms - assume ACT	17,650	SF	\$ 9	.00 \$	158,850
Ceilings	Mezzanine - exposed	5,000	SF	\$ 2	.50 \$	12,500
Walls	Auditorium - acoustical panel allowance	9,120	SF	\$ 40	.00 \$	364,800
Walls	Adjacent spaces	17,650	SF	\$ 2	.00 \$	35,300
Lighting	House lighting is poor, house/stage lighting control system is no longer supported	32,300	SF	\$ 7	.50 \$	242,250
	by the manufacturer and will need to be replaced within 10 years - recommend		1			
	ETC, no aisle lighting, walk-through lights needed (not on stage lighting control)		1			
	,			<u> </u>		
Acoustics	Acoustics are poor - too much reverberation. Reconfiguration of walls/ceilings		see item a	bove		
Acoustics	Acoustics are poor - too much reverberation. Reconfiguration of walls/ceilings and the addition of acoustical panels recommended	32,300		bove		14,593



Egress	Instrument storage in corridors causing emergency egress concerns, landing at egress doors by stage is too shallow (per today's code)	I	ALLOW	\$ 10,000	0.00	\$	10,000
Accessibility	barrier free seating in auditorium is minimal, no barrier free access to the stage from the auditorium	I	ALLOW	\$ 50,000	0.00	\$	50,000
Aux Rooms	practice rooms on mezzanine are not barrier free accessible, band lockers in		\$	-			
A . D	corridors - fire code violation, poor condition,	4	EA	\$ 50,000	0.00	\$	200.000
Aux Rooms	ADA lifts		 				200,000
	Enclose mezzanines/lift shaft	5,000	SF		5.00	\$	125,000
Doors	Recommend replacement, narrow doors for auditorium access - does not meet barrier free standards (width & hardware).	74	EA	\$ 3,50	0.00	\$	259,000
Doors	Remove/repalce auditorium doors	6	EA	\$ 8,00	0.00	\$	48,000
Seating	Original seats do not meet current barrier free requirements; functional but dated	600	EA	\$ 45	0.00	\$	270,000
AV / stage lighting systems	Appears to be original speakers/lights in place, recommend updates; lighting console are sufficient but detd, no LED stage light fixtures, recommend new	I	LS	\$ 100,000	0.00	\$	100,000
	projector and screen no direct access to control booth from auditorium						
AV / stage lighting systems	New projector and screen	I	LS	\$ 13,50	_	\$	13,500
Accessibility	Add access from auditorium to control room	I	LS	\$ 150,000	0.00	\$	150,000
Mechanical	Just added new RTUs for this space		assume wo	ork not required			
Support Spaces	Discuss current auditorium/music/performing arts needs at this middle school and consider alternatives.						
Senior Center	Senior Center	10,700	SF			\$	
	District maintains this space in conjunction with users. Dedicated entrance and	10,700	 	ork not required		\$	
Size	parking on the east side of school		assume w	ork not required		Ψ	_
Flooring	carpet; should be considered for replacement	10,700	SF	\$	7.06	\$	75,542
Ceilings	Suspended tectum ceiling panels.		assume wo	ork not required		\$	-
Lighting	Ok		assume wo	ork not required		\$	-
Ventilation			assume wo	ork not required		\$	-
Doors	Not all doors have barrier free hardware, recommend replacement	23	EA	\$ 1,000	0.00	\$	23,000
General Note	located in Unit C - district responsible for repairs / decent shape / dated but functional		assume wo	ork not required		\$	-
	Turcuonai				t	\$	_
	MECHANICAL	196,000	SF		t		
Heating Source and Condition	Building is served by two boiler rooms with two boilers in each. Boilers replaced	170,000	1	ork not required	t		
	in 2010 and 2013.						
Heating Pumps and Piping	Pumps replaced in 2010 and 2013. No issues with piping.		assume wo	ork not required		\$	_
	Parts of the building served by DX cooling (gyms and auditorium are not cooled)		t	ork not required		\$	-
Cooling Pumps and Piping				ork not required		\$	-
	Horizontal unit vents serve 36 classrooms.		 	ork not required		\$	-
AHUs and RTUs	20 ton RTU serves Cafeteria ('15), Classroom (2) 13,000 cfm AHU's ('19), Media Center 7.5 ton RTU ('19), Bus Ext. 10,000 cfm AHU ('19), Locker Room (2) 5,000 cfm AHU's ('15), G wing 10,000 cfm AHU ('19), and old pool 12,000 cfm RTU ('15) all in good condition. (4) Gym 8,000 cfm AHU's, Main Office 7.5 ton RTU, Commons RTU, Stage 8,000 cfm AHU, and Auditorium 16,000 cfm AHU are all at their end of life. (5) 5 ton RTU, (2) 4 ton RTU, (3) 7.5 ton RTU, (1) 3 ton RTU	ı	LS	\$ 825,000	0.00	\$	825,000
Ventilation	All exhaust is original and at end of life. No ventilation in tunnels. (6) 200 cfm EF's, (5) 600 cfm EF's, (2) 300 cfm EF's, (2) 1,200 cfm EF's, (5) 400 cfm EF's. (2) 2,000 cfm EF's, (1) 2,500 cfm EF, and (1) 1,800 cfm EF	196,000			0.15	\$	28,500
Building Management System/Controls	Older Trane SC with partial pneumatics in the building.	196,000	SF	\$	5.00	\$	980,000
	If system sits over the summer rusting occurs. Have some main breaks.		assume w	ork not required		\$	
	Sectioned together in 60's and 70's. Known to have backups from Township -					\$	
Januar, riping	backup in gym (rubber floor), boiler room floods in big rains.		1		- 1	-	_
Water Heaters						\$	
	185 gai, 365 MBH VVH installed in 15. Tuugal. ZuulmbH installed in 18	1		 		\$	
i lullibilig i iktul es	85 gal, 365 MBH WH installed in '15, 100gal, 200MBH installed in '08					*	
	Plumbing fixtures are in decent condition. Some drinking fountains replaced with electric water coolers with bottle fillers.						
Fire Protection	Plumbing fixtures are in decent condition. Some drinking fountains replaced with electric water coolers with bottle fillers. Area of building adjacent to the Auditorium is sprinkled (1995 renovation). The		assume wo	ork not required		\$	-
	Plumbing fixtures are in decent condition. Some drinking fountains replaced with electric water coolers with bottle fillers. Area of building adjacent to the Auditorium is sprinkled (1995 renovation). The rest of the building is non-sprinkled.						-
Pool equipment	Plumbing fixtures are in decent condition. Some drinking fountains replaced with electric water coolers with bottle fillers. Area of building adjacent to the Auditorium is sprinkled (1995 renovation). The rest of the building is non-sprinkled. N/A. Tunnels may have asbestos - need to inspect/confirm - district needs to provide	1	assume wo		0.00	\$ \$	- 100,000
Pool equipment	Plumbing fixtures are in decent condition. Some drinking fountains replaced with electric water coolers with bottle fillers. Area of building adjacent to the Auditorium is sprinkled (1995 renovation). The rest of the building is non-sprinkled. N/A.	1	not applica	able	0.00	\$	- 100,000
Pool equipment	Plumbing fixtures are in decent condition. Some drinking fountains replaced with electric water coolers with bottle fillers. Area of building adjacent to the Auditorium is sprinkled (1995 renovation). The rest of the building is non-sprinkled. N/A. Tunnels may have asbestos - need to inspect/confirm - district needs to provide latest compliance/inspection report. Discussed areaways around perimeter of building/dangerous/closed off/ventilation issues.		not applica	able	0.00	\$	- 100,000
Pool equipment Mechanical Tunnels	Plumbing fixtures are in decent condition. Some drinking fountains replaced with electric water coolers with bottle fillers. Area of building adjacent to the Auditorium is sprinkled (1995 renovation). The rest of the building is non-sprinkled. N/A. Tunnels may have asbestos - need to inspect/confirm - district needs to provide latest compliance/inspection report. Discussed areaways around perimeter of building/dangerous/closed off/ventilation issues.	196,000	not applica ALLOW	able \$ 100,000		\$ \$	-
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Facility Assessment Cost Detail by Building

2/18/2022

' '	The primary services are outside and overgrown with weeds. The exterior setup				in above
	is extremely dangerous. Need to replace and bring indoors.				
Generator	·				\$ -
Occupancy Sensors	N/A				\$ -
Lighting	Replace all lighting with LED?		in areas ab	ove	\$ -
Lighting	Misc. areas unaccounted for	26,685	SF	\$ 7.00	\$ 186,795
Lighting Control System	Toggle switches. Needs to be replaced.	196,000	SF	\$ 1.50	\$ 294,000
Panels	All of the panels are original to the building and degraded. Most of them should be				in above
	replaced. It will likely be difficult to find breakers for them.				
Panel Clearance					\$ -
Exit Signs	Exit signs are very old and letters are dim.		in areas ab	ove	
Fire Alarm	Siemens (strobe & horn). Not complete in fine arts	196,000	SF	\$ 0.75	\$ 147,000
Paging	replace	196,000	SF	\$ 0.60	\$ 117,600
Master Clock	replace	196,000	SF	\$ 0.25	\$ 49,000
Phone System	replace	196,000	SF	\$ 2.00	\$ 392,000
Branch wiring		196,000	SF	\$ 2.00	\$ 392,000
	TECHNOLOGY	196,000	SF		\$ -
IT Rooms	Rooms are sharing space with electrical, janitorial equipment, mop sinks and/or		included in	"Phone System" above	\$ -
	storage. Rooms are sprinkled. Need AC installed.				
Fiber Optic Cabling (between	Older singlemode fiber between buildings, multimode between IT rooms, some		included in	"Phone System" above	\$ -
buildings/IT rooms)	CAT6 tie lines between racks.				
Data Cabling (within buildings)	CAT 6 cabling. Switches were upgraded recently.		included in	"Phone System" above	\$ -
Bells/Paging System	Need to update paging for the district. Paging speakers not loud enough in		included in	"Paging" above	\$ -
	gyms/large spaces.				
Clock System	There is no synchronized clock system. Some satellite clocks and digital signage		included in	"Master Clock" above	\$ -
	running software to display time.				
Classroom Audio/Video Systems	Standard throw projectors being replaced with 75" interactive displays. Plan to		assume no	work required	\$ -
	replace Lightspeed audio with Audio Enhancement systems.				
Large Space Audio/Video	Audio for gyms needs upgrade. One gym has no audio system. Auditorium needs	- 1	EA	\$ 25,000.00	\$ 25,000
Systems	new AV and lighting systems and acoustic treatment.				
Security Camera System	Need to update Sony cameras and VMS (currently exacqvision software)	196,000	SF	\$ 1.00	\$ 196,000
Access Control System	Axis intercom at main entrance. Card readers at priority doors. Vanderbilt SMS.		assume no	work required	\$ -
					\$ -
	Direct Trade	196,000	SF	\$ 142.29	\$ 27,888,440

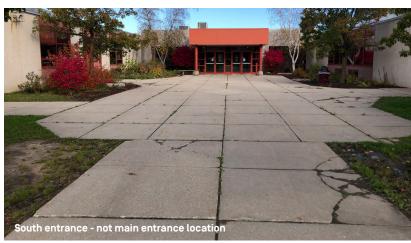
































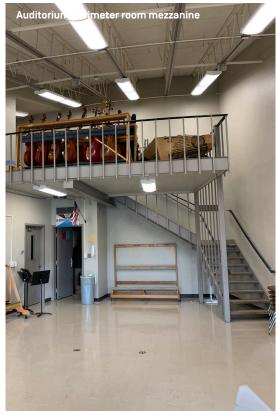




TowerPinkster







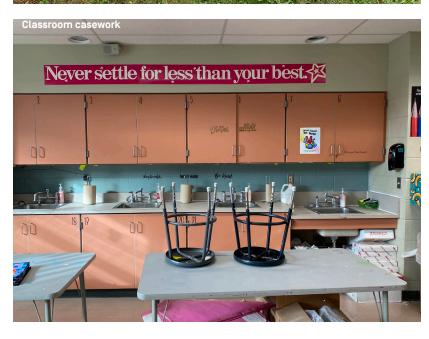
















OSCHOOL SCHOOL

Use: 9-12
Built: 1994
Additions + Renovations: 2015

Additions + Renovations: 2015

Total Building Area: 320,000 SF

Site Area: 96 Acres

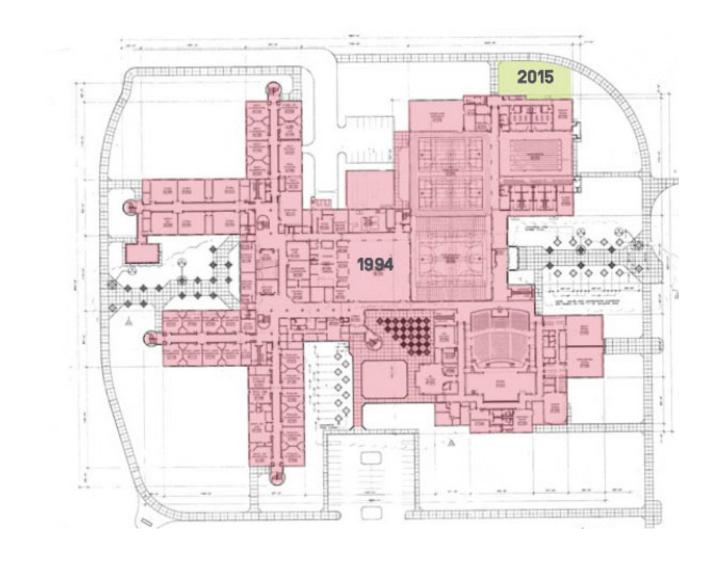
Enrollment: 1.457 students

Square Footage per Student: 219.6 sf/student

Renovation Cost: \$44,299,036 **Current Replacement Value (CRV):** \$107,200,000

Facility Condition Index (FCI): 41%















OBSERVATION HIGHLIGHTS

SITE

Drainage issues near Door 1 and outside of auditorium. Drainage issues also present on the exterior of south elevation near service doors outside the auditorium. Site circulation needs to be reviewed to study circulation conflicts in multiple locations.

ARCHITECTURE

The high school serves as the newest building in the district. In addition to the classrooms, the school has a media center with news production center located on the 2nd floor, gym with locker rooms, large kitchen, cafeteria, auditorium with green room and stage production areas, six lane 25 meter pool with locker rooms, exterior greenhouse and additional dedicated areas for band, choir, music, and orchestra. It lacks a clearly defined main entry and/or site directional signs, with many first time visitors approaching the athletics entry incorrectly. There is no secure vestibule at the Main Office. The building features a good amount of exterior glazing, offering lots of natural light into common areas within the building. Some improvements to be evaluated for upgrades are the current condition of the large barrel gutters, replacement of exterior translucent panels near natatorium, some aluminum exterior doors could use new hardware and adjustments. The metal roofing is noted as being in good condition as it approaches an age of 30 years, just some slight fading present. There are some areas where leaks are present and they cannot find them. The maintenance staff expressed interest during our site visit exterior improvements to the main service drive, and loading located on the north elevation of the school. Some repairs or cleaning required on exterior limestone (mildew present) located around window openings on the exterior. Greenhouse in good condition, just some cleaning and masonry maintenance and repairs needed to extend the life of current products.

INTERIORS

The layout of the building is fairly well organized and easy to navigate. General classrooms are oddly shaped due to the inclusion of an underutilized small group space within the classrooms. The cafeteria is too small for the current student body and recent furniture adds have created tight circulation paths. There is a good deal of damage at the bulkheads along the perimeter of the room.

The Media Center is a nice space with borrowed lite from the cafeteria and a high ceiling. The flooring should and lighting should be replaced, but it is in otherwise good condition. As a traditional library, modifications should be considered evaluating the need for book volumes vs. available student break-out space. The large size of the circulation desk should also be evaluated.

The fine arts wing is spacious and has nice access to natural light. Music and instrument storage is insufficient and located outside of the classrooms. The Auditorium may be undersized for the student population. The athletics wing is in good condition. There is some damage to the acoustic block walls in the auxiliary gym that should be repaired. The railings that define the pool spectator area, as well as the drinking fountains, are rusted and corroded.

The building features more durable finishes overall. The corridor walls are in good condition where there is DCMU and glazed CMU present. Above the lockers there are wall surfaces finished with a multi-spec coating, which is durable yet difficult to repair. Some of the classroom walls are gypsum board with a multi-spec coating and in need of repair and/or refinishing. The carpet throughout the building should be replaced. It is in particularly bad condition in the hallways as it is fairly light in color. The terrazzo at the athletics entry has scratches, scuffs, and some areas of heaving. This should be considered for re-finished and/or repair. Vinyl tile in classrooms should be replaced.





Ceilings are in good to fair condition. The ceiling panelsl are 24" x 48" in classrooms. Wood doors are in fair condition with card access throughout. Toilet rooms feature 2" x 2" porcelain tile on the floors with 4" x 4" gloss ceramic tiles on the walls. These should be considered for updates.

ADA compliant interior signs are present, but have not been properly maintained over the years as updates have been made to room use or name inserts. Wayfinding signage is only present as laminated signs created by the District.

MECHANICAL

Replace two heating hot water system pumps. Existing original 289 chiller needs to be replaced. Provide additional isolation valves on heating and cooling systems. Replace air-handling units [12,000 cfm, 8-21,000 cfm, 2-14,000 cfm, 2-34,000 cfm, 2-11,000 cfm, 30,000 cfm, 8,000 cfm, 6,000 cfm, 4-15,000 cfm]. VAV boxes should be replaced with new and hydronic reheat coil in lieu of electric. All exhaust fans should be replaced. Upgrade existing DDC system. Replace plumbing fixtures with auto flush valves and faucets in the group restrooms. Pool equipment [18,000 cfm AHU and 500 MBH boiler] with associated pumps need to be replaced.

ELECTRICAL

Interior and exterior lighting fixtures are fluorescent or in poor condition and need to be replaced. Exit signs have faded lettering and need to be replaced. All interior lighting controls are toggle switches and need to be updated to modern controls and better energy efficiency. The building has two services that should be upgraded and combined into one. The majority of the existing panelboards are in fair condition. The existing fire alarm system should be upgraded.

TECHNOLOGY

The IT rooms are a shared space with janitorial mop sinks & storage and should be a dedicated space. Fiber optic cabling between IT rooms is antiquated and needs updating. Synchronized clock system does not exist. Paging system needs to be upgraded. Gym & cafe need new AV systems. Security cameras & VMS needs updating.

RECOMMENDATION SUMMARY

This building is a good candidate for renovations and should be considered to keep online as an operational facility. Some minor to moderate renovations are recommended to improve the facility to a "good" condition. Overall, the High School is a relatively young building compared to many other facilities in the inventory. The site is large and presents many opportunities for placement of building additions or new structures.





DATA SHEETS

Facility Assessment

Building Name

Okemos High School

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years Fair = item meets current use, showing signs of age and should be replaced in the next 10 years Poor = item is nearing the end of it's useful life, current need, should be replaced in the next 3-5 years

SITE		Bood	tail	
				There is a low spot south of the building along sidewalk just outside
				Auditorium green room and scene shop. Also potential drainage issues on
				south facade by Door 1 parking lot and access drive - insufficient slope to
Drainage		Х		wetland area.
Asphalt Parking/ Drives	Х			
Sidewalks	Х			
				District would like to have traffic study performed at high school for further
				discussion/analysis/use of lots. Staff parking lot was full with overflow
Adequate Parking		Х		parking along access drive to loading dock.
Bus Loop		Х		parking lot.
Playgrounds				N/A - not present on site.
Student Drop off Area	Х			
Landscaping	Х			
Irrigation Systems				N/A - not present onsite.
Service Entrance			Х	Drive - curb and pavement up for replacement/redesign per district requests.
Signage			Х	Poor and needs to be addressed (directional/entrance/wayfinding)
				District continuing to replace bulbs and exterior pole fixture fixtures prior to
Parking Lot Lighting		х		bond updates.
				Conflict noted between the service drive and west staff parking lot and bus
Site Circulation		х		loop organization. Site circulation needs to be reviewed.
				Curb cuts are needed at the loading dock. Dumpsters located here. Manual
				dock lift needs to be replaced. District would like to consider 'covered'
Loading Dock/Receiving			х	addition to protect employees and delivery drivers.
				located between road and main visitor entry. Hard to maintain and look
Natural/Wetland Area		х		presentable. Well installed to feed wetland area.
				Dusk to dawn operation of site lighting desired for security and monitoring.
				District request to add additional site lighting around perimeter sidewalks.
				Parking lot lighting upgrades/replacements in progress currently with
Exterior Lighting			х	facilities.
				The district would like gates located at entrance of parking lots removed.
Parking Lot Gates			Х	Replace remaining gates.



ARCHITECTURAL		200d	tail	god comments
Building Shell				
-				Combination of metal standing seam roofing and PVC membrane roof.
				Rubber membrane roof areas recently installed in 2007, 2008, and 2011.
				Combination of Carlisle/Firestone membranes. Gutters (large barrel style) are
				sagging and twisted. Low points appear to be in the middle of the run causing
				overflows and inability for water to reach downspouts. District commented
Roofing		Х		on metal roof and aluminum framing finish 'looks faded'.
				Aluminum framed / insulated glass units / interior screens and vents /
				integral blinds. Products all original to building. Seem to be aging and
- · · · · · ·				performing well. All interior and exterior glass received applied/sealed
Exterior Windows	Х			impact resistant film in 2020.
				No major leaks noticed in corridors or classrooms during walk through.
Daniti ya Dunimana				Stained ceiling tiles present in areas but not sure if exterior or mechanical
Positive Drainage	Х			related. Main entrance currently on south elevation with dedicated visitor lot. Some
				confusion noted from people arriving to school between whether building
Defined Entry		.,		main entrance is south entrance OR east student/athletic entrance.
Defined Entry		Х		Automatic operators present at east student entrance and south visitor
Accessibility	x			entrance.
Accessibility	^			
				paint). Exterior soffits minimal around perimeter of building. Building
				maintenance having issues with west elevation courtyard entrances at B-
				wing. Ice dams/water runoff all described due to large roof area and valleys
Faccia/Coffita		.,		directing water/snow off roof above these entrances. Downspouts do exist at these locations.
Fascia/Soffits		Х		(2) colors of exterior brick (installed on interior too) and limestone accent
				bands and sills. Exterior limestone needs to be cleaned and sealed (mildew
				growth present in multiple areas). Brick and limestone in good physical and
				structural condition. (30 years old) Weight room addition on NE corner of
				building (brick matches used here look good). Efflorescence present in areas
Brick	x			on exterior (greenhouse).
EIFS				N/A
Cast Stone sills		х		Algae or staining present, especially on north side locations
Caulk Joints	Х			No failures or adhesion issues noticed on exterior walkthrough.
				Water staining not noticed on walkthrough, no hard water stains noticed
Water Stains	х			around exterior (no irrigation though).
				Fair to poor condition. Most are original to building construction in 1994.
				Hardware, hinges and door closer function should be addressed in upcoming
				bond work. Some parts need to be corrected or replaced. Noticed many
				doors with visible gaps at thresholds and along vertical door rail (latching
				side) during walk through. Multiple door locations look damaged due to wind
				(loose frames/hinges/closers) should be fixed or replaced. Doors on the
				north side of the building accessing the tennis courts are heavy and hard to
Exterior Doors		Х		operate.
				Present at south visitor entrance, east student entrance, west B wing (2)
				small vestibules for egress). All perimeter stair towers have emergency
				egress exterior doors. Did see some 'reinforcement plates' fastened to
Voctibulo Entrico				aluminum framing at exterior door locations (east entrance) - high traffic
Vestibule Entries		Х		area/framing should be considered for replacement. Good, function, bulb replacements in progress. Noticed some fixture/bulb
				replacements needed in soffits. District currently working through additional
				fixture replacements and adding additional parking lot and exterior building
Exterior Light	x			lighting ahead on bond work. Should be revisited with district in the future.
Exterior Light	^			Indiana direct on bond work. Should be revisited with district in the luture.

ARCHITECTURAL (CON'T)		800d	fair	comments
				Good condition, exterior aluminum framing and insulated glass units. No
				major signs or rust/staining on structure. Exterior brick (efflorescence) and
				limestone (mildew) should be cleaned. Function of automatic ceiling
Green House	х			operated windows needs to be verified. Light fixture should be upgraded.
				(2) exterior dock lifts (manual operation only) need to be replaced. Lifts may
				get replaced prior to bond work. Pavement in bad condition around this area.
				Mechanical units housed adjacent to this lot. Maintenance drive (curb and
Loading Dock		х		pavement) not replaced recently and could be upgraded.
				Multiple areas/rooms have skylights - time to review flashing/sealants
				condition at exterior - does maintenance work need to be addressed with
Skylights	х			upcoming bond. Further inspection should be completed by industry expert.
				No issues reported. We did noticed some interior wall CMU repair needed
Structural	х			(cracks/movement) need in some classrooms. Minimal occurrences.

INTERIORS / FINISHES		800d	fair	good comments
Corridors				
				2x2 fixtures present in suspended ACT ceilings. 2x4 light fixtures present in
				ACT suspended ceilings. Linear hanging fixtures present at 2nd floor
				corridors. Lighting and ceiling upgrades would make a large impact in the
Lights			х	corridors.
				Mixture of terrazzo and carpet. Terrazzo in good condition (some cracking
				was visible and should be repaired. Carpet is worn and ready for
Flooring		Х		replacement.
				Combination of gypsum bulkheads. 2x4 ACT suspended ceilings with (2x2 grid
				appearance). Tegular edge ceiling tiles present at all corridors. Ceilings are
				showing their age. Many stained tiles - investigate roof leaks in these
Ceiling/Walls		Х		locations. New ceilings and fixtures would be a nice upgrade. walls need
				Original. Function seems ok. Have integrated combination locks. Recessed in
Lockers		Х		wall.
				Hollow metal interior door frames (some borrowed sidelights with wired
				glass present). Wood doors with upgrade electronic locking hardware. Door
				closers need to be replaced. Interior wood doors showing age, some metal
				doors (wood look) present in school. Selective door replacement
Doors		х		recommended.
Size of Corridor	х			No issues reported, seems adequate for all corridors.
				No issues with flow - just a large school and locker vs. class location could be
Flow of Corridor	х			a long distance to cover during passing time.
				Present. All major entrances. All perimeter stairwells for both first floor and
Emergency Egress	х			second floor provide emergency egress.
Glass Transoms				N/A
				Present at south visitor entrance, east student entrance, west B wing (2)
				small vestibules for egress). All perimeter stair towers have emergency
				egress exterior doors. Did see some 'reinforcement plates' fastened to
				aluminum framing at exterior door locations (east entrance) - high traffic
Vestibules		Х		area/framing should be considered for replacement.



INTERIORS / FINISHES		<u></u>	/	
(CON'T)		Bood	fair	
Casework		,		Casework appears to be original. Ready for upgrade/update/function
Casework		Х		analysis. Note: Lots of floor/wall/ceiling expansion joints present in all major corridors
				and classrooms. Need to be cleaned, no signs of major movement
				(expansion/contraction). Be aware that these are present for coordination
Expansion Joints		х		with future upgrades/redesign.
Drinking Fountains			Х	Need to be replaced (some original to building)
- · · · · · · · · · · · · · · · · · · ·				2nd floor science wing - acoustics with vaulted ceiling design could be
Acoustics			Х	improved - high noise level.
Elevators	х			Keyed use only (3 locations present) no issues reported by facilities.
				Turret style (round) stairwells at the end of each corridor - tile flooring/
				painted steel stairs /wood handrails (could be addressed and updated) / CMU
				walls / Gypsum ceilings. Replace pendant light fixture for ease of bulb
Stairwells		х		replacement (no easy way to access currently).
Interior Signage		х		Modular acrylic signage
Classrooms				
				12x12 VCT present (good condition). Carpet present at other locations
Flooring		х		(worn/replace)
				Vaulted ceilings at 1st floor classrooms (exposed roof deck and steel trusses.
				Hanging linear light fixtures. Exposed MEP services. Walls need new
				look/updates. Sagging ceiling tiles in some areas should be replaced. Signs of
				moisture problem in PE classroom wall to be investigated. Signs of roof leaks
Ceiling/walls	Х			in ceiling tiles throughout building.
Windows	Х			Windows are operable (integral blinds/windows/screens).
				Original. Functional and in good condition. Upgrade could make a large
Casework		Х		impact. Some smart boards present - ok condition. Large white boards in other
				science classrooms - ok condition. Need to discuss with teachers on
Marker/Chalkboards	v			replacement/preference.
iviai kei / Cilaikuuai us	Х			Issues discussed with team for science wings (west end - 1st and 2nd floors) -
				Need to perform test and balancing update / diagnosis. See radiant heat
Heat			х	present in most classrooms - need to verify performance.
Treat				Present - district always expresses issues with controls/function/verification.
Air-Conditioning		х		Buildings could use updated TAB to help with prognosis.
Daylight	Х			Good - exterior windows with integral blinds.
- 1 0 -				Good - no issues reported. Some classrooms always seem better
				organized/layout than others. Small group room within does not seem well
Overall Size	х			utilized.
				No issues reported - original frames and doors. Door closers need
				replacement. District upgraded electronic (key fob) access recently to all
Doors		х		building - uniform across district.
				1st floor classrooms 2x4 fixtures that look to be original. Time to upgrade
Lighting			х	fixtures and lighting controls.
Heating				
				District has not mentioned during walkthroughs that power was a constraint
				or issue to be addressed going forward. Redesign/repurposing rooms may
Power Outlets	Х			cause for the need to address outlet location/frequency
				District currently upgrading presenting - space was originally
				technology/photography classrooms. Located on 1st floor (south elevation)
Bergman Suite				by 3d art studio and back of house audit stage corridor.
Desks			Х	Classrooms could use desk and table upgrades/replacements.
Toilet Rooms				

INTERIORS / FINISHES (CON'T)		800d	fair	comments					
Fixtures Operational	Х			Original (sinks/urinals/toilets/partitions), but functional and clean.					
Toilet Partitions	Х			Original but in good shape (minimal damage/abuse) present.					
Walls	x			Cove tile base (off-white); 3x3 glazed wall tile on CMU. Clean and in good shape.					
Floors	х			2x2 'teal' unglazed tile.					
Floor Drains	х			No issues reported and present in each bathroom.					
Lighting			Х	1x4 fixtures along wall above toilets/sinks/mirrors location.					
Hand Dryers				NA (usually just manual paper towel dispensers present.					
Ceilings	Х			Painted Drywall ceilings. Diffusers, lights, fire suppression present.					
Mirrors		х		Original, framed mirrors could be upgraded.					
ADA Accessible	x			Yes occasionally find missing grab bars. Further review needed of bathrooms.					
7 (27 (7 (00000)))	~			Most gang common bathrooms had (3) sinks and 5-6 toilets present at each					
Adequate Size	х			location.					
Adequate Size	^			Note, Bathrooms are separated by accessible common space (small door					
				always present) in corridor at entrance. Did not walk into one of these spaces					
Janitorial Closet	x			during walkthrough.					
Gymnasium	~			adming walkern ought					
Cymnasiam				Main Gym has wood floor (good condition). Auxiliary gym has new rubber					
Flooring	х			floor.					
Lights	Х			New fixtures in main gym.					
				No A/C presently (district wide). Need to perform TAB/Commissioning					
				update and verify function of all units. District describes moisture/humidity					
HVAC		х		problems during summer use (warm temps)					
Daylight	Х			Skylights present (no leaks or issues reported).					
Gym Equipment	х			Bleachers / hoops / padding - no issues reported.					
				Hollow metal frames and wood doors consistent. Doors need new closers					
				and adjustment. Consider replaced exterior frames. Damaged overhead door					
Doors		х		in Auxiliary Gym to be replaced					
Size	х			No issues/discussion noted.					
				Ok - no issues reported in main gym. No bleachers present in Aux Gym or					
Bleachers	х			weight room.					
Egress	Х			No issues noted.					
Locker Rooms	Х			Dated finishes but in good condition					
				Padding present. CMU walls with acoustic block. Some damaged acoustical					
				block in the auxiliary gym needs to be replaced. Main gym has large hollow					
				metal frames and glass - with large overhead coiling fire shutters (mounted					
Walls/Ceilings	x			on gym side). Auxiliary Gym walls to be repainted.					
				Large space due to 2015 expansion. Equipment is dated. Organization of space should be evaluated. Baseball/softball cage with synthetic turf for pitching area present. Located next to aux gym. Rubber floor with mats. CMU walls with padding. Vaulted ceilings with exposed MEP. Exterior aluminum windows provide natural light. Hollow-metal frames and windows provide.					
Weight Room	х			Existing lights need to be replaced. Locker room and toilets rooms present.					
				Small space - finishes/equipment/casework could be upgraded and updated					
Training Room		х		for the school.					
Cafeteria									
Flooring	х			Terrazzo. Good condition. Maintenance seems good as well.					
_				Combination of ceiling tiles (drop ceilings) and bulkheads. Bulkheads showing					
Ceilings/Walls				some signs of water damage and/or paint peeling.					

INTERIORS / FINISHES (CON'T)		800d	fair	god comments			
				No issues reported. Additional tables/seating added to the cafeteria for high			
				volume of student use (tight ways and access in seating areas designed to			
Accessibility	х			accommodate maximum capacity).			
				Lighting located in both drop ceilings (ACT) and gypsum bulkheads. Natural			
				lighting also from multiple skylights in this room. Discussed fixture types and			
Lighting			Х	1 10			
				New tables (attached bench seating). Perimeter tables and chairs. Condition			
Seating		х		is good. Quality is ok. Comfort is minimal.			
				Capacity currently at 800. Having issues with capacity (2 shifts/lunch times			
				currently). Over capacity both in seating and attendance. Exterior courtyard			
				(overflow/auxiliary location) discussed as possibility to add/enclose			
Size			Х	additional cafeteria space in the future.			
Daylight	Х			Good. Skylights and large hollow/metal perimeter frames/glazing.			
				Hollow-metal frames and wood doors. Doors are starting to approach end of			
				life-cycle, but are in function/ok condition. Door hardware (closers) at			
Doors		Х		multiple locations need to be adjusted or replaced.			
				(4-5) main egress locations at each corner of the cafeteria. No issues			
Egress	Х			reported.			
Offices							
Flooring			Х	Carpet at all locations (worn and ready for replacement).			
Furniture			Х	Old/possible original - needs to be replaced.			
				Original grid and tile - time to remove and replace. Acoustic fabric			
				wallcovering present at main office (remove and replace). Painted impact			
Ceilings/Walls		х		gypsum resistant panels present also.			
Paging			Х	Upgrade/ original.			
Master Clock			Х	Upgrade/ original.			
Phone System			Х	Upgrade/ original.			
				Bulb replacements (retrofits/ballasts) in process. Ceilings and fixtures should			
				be replaced from a performance/efficiency/visibility/controls and function			
Lighting		х		standpoint.			
				Size is ok. Original casework. Interior room - no natural daylight. Update and			
Copy/Work Room		Х		upgrade.			
Meeting Rooms		х		Dated. Multiple small rooms with dated finishes. Time to upgrade.			
				Present (one room at main office). No common break areas in buildings for			
				staff/teachers. Seems like rooms available in each wing for this use. Is this a			
Coffee Break Area		Х		need to be addressed for teachers/staff ??			
Health Room w/Toilet		х		Present at main office. Dated.			
				No issues noted. Most door hardware upgraded to prevent any issues.			
				Automatic operators (interior and exterior) doors seem limited both at the			
				high school and other building within the district. Do new codes mandate			
Accessibility		Х		more frequent locations?			
				Limited at main office - we noticed this as a common theme at all schools			
Visibility			Х	(main office lacks visibility/welcoming appearance/no secure vestibules)			
Media Center							
Size	Х			Nice space (large vaulted ceilings) perimeter overlooks cafeteria.			
Flooring	Х			Carpet throughout. Ready for replacement.			
Lighting			Х	Replace fixtures/update lighting plan.			
Office Space		Х		Finishes should be updated.			
Ventilation		Х		No issues reported. Time for TAB analysis though.			
Doors		Х					

INTERIORS / FINISHES (CON'T)		Rood	fait	comments						
				Large translucent panel skylights (inspect exterior condition). Roof deck,						
				exposed MEP systems. No other issues reported. Combination of CMU						
				(starts off finish floor - above 8 feet at vaulted ceilings seems to be EIFS						
				which is sound absorbing and clean. Exposed brick and limestone in good						
Ceilings/Walls	Х			shape at structural columns.						
				and news production room. Good space for to add furniture upgrades for						
Gallery - Aux Seating Space		Х		students						
				News TV production/Film rooms present - space study recommended prior						
Aux Rooms		Х		upgrades/redesign.						
IT Room		Х		Racks / Hot / address with future HVAC upgrades.						
Doof Access				Note - Located roof hatch in Janitor closet at the end of gallery corridor in						
Roof Access	· ·	Х		media center						
Egress Auditorium	Х			No issues reported. MC is located on 2nd level - overlooking cafeteria						
Additorium				Auditorium is average size, auditorium manager noted the size is adequate						
Size		x		for its use						
Flooring		X		Carpet should be replaced, stage floor in good condition						
Walls / Ceiling	Х	^		Auditorium would benefit from updated finishes						
Trains, coming				Appear to be original light fixtures - recommend upgrade to LED. Lighting						
				dimming racks are approaching end of life and are no longer supported - will						
				need to be replaced with a new/different lighting control system for house						
Lighting		х		and stage lights; recommend ETC.						
Acoustics		х		The room is not great for music, there is no absorption on the back wall						
				No practicable access to control room outside of the auditorium, no audio						
Control Room		х		booth in open auditorium						
Ventilation		х								
Doors	Х									
Seating		х		Functional but dated						
				Clear com and paging not working, extensive catwalk system provides						
				accessibility to A/V from control room and stage, projector needs to be						
				upgraded, lighting console could be upgraded soon, audio console is not user-						
				friendly, speakers appear to be original and should be upgraded, recommend						
AV / stage lighting systems		Х		added LED lighting for stage.						
Support Spaces				Scene shop is too small, additional storage needed; recessed orchestra pit does not have access from auditorium (under stage only)						
Support Spaces				Barrier free access to stage from mid level. Access from the lower section is						
Accessibility		x		difficult - lift not operating properly.						
Accessibility		^		Auditorium entrance not visible from Event entrance, recommend						
Egress		x		improvements to lobby space and signage						
Choir/Band				improvements to 1000 y space and signage						
Size	Х			lots of room - some instrument storage present						
				5 1						
Flooring	х			12x12 VCT in good condition. Better condition in choir room then band room.						
				-						
				SAB panels present. Exterior windows (aluminum frames and glass) . Exterior						
				LARGE/WIDE aluminum doors present in both rooms. Different conditions in						
				band and choir rooms. Vaulted ceiling with suspended SAB panels in choir						
				rooms - good condition. Band room has vaulted ceiling with ACT grid/ceiling						
				tiles and sound panels - ceiling could be candidate for replacement/upgrade						
Ceilings/Walls	х			·						
Ceilings/Walls	х			Not bad, no issues reported. Music teachers not present for visit. Should be						
Ceilings/Walls Acoustics	x			Not bad, no issues reported. Music teachers not present for visit. Should be further reviewed and discussed with district.						
Acoustics				Not bad, no issues reported. Music teachers not present for visit. Should be further reviewed and discussed with district. Fixtures should be review for upgrades - recommend fixture/bulb/control						
Acoustics			x	Not bad, no issues reported. Music teachers not present for visit. Should be further reviewed and discussed with district. Fixtures should be review for upgrades - recommend fixture/bulb/control replacements possible						
Acoustics			x	Not bad, no issues reported. Music teachers not present for visit. Should be further reviewed and discussed with district. Fixtures should be review for upgrades - recommend fixture/bulb/control						

INTERIORS / FINISHES (CON'T)		800d	fair	x comments
HVAC		Х		perimeter radiant heat present in both rooms
				Won Doors operation should be tested at equipment storage areas outside
Fire Separation		х		band and choir rooms.
				Function of Equipment/Instrument storage area near band and orchestra
Instrument Storage		Х		rooms to be reconsidered. Consider replacement.
Kitchen				
				1000 daily student meals (2 lunch periods) for high school. Baking area with
				walk-in oven produces 1200 meals daily for distribution to all other schools
Drogram				within the district. Add more sanitizing/handwashing stations per COVID protocols?
Program				JRA to provide list for selecting new equipment. Large dishwashing area
Equipment		x		present, but new dishwashers preferred. Kitchen has new sink disposals.
Ceilings		_	Х	Replace with wipeable ceiling tiles. Need new diffusers and grills.
cennig3			^	Walk-in cooler and freezer present (30 years old). Clear/glass viewable cooler
				door. Consensus was to consider replacement of both walk-ins. Need more
Cooler/Freezer		х		freezer storage space.
				8x8 quarry tile and base. Drains/sinks/traps/ all need to be cleaned,
Floors	х			maintained, serviced.
				Receiving area attached to north elevation service drive. Dock levelers need
				to be replaced (manual operation and not covered). Receiving area at High
Delivery Space			Х	School needs updates and reconfiguration
				Lacking adequate storage space. Storage room too small. Product being
Storage Space			х	stored in service corridor separating kitchen from receiving area.
Kitchen Hood	Х			Present and large - center of kitchen with 2 sides.
Make-up Air				
				Multiple lines available/Compact but enough space available. Need new
				serving equipment/food service casework. JRA would like to reformat traffic
				flow/redesign area and function. Terrazzo flooring here and cafeteria. Need
Serving Line		Х		ceiling updates here. New signage and presentation for users.
Electrical		Х		No issues noted - such as too few outlets/location/breaker capacity.
Lighting			Х	Upgrade light fixtures.
Secured	X			Yes.
Fire Suppression/FA	Х			Yes, present. Fully sprinkled with fire alarm coverage. This is the 'HUB' for district production and distribution. JRA to recommend
				list of new equipment for consideration, upgrade storage room areas and
				layout. Consider delivery/receiving area, amount of storage space, transition
Overall				to recycle/compost program.
Overall				Concessions for indoor events at HS utilize cafeteria and kitchen area. Items
Concessions			х	served at ticket booth outside Gym.
Pool				
Size		х		6 lane 25 meter pool.
				Tile in good condition. Upgrades/replacements needed at drinking fountains
Flooring	х			near locker room entrances.
				No signs of major rust/deterioration. Steel trusses and roof deck could be
				repainted. Paint CMU (scored block present). Tile present from floor to 8 AFF
Ceilings/walls		Х		(CMU then above). Interior Aluminum frames with glass - in good condition.
				Large skylights. Large elevation of translucent panels (old/yellowed - need to
				be replaced). Ceiling fixtures pointed upward to avoid swimmer conflict.)
Lighting	Х			Good overall lighting. Fixtures are new.
Equipment Storage		Х		One small storage room present near north west entrance
Last as Bassas				Tile floors and ceiling ok condition. toilet room fixtures and lockers should be
Locker Rooms		Х		upgraded.

INTERIORS / FINISHES (CON'T)		800d	fair	god comments			
Office Space				Not present.			
Ventilation	Х			No issues reported. Time for TAB analysis though.			
				Hollow metal frames in ok condition but are original and approach 30 years			
Doors		Х		old.			
				NDA ramps and steps present. Needs to be upgraded. Benches need to be			
				replaced. SST glass railing and handrails need to be replaced. Signs of rust			
Spectator Seating			х	visually present. CMU /concrete present at this location			
Egress	Х			Emergency egress to exterior present at East elevation (2 separate locations)			
				Need to verify performance of dehumidification unit - room temperature is			
Dehumidification		х		too warm.			
Drinking Fountains			Х	Chlorine damage - need to be replaced			

MECHANICAL		800d	fair	
Heating Source and				Building is served by (3) PK heating hot water boilers, 3,000 MBH each and
Condition	Χ			installed in 2014.
				Building is served by (2) Taco based mounted pumps that are original. Would
Heating Pumps and Piping			Х	like more isolation valves.
				Building is served by a chilled water system. The 289-ton BAC cooling tower
Cooling Source and				was installed around 2014. The Trane chiller is original and does not work.
Condition		Χ		System is fully redundant.
				Building is served by (2) Taco pumps that are original. Would like more
Cooling Pumps and Piping			Χ	isolation valves.
Terminal Devices			Χ	Building is served by VAV boxes with electric reheat and are original.
				Building is served by Trane VAV AHU's and are original. Office is served by a
				Trane 12,000 cfm AHU with DX cooling. Science wing electric reheat does not
				work. (8) 21,000 cfm AHU's, (2) 14,000 cfm AHU , (2) 34,000 cfm AHU, (2)
				11,000 cfm AHU, (1) 30,000 cfm AHU, (1) 8,000 cfm AHU, (1) 6,000 cfm AHU,
AHUs and RTUs		Χ		and (4) 15,000 cfm AHU's.
				Exhaust fans are original. (12) Science wing exhaust hoods not working. (2)
				1,500 cfm EF's, (6) 1,200 cfm EF's, (1) 600 cfm EF, (1) 200 cfm EF, and (2) 300
Ventilation			Х	cfm EF's.
Building Management				Building is served by Trane DDC BMS that is original. Recommissioning
System/Controls			Χ	needed.
Domestic Water Piping		Χ		No known issues.
				Building is served by a PK boiler, 2,000 MBH installed in 2007 with 500 gallon
Water Heaters		Х		storage tank.
				Plumbing fixtures are original. Group restrooms do not have auto flush
Plumbing Fixtures		Х		valves.
				Building is fully sprinkled with combination wet and dry system and a 30 hp
Fire Protection		Х		fire pump.
				Pool is served by 18,000 cfm Poolpak and a 500 MBH boiler. Both are
				original. Controls were redone around 2003. Have control issues. Problems
				with priming pumps once drained. Would like unit that has better service
Pool equipment			Χ	availability.

ELECTRICAL		800d	fair	comments
Transformer size	Х			
				2 services to school (one back up with auto transfer), Switchgear is burned
Primary/Secondary Service	х			out,

ELECTRICAL (CON'T)		Bood	fair	goot comments				
Generator				There is no generator on site.				
Occupancy Sensors				There are no occupancy sensors.				
Lighting Control System			Х	oggle switches. Upgrade lighting system.				
Panels	Х							
Panel Clearance	Х			Need to remove storage items.				
				ighting overall needs to be replaced. Most of the lighting is fluorescent.				
				There is currently no emergency egress fixtures in the building. Lights in				
				exterior soffits to be replaced. Owner would like to replace glass wall sconces				
Lighting			Х	- expensive to repair.				
				Simplex panels located in vestibule at visitor entrance. District would like to				
				upgrade to voice activation, issue with smoke detectors in corridor tripping				
Fire Alarm Panels				from dust				
Panels	Х							

TECHNOLOGY		800d	fair	Y					
				Most rooms are sharing space with electrical, janitorial equipment & mop					
IT Rooms			х	sinks. Rooms are sprinkled. Need AC installed.					
Fiber Optic Cabling									
(between buildings/IT				Older single mode fiber between buildings, multimode between IT rooms,					
rooms)		х		me CAT6 tie lines between racks.					
Data Cabling (within									
buildings)	х			CAT 6 cabling. Switches were upgraded recently.					
Bells/Paging System			Х	Need to update paging for the district. Currently Informacast via Cisco IP phone:					
				There is no synchronized clock system. Some satellite clocks and digital					
Clock System			х	signage running software to display time.					
Classroom Audio/Video				Standard throw projectors being replaced with 75" interactive displays. Plan					
Systems	х			to replace Lightspeed audio with Audio Enhancement systems.					
Large Space Audio/Video				Audio for gyms needs upgrade, mainly speakers. Rack equipment needs					
Systems			х	relocated closer to space it serves. Need new audio system for cafeteria.					
Security Camera System			Х	Need to update Sony cameras and VMS (currently exacqvision software)					
				Axis intercom at main entrance. Card readers at priority doors. Vanderbilt					
Access Control System		х		SMS.					



BUDGET DETAIL

ITEM #:	17				Acres:		96
	Okemos High School - Sitew	ork					
						To	tal Cost
Sitework	SITEWORK					\$	-
Drainage	There is a low spot south of the building along sidewalk just outside Auditorium green room and scene shop. Also potential drainage issues on south facade by Door I parking lot and access drive - insufficient slope to wetland area.	I	LS	\$	25,000.00	\$	25,00
Asphalt Parking/ Drives			assume we	ork not re	quired	\$	
Sidewalks			assume we			\$	
Adequate Parking	District would like to have traffic study performed at high school for further discussion/analysis/use of lots. Staff parking lot was full with overflow parking along access drive to loading dock.		excluded i		•	\$	-
Bus Loop	Located at west entrance/loop around and through west teacher/staff parking lot.					\$	-
Playgrounds	N/A - not present on site.		not applica	able		\$	-
Student Drop off Area			assume we	ork not re	quired	\$	-
Landscaping			assume we	ork not re	quired	\$	-
Irrigation Systems	N/A - not present onsite.		not applica	able		\$	-
Service Entrance	Drive - curb and pavement up for replacement/redesign per district requests.	2,000	SY	\$	100.00	\$	200,00
Signage	Facilities Manager requesting upgrades. Poor and needs to be addressed. Exterior signage (directional/entrance/wayfinding) all to be included in upcoming bond work.	2	EA	\$	35,000.00	\$	70,00
Dumpster Location	TOTAL CONTRACTOR OF THE PROPERTY OF THE PROPER					\$	-
	District considering performing a traffic study for this location.					\$	-
Parking Lot Lighting	District continuing to replace bulbs and exterior pole fixture fixtures prior to bond updates.		assume by	owner	\$	-	
Retaining Walls						\$	
	Conflict noted between the service drive and west staff parking lot and bus loop					\$	-
Loading Dock/Receiving	organization. Site circulation needs to be reviewed. Curb cuts are needed at the loading dock. Dumpsters located here. Manual dock lift needs to be replaced. District would like to consider 'covered' addition to protect employees and delivery drivers.		see items	below		\$	-
Loading Dock/Receiving	Loading dock curb cuts needed. Dumpsters located here.	2	EA	\$	10,000.00	\$	20,00
	Manual docks need replacement.		EA	\$	10,000.00	\$	20,00
	Loading dock area pavement replacement	2,500	SY	\$	100.00	\$	250,00
	District would like to consider 'covered' addition to protect employees and delivery drivers.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	SF			\$	-
Natural/Wetland Area	Designed and included during original building construction. Please revisit/discuss further/make more presentable (overgrown) - located between road and main visitor entry. Well installed to feed wetland area.	I	LS	\$	10,000.00	\$	10,00
Exterior Lighting	Dusk to dawn operation of site lighting desired for security and monitoring. District request to add additional site lighting around perimeter sidewalks. Parking lot lighting upgrades/replacements in progress currently with facilities.	25	EA	\$	3,000.00	\$	75,00
Parking Lot Gates	The district would like gates located at entrance of parking lots removed. Replace remaining gates.	I	LS	\$	15,000.00	\$	15,00
	. communing garcos.			1		\$	
				1		\$	
	Direct Trade	96		1	7,135.42	7	685,000

ITEM #:	18			G	ross Area:		320,000							
	Okemos High School - Building Improvements													
Building Shell	BUILDING SHELL					\$	-							
Roofing	Combination of metal standing seam roofing and PVC membrane roof. Rubber	- 1	sf	\$	150,000.00	\$	150,000							
	membrane roof areas recently installed in 2007, 2008, and 2011. Combination of													
	Carlisle/Firestone membranes. Gutters (large barrel style) are sagging and twisted.													
	Low points appear to be in the middle of the run causing overflows and inability													
	for water to reach downspouts. District commented on metal roof and aluminum													
	framing finish 'looks faded'.													
Francisco Mindorn	Aluminum framed / insulated glass units / interior screens and vents / integral		assume wo			\$								
Exterior Windows			assume wo	ork not r	equired	Þ	-							
	blinds. Products all original to building. Seem to be aging and performing well. All													
	interior and exterior glass received applied/sealed impact resistant film in 2020.													



Positive Drainage	No major leaks noticed in corridors or classrooms during walk through. Stained ceiling tiles present in areas but not sure if exterior or mechanical related.					\$	-
Defined Entry	Main entrance currently on south elevation with dedicated visitor lot. Some confusion noted from people arriving to school between whether building main entrance is south entrance OR east student/athletic entrance. Team thought new signage and small entrance improvements would help define this.		excluded r	new entry	\$	-	
Accessibility	Automatic operators present at east student entrance and south visitor entrance.					\$	-
Fascia/Soffits	East student entrance - existing canopy needs attention (clean steel/glass and paint). Exterior soffits minimal around perimeter of building. Building maintenance having issues with west elevation courtyard entrances at B-wing. Ice dams/water runoff all described due to large roof area and valleys directing water/snow off roof above these entrances. Downspouts do exist at these locations.	I	LS	\$	150,000.00	\$	150,000
Maintenance Room Entry						\$	_
	(2) colors of exterior brick (installed on interior too) and limestone accent bands and sills. Exterior limestone needs to be cleaned and sealed (mildew growth present in multiple areas). Brick and limestone in good physical and structural condition. (30 years old) Weight room addition on NE corner of building (brick matches used here look good). Efflorescence present in areas on exterior (greenhouse).	I	LS	\$	20,000.00	\$	20,000
EIFS Fascia/Soffits	N/A					\$	-
Cast Stone sills	Algae or staining present, especially on north side locations	I	LS	\$	5,000.00	\$	5,000
Caulk Joints	No failures or adhesion issues noticed on exterior walkthrough.					\$	-
Water Stains	Water staining not noticed on walkthrough, no hard water stains noticed around					\$	-
	exterior (no irrigation though).						
	Hardware, hinges and door closer function should be addressed in upcoming bond work. Some parts need to be corrected or replaced. Noticed many doors with visible gaps at thresholds and along vertical door rail (latching side) during walk through. Multiple door locations look damaged due to wind (loose frames/hinges/closers) should be fixed or replaced. Doors on the north side of the building accessing the tennis courts are heavy and hard to operate.						
Vestibule Entries	Present at south visitor entrance, east student entrance, west B wing (2) small vestibules for egress). All perimeter stair towers have emergency egress exterior doors. Did see some 'reinforcement plates' fastened to aluminum framing at exterior door locations (east entrance) - high traffic area/framing should be considered for replacement.		see item al	bove		\$	-
Exterior Lighting	Good, function, bulb replacements in progress. Noticed some fixture/bulb replacements needed in soffits. District currently working through additional fixture replacements and adding additional parking lot and exterior building lighting ahead on bond work. Should be revisited with district in the future.					\$	-
	Good condition, exterior aluminum framing and insulated glass units. No major signs or rust/staining on structure. Exterior brick (efflorescence) and limestone (mildew) should be cleaned. Function of automatic ceiling operated windows needs to be verified. Light fixture should be upgraded.					\$	-
Loading Dock	(2) exterior dock lifts (manual operation only) need to be replaced. Lifts may get replaced prior to bond work. Pavement in bad condition around this area. Mechanical units housed adjacent to this lot. Maintenance drive (curb and pavement) not replaced recently and could be upgraded.					\$	-
Skylights	Multiple areas/rooms have skylights - time to review flashing/sealants condition at exterior - does maintenance work need to be addressed with upcoming bond. Further inspection should be completed by industry expert.	I	ALLOW	\$	50,000.00	\$	50,000
Structural	No issues reported. We did noticed some interior wall Came repair needed (cracks/movement) need in some classrooms. Minimal occurrences.					\$	-
	INTERIORS					\$	
Walls	Paint/refresh entire building	320,000	SF	\$	1.50	\$	480,000
Corridors	Corridors	48,333		Ť	1.50	\$	-
Contaors	COTTAULS	.0,000	ı~•			Ψ	





_							
Lighting	2x2 fixtures present in suspended ACT ceilings. 2x4 light fixtures present in ACT suspended ceilings. Linear hanging fixtures present at 2nd floor corridors. Lighting and ceiling upgrades would make a large impact in the corridors.	48,333	SF	\$	7.50	\$	362,498
Flooring	Mixture of terrazzo and carpet. Terrazzo in good condition (some cracking was visible and should be repaired. Carpet is worn and ready for replacement.	3,222	SY	\$	63.54	\$	204,739
Ceilings/Walls	Combination of gypsum bulkheads. 2x4 ACT suspended ceilings with (2x2 grid appearance). Tegular edge ceiling tiles present at all corridors. Ceilings are	48,333	SF	\$	12.00	\$	579,996
	showing their age. Many stained tiles - investigate roof leaks in these locations.						
	New ceilings and fixtures would be a nice upgrade. walls need new look/updates.						
Heating	Add diffuser and grilles with new ceilings	48,333	SF	\$	0.50	\$	24,167
Lockers	Original. Function seems ok. Have integrated combination locks. Recessed in wall.					\$	-
Doors	Hollow metal interior door frames (some borrowed sidelights with wired glass	27	EA	\$	3,500.00	\$	94,500
	present). Wood doors with upgrade electronic locking hardware. Door closers						
	need to be replaced. Interior wood doors showing age, some metal doors (wood						
	look) present in school. Selective door replacement recommended.						
	No issues reported, seems adequate for all corridors.					\$	-
Flow of Corridor	No issues with flow - just a large school and locker vs. class location could be a					\$	-
Emergency Egress	long distance to cover during passing time. Present. All major entrances. All perimeter stairwells for both first floor and					\$	-
	second floor provide emergency egress.						
Glass Transoms						\$	-
vestibule Entries	Present at south visitor entrance, east student entrance, west B wing (2) small vestibules for egress). All perimeter stair towers have emergency egress exterior					Ф	-
	doors. Did see some 'reinforcement plates' fastened to aluminum framing at						
	exterior door locations (east entrance) - high traffic area/framing should be						
Casawark	considered for replacement. Casework appears to be original. Ready for upgrade/update/function analysis	50	16	\$	750.00	\$	37,500
Casework	Assume new glass front display cases	30	[-	Ψ	750.00	Ψ	37,300
Expansion Joints	Note: Lots of floor/wall/ceiling expansion joints present in all major corridors and	I	LS	\$	25,000.00	\$	25,000
	classrooms. Need to be cleaned, no signs of major movement						
	(expansion/contraction). Be aware that these are present for coordination with future upgrades/redesign.						
Drinking Fountains	Need to be replaced (some original to building)	8	EA	\$	4,000.00	\$	64,000
Acoustics	2nd floor science wing - acoustics with vaulted ceiling design could be improved - high noise level.	2,589	SF	\$	41.00	\$	106,149
Elevators	Keyed use only (3 locations present) no issues reported by facilities.					\$	-
	Turret style (round) stairwells at the end of each corridor - tile flooring/ painted	500	SF	\$	60.00	\$	30,000
	steel stairs /wood handrails (could be addressed and updated) / CMU walls /						
	Gypsum ceilings. Please update/replace pendant light fixture for ease of bulb replacement (no easy way to access currently)- per district request.						
	replacement (no easy way to access currently) per district request.						
	Modular acrylic signage	320,000	SF	\$	0.55	\$	176,000
Classrooms	No prominent main entrance Classrooms		SF			\$	
	12x12 VCT present (good condition). Carpet present at other locations	8,168		\$	63.54	\$	518,988
	(worn/replace)						
Ceilings/Walls	Vaulted ceilings at 1st floor classrooms (exposed roof deck and steel trusses. Hanging linear light fixtures. Exposed MEP services. Walls need new look/updates.	42,911	SF	\$	8.00	\$	343,288
	Sagging ceiling tiles in some areas should be replaced. Signs of moisture problem						
	in PE classroom wall to be investigated. Signs of roof leaks in ceiling tiles						
Windows	throughout building. Windows are operable (integral blinds/windows/screens)					\$	
VVIIIOWS	Windows are operable (integral blinds/windows/screens).					Ψ	-
Casework	Original. Functional and in good condition. Upgrade could make a large impact. Allowance for miscellaneous repairs	1,040	LF	\$	250.00	\$	260,000
Marker/Chalkboards	Some smart boards present - ok condition. Large white boards in other science					\$	-
	classrooms - ok condition. Need to discuss with teachers on						
Heating	replacement/preference. Issues discussed with team for science wings (west end - 1st and 2nd floors) -		covered w	ith other	item	\$	
	Need to perform test and balancing update / diagnosis. See radiant heat present in						
	most classrooms - need to verify performance.						



_	Present - district always expresses issues with controls/function/verification. Buildings could use updated TAB to help with prognosis.	I	LS	\$	160,000.00	\$	160,000
	Good - exterior windows with integral blinds.					\$	-
Overall Size	Good - no issues reported. Some classrooms always seem better organized/layout than others. Small group room within does not seem well utilized.					\$	-
Doors	No issues reported - original frames and doors. Door closers need replacement. District upgraded electronic (key fob) access recently to all building - uniform	65	EA	\$	1,000.00	\$	65,000
Lighting	across district. Ist floor classrooms 2x4 fixtures that look to be original. Time to upgrade fixtures and lighting controls.	98,016	SF	\$	7.00	\$	686,112
Heating	incures and lighting controls.					\$	_
Power Outlets	District has not mentioned during walkthroughs that power was a constraint or issue to be addressed going forward. Redesign/repurposing rooms may cause for the need to address outlet location/frequency					\$	-
Bergman Suite						\$	-
Desks	Classrooms could use desk and table upgrades/replacements.		with owne	with owner FF&E budget %			-
Toilet Rooms	Toilet Rooms	4,606	SF			\$	-
	Original (sinks/urinals/toilets/partitions), but functional and clean.					\$	-
	Original but in good shape (minimal damage/abuse) present. Cove tile base (off-white) ; 3x3 glazed wall tile on CMU. Clean and in good shape.		assume wo	ork not re	equired	\$	-
Floors	2x2 'teal' unglazed tile.					\$	-
	No issues reported and present in each bathroom.					\$	-
	1x4 fixtures along wall above toilets/sinks/mirrors location.	4,606	SF	\$	8.00	\$	36,848
	NA (usually just manual paper towel dispensers present.	4.00	C.F.	•	2.00	\$	- 0212
	Painted Drywall ceilings. Diffusers, lights, fire suppression present.	4,606 4,606	SF	\$	2.00 0.50	\$	9,212 2,303
	Add diffuser and grilles with new ceilings Original, framed mirrors could be upgraded.	4,606	EA	\$	200.00	\$	9,000
	Yes occasionally find missing grab bars. Further review needed of bathrooms.	1	LS	\$	5,000.00	\$	5,000
Adequate Size	Most gang common bathrooms had (3) sinks and 5-6 toilets present at each location.					\$	-
•	Note, Bathrooms are separated by accessible common space (small door always present) in corridor at entrance. Did not walk into one of these spaces during walkthrough.					\$	-
Gymnasium	Gymnasium		SF			\$	-
Flooring	Main Gym has wood floor (good condition). Auxiliary gym has new rubber floor.					\$	-
	New fixtures in main gym.					\$	-
HVAC	No A/C presently (district wide). Need to perform TAB/Commissioning update and verify function of all units. District describes moisture/humidity problems during summer use (warm temps)					\$	-
Daylight	Skylights present (no leaks or issues reported).					\$	-
Gym Equipment	Bleachers / hoops / padding - no issues reported.		assume wo	ork not re	equired	\$	-
Doors	Hollow metal frames and wood doors consistent. Doors need new closers and adjustment. Consider replaced exterior frames. Damaged overhead door in Auxiliary Gym to be replaced	25	EA	\$	1,400.00	\$	35,000
Doors	remove/replace overhead door	I	EA	\$	5,000.00	\$	5,000
Size Bleachers	No issues/discussion noted. Ok - no issues reported in main gym. No bleachers present in Aux Gym or weight					\$	-
	room.					•	
Egress Locker Rooms	No issues noted.					\$	-
	Padding present. CMU walls with acoustic block. Some damaged acoustical block	1	LS	\$	75,000.00	\$	75,000
· · aus cennge	in the auxiliary gym needs to be replaced. Main gym has large hollow metal frames and glass - with large overhead coiling fire shutters (mounted on gym side). Auxiliary Gym walls to be repainted.	·		Ť	75,000.00	•	73,000
Weight Room	Large space due to 2015 expansion. Equipment is dated. Organization of space should be evaluated. Baseball/softball cage with synthetic turf for pitching area present. Located next to aux gym. Rubber floor with mats. CMU walls with padding. Vaulted ceilings with exposed MEP. Exterior aluminum windows provide natural light. Hollow-metal frames and windows provide . Existing lights need to be replaced. Locker room and toilets rooms present.					\$	-





Training Room	Small space - finishes/equipment/casework could be upgraded and updated for the	550	SF	\$	115.00	\$	63,250			
	school.									
Cafeteria	Cafeteria	8,365	SF			\$	-			
	Terrazzo. Good condition. Maintenance seems good as well.					\$	-			
Ceilings/Walls	Combination of ceiling tiles (drop ceilings) and bulkheads. Bulkheads (Boswaphon?	8,365		\$	12.00	\$	100,380			
	EIFS? Acoustic gyp?) show some signs of water damage and/or paint peeling.									
Accessibility	No issues reported. Additional tables/seating added to the cafeteria for high					\$	-			
	volume of student use (tight ways walk and access in seating areas designed to									
	accommodate maximum capacity).									
Lighting	Lighting located in both drop ceilings (ACT) and gypsum bulkheads. Natural	8,365	SF	\$	8.50	\$	71,103			
	lighting also from multiple skylights in this room. Discussed fixture types and bulb									
	replacement upgrades.									
Heating	Add diffuser and grilles with new ceilings	8,365	SF	\$	0.50	\$	4,183			
Seating	New tables (attached bench seating). Perimeter tables and chairs. Condition is					\$	-			
Ĭ	good. Quality is ok. Comfort is minimal.									
Size	Capacity currently at 800. Having issues with capacity (2 shifts/lunch times		new addit	ion exclude	d	\$	-			
	currently). Over capacity both in seating and attendance. Exterior courtyard					· .				
	(overflow/auxiliary location) discussed as possibility to add/enclose additional									
Air-Conditioning	cafeteria space in the future.			I		\$				
	Cood Studients and laws hallow/motal navimator framce/staring			ank nat nag	uinad	_				
, ,	Good. Skylights and large hollow/metal perimeter frames/glazing.		t	ork not req		\$	-			
Overall Size		_		ork not req		\$	- 0.000			
Doors	Hollow-metal frames and wood doors. Doors are starting to approach end of life-	8	EA	\$	1,000.00	\$	8,000			
	cycle, but are in function/ok condition. Door hardware (closers) at multiple		1							
	locations need to be adjusted or replaced.									
Egress	(4-5) main egress locations at each corner of the cafeteria. No issues reported.		assume w	ork not req	uired	\$	-			
Offices	Offices		SF			\$	-			
Flooring	Carpet at all locations (worn and ready for replacement).	1,727	SY	\$	63.54	\$	109,719			
Furniture	Old/possible original - needs to be replaced.		with own	er FF&E bud	lget %	\$	-			
Ceilings/Walls	Original grid and tile - time to remove and replace. Acoustic fabric wallcovering	15,541	SF	\$	12.00	\$	186,492			
	present at main office (remove and replace). Painted impact gypsum resistant									
	panels present also.									
Paging	Upgrade/ original.		in elec be	low		\$	_			
		pgrade/ original. in elec below								
	Upgrade/ original.		in elec be			\$	-			
· · · · · · · · · · · · · · · · · · ·	Bulb replacements (retrofits/ballasts) in process. Ceilings and fixtures should be	15,541	SF	\$	8.00	\$	124,328			
Lighting		15,511	31	Ψ	8.00	Ψ	124,320			
	replaced from a performance/efficiency/visibility/controls and function standpoint.									
		15.541	c.r		0.50		7.77.			
-	Add diffuser and grilles with new ceilings	15,541	SF	\$	0.50	\$	7,771			
Copy/Work Room	Size is ok. Original casework. Interior room - no natural daylight. Update and	500	SF	\$	100.00	\$	50,000			
	upgrade.									
Meeting Rooms	Dated. Multiple small rooms with dated finishes. Time to upgrade.	1,000	SF	\$	100.00	\$	100,000			
Coffee Break Area	Present (one room at main office). No common break areas in buildings for					\$	-			
	staff/teachers. Seems like rooms available in each wing for this use. Is this a need									
	to be addressed for teachers/staff ??									
Health Room with Toilet	Present at main office. Dated.					\$	-			
Accessibility	No issues noted. Most door hardware upgraded to prevent any issues. Automatic					\$	-			
Í	operators (interior and exterior) doors seem limited both at the high school and		1							
			1							
	other building within the district. Do new codes mandate more frequent						150,000			
Vicibility	other building within the district. Do new codes mandate more frequent locations?	1	LS	\$	150 000 00	\$	50.000			
Visibility	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main	I	LS	\$	150,000.00	\$	150,000			
,	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules)			\$	150,000.00	·	150,000			
Media Center	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center	9,464				\$	-			
Media Center Size	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center Nice space (large vaulted ceilings) perimeter overlooks cafeteria.	9,464 9,464	SF	\$	4.00	\$	- 37,856			
Media Center Size	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center	9,464	SF			\$	-			
Media Center Size Flooring	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center Nice space (large vaulted ceilings) perimeter overlooks cafeteria. Carpet throughout. Ready for replacement.	9,464 9,464 1,052	SF SY	\$	4.00 63.54	\$ \$	37,856 66,816			
Media Center Size Flooring Lighting	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center Nice space (large vaulted ceilings) perimeter overlooks cafeteria. Carpet throughout. Ready for replacement. Replace fixtures/update lighting plan.	9,464 9,464	SF SY	\$	4.00	\$ \$ \$	- 37,856			
Media Center Size Flooring Lighting Office Space	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center Nice space (large vaulted ceilings) perimeter overlooks cafeteria. Carpet throughout. Ready for replacement. Replace fixtures/update lighting plan. Finishes should be updated.	9,464 9,464 1,052	SF SY	\$	4.00 63.54	\$ \$ \$ \$	37,856 66,816 104,104			
Media Center Size Flooring Lighting Office Space Ventilation	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center Nice space (large vaulted ceilings) perimeter overlooks cafeteria. Carpet throughout. Ready for replacement. Replace fixtures/update lighting plan.	9,464 9,464 1,052	SF SF	\$ \$	4.00 63.54 11.00	\$ \$ \$ \$ \$	- 37,856 66,816			
Media Center Size Flooring Lighting Office Space	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center Nice space (large vaulted ceilings) perimeter overlooks cafeteria. Carpet throughout. Ready for replacement. Replace fixtures/update lighting plan. Finishes should be updated.	9,464 9,464 1,052	SF SF	\$	4.00 63.54 11.00	\$ \$ \$ \$	37,856 66,816 104,104			
Media Center Size Flooring Lighting Office Space Ventilation Doors	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center Nice space (large vaulted ceilings) perimeter overlooks cafeteria. Carpet throughout. Ready for replacement. Replace fixtures/update lighting plan. Finishes should be updated.	9,464 9,464 1,052	SF SF	\$ \$	4.00 63.54 11.00	\$ \$ \$ \$ \$	37,856 66,816 104,104			
Media Center Size Flooring Lighting Office Space Ventilation Doors	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center Nice space (large vaulted ceilings) perimeter overlooks cafeteria. Carpet throughout. Ready for replacement. Replace fixtures/update lighting plan. Finishes should be updated. No issues reported. Time for TAB analysis though.	9,464 9,464 1,052	SF SF	\$ \$	4.00 63.54 11.00	\$ \$ \$ \$ \$ \$	37,856 66,816 104,104			
Media Center Size Flooring Lighting Office Space Ventilation Doors	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center Nice space (large vaulted ceilings) perimeter overlooks cafeteria. Carpet throughout. Ready for replacement. Replace fixtures/update lighting plan. Finishes should be updated. No issues reported. Time for TAB analysis though. Large translucent panel skylights (inspect exterior condition). Roof deck, exposed	9,464 9,464 1,052	SF SF	\$ \$	4.00 63.54 11.00	\$ \$ \$ \$ \$ \$	37,856 66,816 104,104			
Media Center Size Flooring Lighting Office Space Ventilation Doors	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center Nice space (large vaulted ceilings) perimeter overlooks cafeteria. Carpet throughout. Ready for replacement. Replace fixtures/update lighting plan. Finishes should be updated. No issues reported. Time for TAB analysis though. Large translucent panel skylights (inspect exterior condition). Roof deck, exposed MEP systems. No other issues reported. Combination of CMU (starts off finish floor - above 8 feet at vaulted ceilings seems to be EIFS which is sound absorbing	9,464 9,464 1,052	SF SF	\$ \$	4.00 63.54 11.00	\$ \$ \$ \$ \$ \$	37,856 66,816 104,104			
Media Center Size Flooring Lighting Office Space Ventilation Doors	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center Nice space (large vaulted ceilings) perimeter overlooks cafeteria. Carpet throughout. Ready for replacement. Replace fixtures/update lighting plan. Finishes should be updated. No issues reported. Time for TAB analysis though. Large translucent panel skylights (inspect exterior condition). Roof deck, exposed MEP systems. No other issues reported. Combination of CMU (starts off finish	9,464 9,464 1,052	SF SF	\$ \$	4.00 63.54 11.00	\$ \$ \$ \$ \$ \$	37,856 66,816 104,104			
Media Center Size Flooring Lighting Office Space Ventilation Doors Ceilings/Walls	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center Nice space (large vaulted ceilings) perimeter overlooks cafeteria. Carpet throughout. Ready for replacement. Replace fixtures/update lighting plan. Finishes should be updated. No issues reported. Time for TAB analysis though. Large translucent panel skylights (inspect exterior condition). Roof deck, exposed MEP systems. No other issues reported. Combination of CMU (starts off finish floor - above 8 feet at vaulted ceilings seems to be EIFS which is sound absorbing and clean. Exposed brick and limestone in good shape at structural columns.	9,464 9,464 1,052	SF SF	\$ \$	4.00 63.54 11.00	\$ \$ \$ \$ \$ \$	37,856 66,816 104,104			
Media Center Size Flooring Lighting Office Space Ventilation Doors Ceilings/Walls	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center Nice space (large vaulted ceilings) perimeter overlooks cafeteria. Carpet throughout. Ready for replacement. Replace fixtures/update lighting plan. Finishes should be updated. No issues reported. Time for TAB analysis though. Large translucent panel skylights (inspect exterior condition). Roof deck, exposed MEP systems. No other issues reported. Combination of CMU (starts off finish floor - above 8 feet at vaulted ceilings seems to be EIFS which is sound absorbing and clean. Exposed brick and limestone in good shape at structural columns. Study/Quiet area not utilized and located along east corridor between cafe and	9,464 9,464 1,052	SF SF	\$ \$	4.00 63.54 11.00	\$ \$ \$ \$ \$ \$	37,856 66,816 104,104			
Media Center Size Flooring Lighting Office Space Ventilation Doors Ceilings/Walls	other building within the district. Do new codes mandate more frequent locations? Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules) Media Center Nice space (large vaulted ceilings) perimeter overlooks cafeteria. Carpet throughout. Ready for replacement. Replace fixtures/update lighting plan. Finishes should be updated. No issues reported. Time for TAB analysis though. Large translucent panel skylights (inspect exterior condition). Roof deck, exposed MEP systems. No other issues reported. Combination of CMU (starts off finish floor - above 8 feet at vaulted ceilings seems to be EIFS which is sound absorbing and clean. Exposed brick and limestone in good shape at structural columns.	9,464 9,464 1,052	SF SF	\$ \$	4.00 63.54 11.00	\$ \$ \$ \$ \$ \$	37,856 66,816 104,104			



	I			1		_	
Aux Rooms	News TV production/Film rooms present - space study recommended prior to upgrades/redesign.					\$	-
IT Room	Racks / Hot / address with future HVAC upgrades.					\$	10,000
Roof Access	Note - Located roof hatch in Janitor closet at the end of gallery corridor in media center		assume wo	ork not re	quired	\$	-
Egress	No issues reported. MC is located on 2nd level - overlooking cafeteria					\$	-
Auditorium	Auditorium	9,265	SF			\$	-
Size	Auditorium is average size, auditorium manager noted the size is adequate for its use					\$	-
Flooring		1,029	SY	\$	63.54	\$	65,411
Walls / Ceiling	Auditorium would benefit from updated finishes	9,265	SF	\$	14.00	\$	129,710
Lighting	Appear to be original light fixtures - recommend upgrade to LED. Lighting	9,265	SF	\$	7.50	\$	69,488
	dimming racks are approaching end of life and are no longer supported - will need						
	to be replaced with a new/different lighting control system for house and stage						
	lights; recommend ETC.						
Acoustics	The room is not great for music, there is no absorption on the back wall						
Control Room	No practicable access to control room outside of the auditorium, no audio booth						
	in open auditorium						
Ventilation						\$	-
Doors			assume wo	rk not re	quired	\$	-
	Functional but dated		1.0	•	200 000 00	\$	- 200 000
Av / stage lighting systems	Clear com and paging not working, extensive catwalk system provides accessibility	I	LS	\$	200,000.00	\$	200,000
	to A/V from control room and stage, projector needs to be upgraded, lighting console could be upgraded soon, audio console is not user-friendly, speakers			1			
	, ,						
	appear to be original and should be upgraded, recommend added LED lighting for						
Support Spaces	Stage. Scene shop is too small, additional storage needed; recessed orchestra pit does	1,000	SF	\$	75.00	\$	75,000
,	not have access from auditorium (under stage only)			`		· .	
Accessibility	Barrier free access to stage from mid level. Access from the lower section is	I	LS	\$	10,000.00	\$	10,000
	difficult - lift not operating properly.						
Egress	Auditorium entrance not visible from Event entrance, recommend improvements	- 1	LS	\$	10,000.00	\$	10,000
	to lobby space and signage						
Choir/Band	Choir/Band	6,500	SF			\$	-
	lots of room - some instrument storage present					\$	-
Flooring	12x12 VCT in good condition. Better condition in choir room then band room.					\$	-
C-:l:\\\/-ll-	CAR	6,500	CF.	\$	9.00	\$	58,500
Cellings/ VValls	SAB panels present. Exterior windows (aluminum frames and glass). Exterior	6,300	31	Ф	7.00	Ф	36,300
	LARGE/WIDE aluminum doors present in both rooms. Different conditions in						
	band and choir rooms. Vaulted ceiling with suspended SAB panels in choir rooms - good condition. Band room has vaulted ceiling with ACT grid/ceiling tiles and						
	sound panels - ceiling could be candidate for replacement/upgrade						
	Source pariety county county of carranages for replacement upgrade						
Acoustics	Not bad, no issues reported. Music teachers not present for visit. Should be					\$	-
	further reviewed and discussed with district.						
Lighting	Fixtures should be review for upgrades - recommend fixture/bulb/control	6,500	SF	\$	8.00	\$	52,000
	replacements possible			-		_	
	Add diffuser and grilles with new ceilings	6,500	SF	\$	0.50	\$	3,250
Office Space				-		\$	-
	bleacher sections and chairs perimeter radiant heat present in both rooms		assume wo	rk not =-	quired	\$	-
	permeter radialit heat present in Dour rooffs		assume WO		quireu	\$	-
Function						JD .	
Function	Discussed option to turn existing rooms into equipment/instrument storage and					Φ	
	Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms.	4	EA	\$	35,000.00	\$	140,000
	Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms. Won Doors operation should be tested at equipment storage areas outside band	4	EA	\$	35,000.00	·	140,000
Fire Separation	Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms. Won Doors operation should be tested at equipment storage areas outside band and choir rooms. Assume full replacement 4 locations	4		\$	35,000.00	·	140,000
Fire Separation	Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms. Won Doors operation should be tested at equipment storage areas outside band					\$	
Fire Separation Lockers	Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms. Won Doors operation should be tested at equipment storage areas outside band and choir rooms. Assume full replacemtn 4 locations Equipment/Instrument storage area near band and orchestra rooms - please	50				\$	
Fire Separation Lockers Storage	Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms. Won Doors operation should be tested at equipment storage areas outside band and choir rooms. Assume full replacemtn 4 locations Equipment/Instrument storage area near band and orchestra rooms - please replace and consider layout redesign. Instrument storage needed. Lockers/casework should be replaced and reconfigured.	50 50	EA EA	\$	3,000.00	\$ \$	150,000
Fire Separation Lockers Storage Kitchen	Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms. Won Doors operation should be tested at equipment storage areas outside band and choir rooms. Assume full replacemtn 4 locations Equipment/Instrument storage area near band and orchestra rooms - please replace and consider layout redesign. Instrument storage needed. Lockers/casework should be replaced and reconfigured. Kitchen	50	EA EA	\$	3,000.00	\$ \$	150,000
Fire Separation Lockers Storage Kitchen	Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms. Won Doors operation should be tested at equipment storage areas outside band and choir rooms. Assume full replacemtn 4 locations Equipment/Instrument storage area near band and orchestra rooms - please replace and consider layout redesign. Instrument storage needed. Lockers/casework should be replaced and reconfigured. Kitchen 1000 daily student meals (2 lunch periods) for high school. Baking area with walk-	50 50	EA EA	\$	3,000.00	\$ \$	150,000
Fire Separation Lockers Storage Kitchen	Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms. Won Doors operation should be tested at equipment storage areas outside band and choir rooms. Assume full replacemtn 4 locations Equipment/Instrument storage area near band and orchestra rooms - please replace and consider layout redesign. Instrument storage needed. Lockers/casework should be replaced and reconfigured. Kitchen 1000 daily student meals (2 lunch periods) for high school. Baking area with walkin oven produces 1200 meals daily for distribution to all other schools within the	50 50	EA EA	\$	3,000.00	\$ \$	150,000
Fire Separation Lockers Storage Kitchen	Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms. Won Doors operation should be tested at equipment storage areas outside band and choir rooms. Assume full replacemtn 4 locations Equipment/Instrument storage area near band and orchestra rooms - please replace and consider layout redesign. Instrument storage needed. Lockers/casework should be replaced and reconfigured. Kitchen 1000 daily student meals (2 lunch periods) for high school. Baking area with walk-	50 50	EA EA	\$	3,000.00	\$ \$	150,000
Fire Separation Lockers Storage Kitchen Program	Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms. Won Doors operation should be tested at equipment storage areas outside band and choir rooms. Assume full replacemtn 4 locations Equipment/Instrument storage area near band and orchestra rooms - please replace and consider layout redesign. Instrument storage needed. Lockers/casework should be replaced and reconfigured. Kitchen 1000 daily student meals (2 lunch periods) for high school. Baking area with walkin oven produces 1200 meals daily for distribution to all other schools within the district. Add more sanitizing/handwashing stations per COVID protocols?	50 50 3,826	EA EA SF	\$	3,000.00	\$ \$ \$	150,000
Fire Separation Lockers Storage Kitchen Program	Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms. Won Doors operation should be tested at equipment storage areas outside band and choir rooms. Assume full replacemtn 4 locations Equipment/Instrument storage area near band and orchestra rooms - please replace and consider layout redesign. Instrument storage needed. Lockers/casework should be replaced and reconfigured. Kitchen 1000 daily student meals (2 lunch periods) for high school. Baking area with walkin oven produces 1200 meals daily for distribution to all other schools within the district. Add more sanitizing/handwashing stations per COVID protocols? JRA to provide list for selecting new equipment. Large dishwashing area present,	50 50 3,826	EA EA	\$	3,000.00	\$ \$	150,000
Fire Separation Lockers Storage Kitchen Program Equipment	Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms. Won Doors operation should be tested at equipment storage areas outside band and choir rooms. Assume full replacemtn 4 locations Equipment/Instrument storage area near band and orchestra rooms - please replace and consider layout redesign. Instrument storage needed. Lockers/casework should be replaced and reconfigured. Kitchen 1000 daily student meals (2 lunch periods) for high school. Baking area with walkin oven produces 1200 meals daily for distribution to all other schools within the district. Add more sanitizing/handwashing stations per COVID protocols?	50 50 3,826	EA EA LS	\$	3,000.00	\$ \$ \$	150,000
Fire Separation Lockers Storage Kitchen Program Equipment	Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms. Won Doors operation should be tested at equipment storage areas outside band and choir rooms. Assume full replacemtn 4 locations Equipment/Instrument storage area near band and orchestra rooms - please replace and consider layout redesign. Instrument storage needed. Lockers/casework should be replaced and reconfigured. Kitchen 1000 daily student meals (2 lunch periods) for high school. Baking area with walkin oven produces 1200 meals daily for distribution to all other schools within the district. Add more sanitizing/handwashing stations per COVID protocols? JRA to provide list for selecting new equipment. Large dishwashing area present, but new dishwashers preferred. Kitchen has new sink disposals.	50 50 3,826	EA EA LS	\$	3,000.00 3,500.00 900,000.00	\$ \$ \$	150,000
Fire Separation Lockers Storage Kitchen Program Equipment Ceilings	Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms. Won Doors operation should be tested at equipment storage areas outside band and choir rooms. Assume full replacemtn 4 locations Equipment/Instrument storage area near band and orchestra rooms - please replace and consider layout redesign. Instrument storage needed. Lockers/casework should be replaced and reconfigured. Kitchen 1000 daily student meals (2 lunch periods) for high school. Baking area with walkin oven produces 1200 meals daily for distribution to all other schools within the district. Add more sanitizing/handwashing stations per COVID protocols? JRA to provide list for selecting new equipment. Large dishwashing area present, but new dishwashers preferred. Kitchen has new sink disposals.	50 50 3,826	EA EA LS	\$ \$	3,000.00 3,500.00 900,000.00 9.00	\$ \$ \$	150,000
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Floor	8x8 quarry tile and base. Drains/sinks/traps/ all need to be cleaned, maintained, serviced.					\$	-
Delivery Space	Receiving area attached to north elevation service drive. Dock levelers need to be		covered in	site cos	its	\$	-
	replaced (manual operation and not covered). Receiving area at High School needs						
Storage Space	updates and reconfiguration Lacking adequate storage space. Storage room too small. Product being stored in		LS	\$	150,000.00	\$	150,000
Storage space	service corridor separating kitchen from receiving area.			Ψ	130,000.00	Ψ	130,000
Kitchen Hood	Present and large - center of kitchen with 2 sides.					\$	-
Make-up Ai	-					\$	-
Serving Line	Multiple lines available/Compact but enough space available. Need new serving	975	SF	\$	20.00	\$	19,500
	equipment/food service casework. JRA would like to reformat traffic flow/redesign						
	area and function. Terrazzo flooring here and cafeteria. Need ceiling updates here.						
	New signage and presentation for users.						
	No issues noted - such as too few outlets/location/breaker capacity.	2.027	CE	•	0.00	\$	- 20 (00
	Upgrade light fixtures.	3,826 3,826		\$	8.00 0.50	\$	30,608
Secured Secure	Add diffuser and grilles with new ceilings	3,826	3F	Þ	0.50	\$	1,713
	Yes, present. Fully sprinkled with fire alarm coverage.					\$	
	This is the 'HUB' for district production and distribution. JRA to recommend list					\$	
Overa	of new equipment for consideration, upgrade storage room areas and layout.					Ψ	
	Consider delivery/receiving area, amount of storage space, transition to						
	recycle/compost program.						
Concession	Concessions for indoor events at HS utilize cafeteria and kitchen area. Items	I	LS	\$	150,000.00	\$	150,000
	served at ticket booth outside Gym. Need to have further conversations with						
	boosters regarding redesign/new layout						
Field House	(2) identical 'kitchens' present at fieldhouse for event concessions. Move kitchens	1	LS	\$	500,000.00	\$	500,000
	out of locker rooms which currently require more storage space. District would						
	like improvement/redesign/face lift/add areas for serving visitors to school events						
	with athletic complex field updates						
Poo			SF			\$	-
	6 lane 25 meter pool.	250	C.F.		50.00	\$	- 12 500
Flooring	Tile in good condition. Upgrades/replacements needed at drinking fountains near	250	SF	\$	50.00	\$	12,500
Cailings/Mall	locker room entrances. No signs of major rust/deterioration. Steel trusses and roof deck could be	9,183	CE	\$	4.00	\$	36,732
Cellings/ vvali	1 - 1	7,103	31	Ф	4.00	Φ	30,/32
	repainted. Paint CMU (scored block present). Tile present from floor to 8 AFF (CMU then above). Interior Aluminum frames with glass - in good condition.						
	(CF10 then above). Interior Aluminum names with glass - in good condition.						
Lightin	Large skylights. Large elevation of translucent panels (old/yellowed - need to be	784	SF	\$	85.00	\$	66,640
5 .	replaced). Ceiling fixtures pointed upward to avoid swimmer conflict.) Good						
	overall lighting. Fixtures are new.						
Equipment Storage	One small storage room present near north west entrance					\$	-
Locker Room	Ready for upgrades. Tile floors and ceiling ok condition. toilet room fixtures and	3,321	SF	\$	250.00	\$	830,250
	lockers should be upgraded.						
	Not present.					\$	-
	No issues reported. Time for TAB analysis though.			_		\$	
Door	Same issues as reported in other areas. Doors and closers should be replaced.	7	EA	\$	2,500.00	\$	17,500
	Hollow metal frames in ok condition but are original and approach 30 years old.						
Constatos Co-ti-	ADA ramps and steps present. Needs to be upgraded. Benches need to be	1,000	FΔ	\$	300.00	\$	300,000
spectator seating	replaced. SST glass railing and handrails need to be replaced. Signs of rust visually	1,000	-	Ψ	300.00	Ψ	300,000
	present. CMU /concrete present at this location						
Egres	Emergency egress to exterior present at East elevation (2 separate locations)					\$	
<u>_</u> g, c.s.	5 - 7, - 10 - 11 - 11 - 11 - 11 - 11 - 11 - 1					•	
Dehumidification	Need to verify performance /controls of current installed Dehumidify poolpak			1		\$	-
	unit.		<u></u>				
Drinking Fountain	Chlorine damage - need to be replaced	1	EA	\$	9,000.00	\$	9,000
	MECHANICAL					\$	-
Heating Source and Condition	Building is served by (3) PK heating hot water boilers, 3,000 MBH each and		assume wo	ork not r	required	\$	-
	installed in 2014.			1			
Heating Pumps and Piping	Building is served by (2) Taco based mounted pumps that are original. Would like					\$	55,750
Cooling Source and Con live	more isolation valves.	1	1.0	•	200 000 00	•	200.000
Cooling source and Condition	Building is served by a chilled water system. The 289-ton BAC cooling tower was	ı	LS	\$	200,000.00	\$	200,000
	installed around 2014. The Trane chiller is original and does not work. System is						
	fully redundant.						
Cooling Pumps and Pining	Building is served by (2) Taco pumps that are original. Would like more isolation			1		\$	55 750
Cooling Pumps and Pipin	Building is served by (2) Taco pumps that are original. Would like more isolation valves.					\$	55,750
	Building is served by (2) Taco pumps that are original. Would like more isolation valves. Building is served by VAV boxes with electric reheat and are original.					\$	55,750 676,000



AHUs and RTUs	Building is served by Trane VAV AHU's and are original. Office is served by a Trane 12,000 cfm AHU with DX cooling. Science wing electric reheat does not work. (8) 21,000 cfm AHU's, (2) 14,000 cfm AHU, (2) 34,000 cfm AHU, (2) 11,000 cfm AHU, (1) 30,000 cfm AHU, (1) 8,000 cfm AHU, (1) 6,000 cfm AHU, and (4) 15,000 cfm AHU's.	rane 12,000 cfm AHU with DX cooling. Science wing electric reheat does not ork. (8) 21,000 cfm AHU's, (2) 14,000 cfm AHU , (2) 34,000 cfm AHU, (2) 1,000 cfm AHU, (1) 30,000 cfm AHU, (1) 8,000 cfm AHU, (1) 6,000 cfm AHU,							
Ventilation	Exhaust fans are original. (12) Science wing exhaust hoods not working. (2) 1,500 cfm EF's, (6) 1,200 cfm EF's, (1) 600 cfm EF, (1) 200 cfm EF, and (2) 300 cfm EF's.	ı	LS	\$ 97,500.00	\$	97,500			
	Building is served by Trane DDC BMS that is original. Recommissioning needed.	1	LS	\$ 1,600,000.00	\$	1,600,000			
System/Controls	N. I.			1					
Domestic Water Piping				ork not required	\$				
vvater Heaters	Building is served by a PK boiler, 2,000 MBH installed in 2007 with 500 gallon storage tank.		assume wo	ork not required	\$	-			
Plumbing Fixtures	Plumbing fixtures are original. Group restrooms do not have auto flush valves.		assume wo	ork not required	\$	-			
Fire Protection	Building is fully sprinkled with combination wet and dry system and a 30 hp fire pump.		assume wo	ork not required	\$	-			
Pool equipment	Pool is served by 18,000 cfm Poolpak and a 500 MBH boiler. Both are original. Controls were redone around 2003. Have control issues. Problems with priming pumps onced drained. Would like unit that has better service availability.	1	LS	\$ 121,000.00	\$	121,000			
					\$				
	ELECTRICAL				\$				
Transformer size					\$				
	2 services to school (one back up with auto transfer), Switchgear is burned out	1	ALLOW		\$	-			
Generator	There is no generator on site.				\$	-			
	There are no occupancy sensors.				\$	-			
Lighting Control System	Toggle switches. Upgrade lighting system.	320,000	SF	\$ 1.50	\$	480,000			
Panels					\$	-			
Panel Clearance	Need to remove storage items.				\$	-			
Lighting	Lighting overall needs to be replaced. Most of the lighting is fluorescent. There is currently no emergency egress fixtures in the building. Lights in exterior soffits to be replaced. Owner would like to replace glass wall sconces - expensive to repair.		in areas above			-			
Lighting	Misc. areas unaccounted for	50,000	SF	\$ 7.00	\$	350,000			
Fire Alarm Panels	Simplex panels located in vestibule at visitor entrance. District would like to upgrade to voice activation, issue with smoke detectors in corridor tripping from dust	320,000	SF	\$ 1.75	\$	560,000			
Panels					\$	-			
Clocks		320,000		\$ 0.25	\$	80,000			
Paging		320,000		\$ 0.60	+	192,000			
Phone System Branch		320,000 320,000		\$ 2.00 \$ 1.50	\$	640,000 480,000			
	TEGUNAL ACV				<u> </u>				
Technology	TECHNOLOGY Most rooms are sharing space with electrical, janitorial equipment & mop sinks.		included :-	"Phone System" above	\$	<u> </u>			
II Kooms	Rooms are sprinkled. Need AC installed.		inciaaea in	i none system" above	Ф	-			
Fiber Optic Cabling (between buildings/IT rooms)	Older single mode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks.		included in	"Phone System" above	\$	-			
Data Cabling (within buildings)			included in	"Phone System" above	\$	-			
Bells/Paging System	Need to update paging for the district. Currently Informacast via Cisco IP phones.		included in	"Paging" above	\$	-			
Clock System	There is no synchronized clock system. Some satellite clocks and digital signage running software to display time.		included in	"Mater Clock" above	\$	-			
Classroom Audio/Video Systems	Standard throw projectors being replaced with 75" interactive displays. Plan to replace Lightspeed audio with Audio Enhancement systems.		assume no	work required	\$	-			
	Audio for gyms needs upgrade, mainly speakers. Rack equipment needs relocated closer to space it serves. Need new audio system for cafeteria.	3	EA	\$ 25,000.00	\$	75,000			
	Need to update Sony cameras and VMS (currently exacqvision software)	320,000	SF	\$ 1.00	\$	320,000			
					_				
	Axis intercom at main entrance. Card readers at priority doors. Vanderbilt SMS.		assume no	work required	\$				





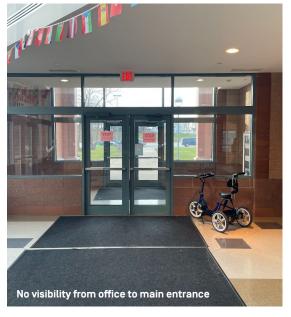












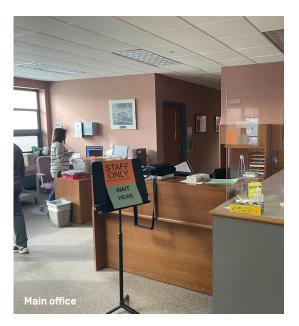








































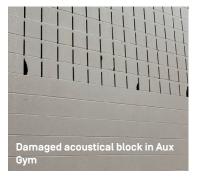


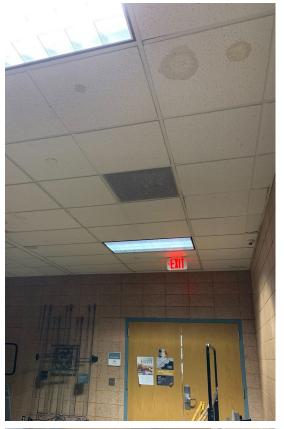














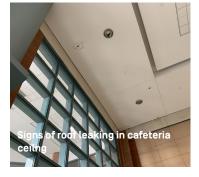


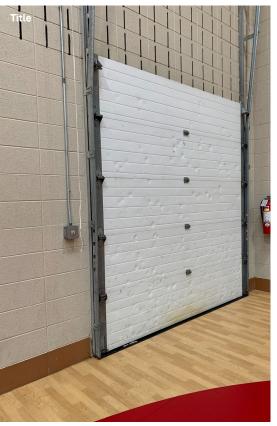


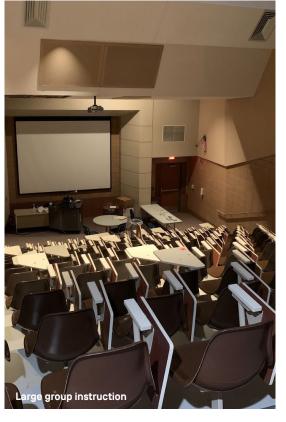


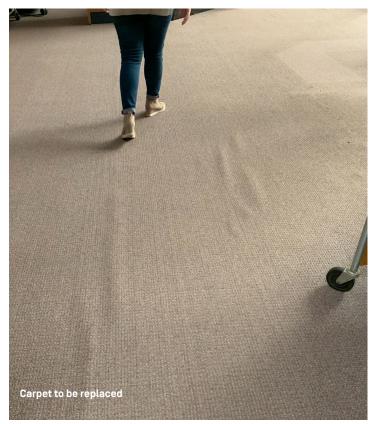




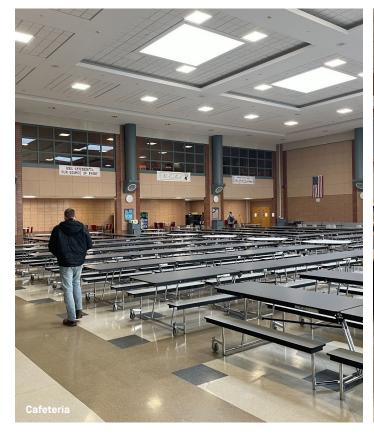
















Use: District Athletics

Built: 1995

Additions + Renovations: N/A

Total Building Area: 9,600 SF **Site Area:** 23 Acres

Enrollment: N/A **Square Footage per Student:** N/A

Renovation Cost: \$8,950,347

Current Replacement Value (CRV): N/A Facility Condition Index (FCI): N/A













OBSERVATION HIGHLIGHTS

SITE

Issue noted with ADA access/sidewalks from parking lots to fields complex. Long distance from parking lot to BB/SB/ Soccer fields and not currently ADA accessible. ADA safe access does not exist from High School to the Athletic complex. Football field has had recent turf and track updates. Tennis courts and perimeter fencing needs to be replaced. Baseball and Softball fields need new fencing and dugouts.

ARCHITECTURE

The athletic complex has a football field, track, bleachers and press box, tennis courts, varsity soccer field, baseball and softball fields and other fields for team practice. The compley's main building has a ticket booth for entry, two concession areas with small kitchens, team locker rooms, maintenance equipment garages and other storage areas. Asphalt shingles and exterior brick masonry walls are in good condition. Exterior hollow-metal doors and frame are in good condition. Focus for upgrades should be placed on both concession areas, ticket booth size and location, site perimeter fencing, and the overall appearance of exterior structural steel and canopy at the main entrance as you gain access to the complex.

INTERIORS

Interior locker room vinyl tile flooring in all locker rooms could be considered for replacement. Interior ceilings are in decent condition, ceiling pads could be considered for replacements and upgrades. Lockers are in functional and decent condition. Toilet room fixtures, including sinks, partitions, toilets and urinals could be considered for upgrades to new more efficient fixtures. Toilet room ceilings and wall and floor tile all in good condition.environment for staff or students.

MECHANICAL

Add building to BMS.

ELECTRICAL

Interior and exterior lighting fixtures are fluorescent or in poor condition and need to be replaced. Exit signs have faded lettering and need to be replaced. All interior lighting controls are toggle switches and need to be updated to modern controls and better energy efficiency. The majority of the electrical system is in fair condition.

TECHNOLOGY

N/A

RECOMMENDATION SUMMARY

The athletic complex certainly has some strengths and some needs for improvement. The level of improvements necessary don't rise to the level of exploring a complete replacement or relocation of the facility. Although some components of the complex will require improvement it is not advisable to substantially change the general location of the individual components of the various athletic courts and fields.





DATA SHEETS

Facility Assessment

Building Name Okemos High School Athletic Complex

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years Fair = item meets current use, showing signs of age and should be replaced in the next 10 years Poor = item is nearing the end of it's useful life, current need, should be replaced in the next 3-5 years

Athletic Complex	800d	fair	
			Athletic complex located on property adjacent (west of Huelett Rd.) to
			Okemos High School. Main parking lot located south of Athletic Complex
			entrance and building. Athletic complex building has (2) separate sides. Each
			side has mechanical space, locker rooms, bathrooms, storage areas for
			equipment and facilities maintenance. West side does have
			commercial/industrial laundry equipment for team uniforms and equipment.
			Athletic complex building has main entrance, gates, ticket booth and
			concessions location in breezeway between buildings. Walking directly
Orientation	Х		through you enter football complex and field.
			(2) concessions locations in the athletic building (similar layout and
			equipment present at both locations). Warming (no cooking) kitchens
			currently. Floors, walls, ceilings, and countertops in good condition.
Concessions	Х		Reference food service report prepared by JRA for concessions equipment.
			Located in the middle of main entrance to complex. Octagonal shape building
			with adjacent gates. Building finishes match athletic complex. Brick/coiling
			doors and asphalt shingles to match adjacent buildings. Exterior Sill brick in
			need of repair. Facilities prefers to remove and relocate location of ticket
Ticket Booth		Х	booth.
			Main entrance drive (directly off Huelett Rd.) runs between athletic complex
			building entrance and main visitor parking lot. ADA parking access, safe
			access from parking lot to complex could be improved. Exposed structural
			steel at entrance canopy needs to be cleaned and refinished. Cracked
Entrance	Х		concrete under covered entrance to be addressed
			Located on far west end and far east end of athletic complex buildings. (2)
NA - have and Classes			closets exist - serve each end of the complex where they are located. Hot
Mechanical Closets	Х		Water Heater replaced in 2021 in west mech closet.
Dathus and (a)			Plumbing fixtures, tile, toilet partitions, showers, mirrors, countertops are all
Bathroom(s)	Х		functional but dated. Consider updates.
			Replace flooring, ceilings, and lighting. Walls and existing lockers in good
Lashar Danisa			condition. District mentioned they need more storage inside of athletic
Locker Rooms	Х		complex.
			Issue noted with ADA access/sidewalks from parking lots to fields complex.
			Long distance from parking lot to BB/SB/Soccer fields and not currently ADA
			accessible. ADA safe access does not exist from High School to the Athletic
			complex. Football field has recent turf and track updates. Tennis courts and
Fields			perimeter fencing needs to be replaced. Baseball and Softball fields need new
Fields		Х	fencing and dugouts.
Futorior Doors C. Faradir			Consider exterior door replacement/rusted frames and doors. Most of the
Exterior Doors & Fencing		Х	fencing (black chain link) needs to be removed and replaced.



Athletic Complex (CON'T)	Bood	fair	goot comments
			Consider upgrade/cleaning/ to signage and scoreboard at football field.
			Flagpoles located here. Brick piers and cast stone (clean). Scoreboard ok.
			WIFI service just added to the stadium complex in 2021. Scoreboards (small)
Scoreboard/lighting/WIFI		Х	do exist at Soccer/BB/SB fields.
			Newer bleachers at Football and Soccer fields. Asphalt pavement at
			bleachers is in poor condition Bleacher/seating/press box updates needed
Bleachers	х		at BB and SB fields.
			Asphalt pavement heaving around concrete fence pole foundations at the
			football field. Need to address for visitor safety and appearance; Chain-link
Fencing			fence and gate at ticketed entrance needs to be replaced
			Uncertain of latest exterior lighting updates. Exterior lighting does exist at
			football and soccer field. Did not see exterior stadium lighting at BB/SB fields.
Lighting	х		Exterior fixtures need updates or bulb replacements.
			ADA access present to bleachers of football field (once safely inside athletic
			complex). Condition of perimeter sidewalks and ADA access to Soccer/BB/SB
			fields is an issue and needs to be addressed. Replace perimeter asphalt and
			concrete walks. Perimeter asphalt paths around the athletic building need to
Egress		х	be replaced and widened.
			The door to the press box is not aligned with an aisle - difficult to access
			when spectators are present. Needs a facelift or update. Sound equipment
Press Box		х	mounted to press box.
			Present with perimeter fencing at press box. Looks like 2nd floor of press box
			has been taken out of service? Asphalt shingles look in good condition at
Roof Access	х		main athletic complex building.





BUDGET DETAIL

ITEM #:	23			Gı	ross Area:		
	Okemos High School Athletic C	omplex					
						Т	otal Cost
Onionardia	Address and the large day and the same for the first part of the same for the same of the			1		\$	-
Orientation	Athletic complex located on property adjacent (west of Huelett Rd.) to Okemos					\$	-
	High School. Main parking lot located south of Athletic Complex entrance and						
	building. Athletic complex building has (2) separate sides. Each side has mechanical						
	space, locker rooms, bathrooms, storage areas for equipment and facilities maintenance. West side does have commercial/industrial laundry equipment for						
	team uniforms and equipment. Athletic complex building has main entrance, gates,						
	ticket booth and concessions location in breeze way between buildings. Walking						
	directly through you enter football complex and field.						
	, , , ,						
Athletic fields	No barrier free access from parking lot to the baseball and softball fields. Tennis	2	LOC	\$	100,000.00	\$	200,00
	court pavement is settling, cracking and heaving throughout. Baseball and Softball						
Athletic fields	Dugout structures are in poor condition. Tennis court pavement is settling, cracking and heaving throughout - Assume Full	12	EA	\$	250,000.00	\$	3,000,00
Adiletic fields	Replacement of 12 courts - Asphalt courts	12	L^	Ι Φ	230,000.00	φ	3,000,00
Athletic fields	Baseball and Softball Dugout structures are in poor condition Assume new	4	EA	\$	25,000.00	\$	100,00
	dugouts			'		·	
Fencing	District wants fencing replaced at athletic fields.		with item	s below		\$	-
Fencing	Replace Baseball Field Fencing - Includes new backstop	1,500	LF	\$	40.00	\$	60,00
	Replace Football Field Fencing	2,000	_	\$	32.00	\$	64,00
Concessions	(2) concessions locations in the athletic building (similar layout and equipment	- 1	LS	\$	100,000.00	\$	100,00
	present at both locations). Warming (no cooking) kitchens currently. Floors,						
	walls, ceilings, and countertops in good condition. Reference food service report						
	prepared by JRA for concessions equipment.						
Ticket Booth	Located in the middle of main entrance to complex. Octagonal shape building with		LS	\$	25,000.00	\$	25,00
Tieket Booti	adjacent gates. Building finishes match athletic complex. Brick/coiling doors and			Ι Ψ	23,000.00	Ψ	25,00
	asphalt shingles to match adjacent buildings. Exterior Sill brick in need of repair.						
	Facilities prefers to remove and relocate location of ticket booth.						
	F						
Entrance	Main entrance drive (directly off Huelett Rd.) runs between athletic complex	1	LS	\$	15,000.00	\$	15,00
	building entrance and main visitor parking lot. ADA parking access, safe access						
	from parking lot to complex could be improved. Exposed structural steel at						
	entrance canopy needs to be cleaned and refinished. Cracked concrete under						
	covered entrance to be adressed						
Mechanical Closets	Located on far west end and far east end of athletic complex buildings. (2) closets			-		\$	
r recruamear Grobers	exists - serve each end of the complex where they are located. Hot Water Heater					Ψ	
	replaced in 2021 in west mech closet.						
Bathroom(s)	Plumbing fixtures, tile, toilet partitions, showers, mirrors, countertops are all	I	LS	\$	100,000.00	\$	100,00
	functional but dated. Consider updates.						
Locker Rooms	Replace flooring. Replace ceilings. Walls and existing lockers in good condition.	I	LS	\$	50,000.00	\$	50,00
	District mentioned they need more storage inside of athletic complex.						
F: 11	I I I I ADA (II II C. II I I I I I I I I I I I I I I		1.0	-	F00 000 00	•	500.00
Fields	Issue noted with ADA access/sidewalks from parking lots to fields complex. Long	'	LS	*	500,000.00	\$	500,00
	distance from parking lot to BB/SB/Soccer fields and not currently ADA accessible. ADA safe access does not exist from High School to the Athletic						
	complex. Football field has recent turf and track updates. Tennis courts and						
	perimeter fencing needs to be replaced. Baseball and Softball fields need new						
	fencing and dugouts.						
	· · · · · · · · · · · · · · · · · · ·						
Exterior Doors & Fencing	Consider exterior door replacement/rusted frames and doors. Most of the fencing		with high	school cos	sts	\$	-
0 1 10 1 10 1 10 10 10 10 10 10 10 10 10	(black chain link) needs to be removed and replaced.			1.	F0.000.00		
Scoreboard/lighting/WIFI	Consider upgrade/cleaning/ to signage and scoreboard at football field. Flagpoles	1	LS	\$	50,000.00	\$	50,00
	located here. Brick piers and cast stone (clean). Scoreboard ok. WIFI service just						
	added to the stadium complex in 2021. Scoreboards (small) do exist at Soccer/BB/SB fields.						
Bleachers	Soccer/BB/SB fields. Newer bleachers at Football and Soccer fields. Asphalt pavement at bleachers is	1	LS	\$	100,000.00	\$	100,00
Dicacilei 3	in poor condition. Bleacher/seating/press box updates needed at BB and SB fields.			*	. 55,555.50	*	100,00
	FT The second second second second at an and include						
Asphalt Paving	Asphalt pavement heaving around concrete fence pole foundations at the football	I	LS	\$	50,000.00	\$	50,00
	field. Need to address for visitor safety and appearance; Chainlink fence and gate						
	at ticketed entrance needs to be replaced						



	Uncertain of latest exterior lighting updates. Exterior lighting does exist at football					\$	-
	and soccer field. Did not see exterior stadium lighting at BB/SB fields. Exterior						
	fixtures need updates or bulb replacements.						
Egress	ADA access present to bleachers of football field (once safely inside athletic		see item al	oove		\$	-
	complex). Condition of perimeter sidewalks and ADA access to Soccer/BB/SB						
	fields is an issue and needs to be addressed. Replace perimeter asphalt and						
	concrete walks. Perimeter walks used by maintenance and facilities around the						
	complex need to be replaced.						
Press Box	The door to the pressbox is not aligned with an aisle - difficult to access when	- 1	LS	\$	78,000.00	\$	78,000
	spectators are present. Needs a facelift or update. Sound equipment mounted to						
	press box.						
Roof Access	Present with perimeter fencing at press box. Looks like 2nd floor of press box has					\$	
	been taken out of service? Asphalt shingles look in good condition at main athletic					Ψ	
	complex building.						
	peompiex building.		ı			.\$	
						\$	_
	Direct Trade					\$	4,492,000





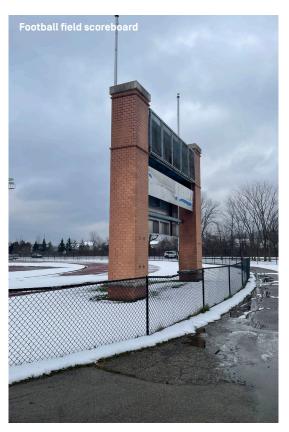








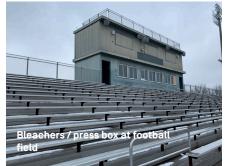














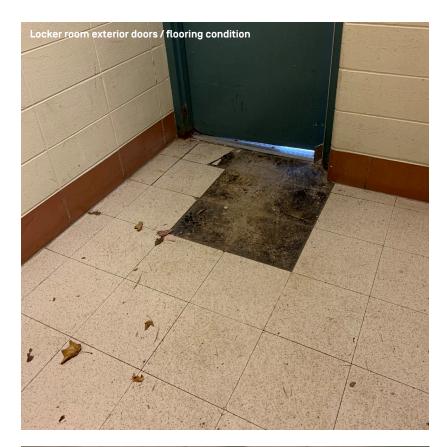


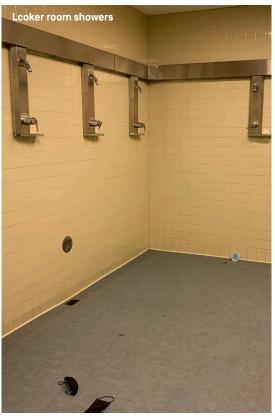


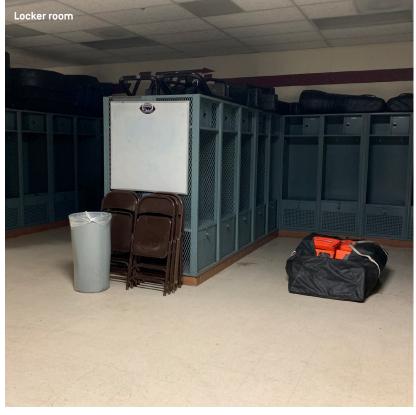
















Use: Bus Service

+ Transportation

Built: 1993

Additions + Renovations: N/A

Total Building Area: 8,000 SF

Site Area: 15 Acres

Enrollment: N/A

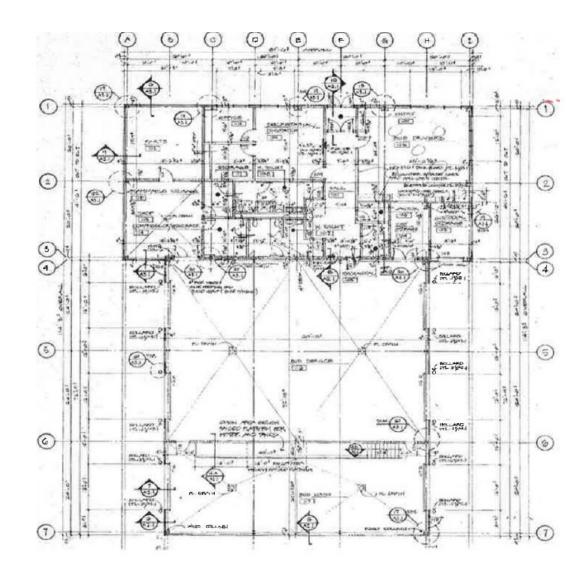
Square Footage per Student: N/A

Renovation Cost: \$1,456,711

Current Replacement Value (CRV): \$2,000,000

Facility Condition Index (FCI): 73%















OBSERVATION HIGHLIGHTS

SITE

Fuel storage should be relocated from underground storage tanks to above grade onsite with a new open canopy for protection.

ARCHITECTURE

The facility is secure and has an enclosed gated perimeter. The bus fleet ranges from 20-30 active buses in use during the school year. The buses sit north of the building in a parking lot, not covered, with site lighting and dedicated electrical power for winter engine requirements. The main garage has [3] bays and corresponding two sided egress totaling [6] garage doors. [2] bays are dedicated for service with the last bay dedicated for washing. District expressed interest in updating the exterior appearance of vertical corrugated siding on the exterior of the building. Some signs of rust and deterioration present at the sill condition around the perimeter of the building. Interest in redesign of exterior north entrance with possibility of adding covered canopy and upgrades to meet current ADA barrier free standards for access of sidewalks. All aluminum exterior doors and frames in good condition at offices, district had not included this facility in recent updates to access control. Hollow metal doors and frames at garage locations need to be removed and replaced due to heavy use, functionality and rust present from winter salt application. Garage doors conditions deteriorating, district interest in new operators for all six door locations.

INTERIORS

The facility has a command center with dispatch area, break rooms and toilet rooms for employees, and a garage for maintenance. Interior flooring, including all carpet and tile, at the main offices, employee break area and toilet rooms all in good condition. Toilet room fixtures in good condition and ADA barrier free compliance also acceptable based on our site visit. District interested in improving current appliances and kitchenette area at employee break area.

MECHANICAL

Replace unit heaters, rooftop unit [4-ton], and make-up air units [3-4,300 cfm, 2-1,100 cfm]. All exhaust fans need to be replaced. Upgrade DDC system. Add trench drain to bus service area. Replace water heater and plumbing fixtures.

ELECTRICAL

Interior and exterior lighting fixtures are fluorescent or in poor condition and need to be replaced. Exit signs have faded lettering and need to be replaced. All interior lighting controls are toggle switches and need to be updated to modern controls and better energy efficiency. The majority of the electrical panels are in fair condition.

TECHNOLOGY

N/A

RECOMMENDATION SUMMARY

This building is a good candidate for renovations and should be considered to keep online as an operational facility. Some minor to moderate renovations are recommended to improve the facility to a "good" condition.





DATA SHEETS

Facility Assessment

Building Name Bus Garage

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years
Fair = item meets current use, showing signs of age and should be replaced in the next 10 years
Poor = item is nearing the end of it's useful life, current need, should be replaced in the next 3-5 years

SITE		100d	air ,	comments
Drainage	х			
				Entrance drive, staff parking lot and facility lot repaved in 2016. Some
Asphalt Parking/ Drives		х		patchy/cracks present in select areas but overall condition in good shape.
Sidewalks		х		No ADA access into the building.
Adequate Parking	Х			
Bus Loop	x			Open lot for (22) Bus fleet. Site lighting and pole mounted electrical service currently installed for block heaters. District mentioned desire to add canopy for exterior bus protection and coverage (Ref: Portland Schools example).
Landscaping			Х	Landscaping around the building needs improvement.
Irrigation Systems				N/A - not present
Fencing	х			Main vehicle egress gate operated by driver remotes.
Signage				
Dumpster Location		х		One dumpster present on exterior (north of fueling tanks).
Traffic Directions	х			
Parking Lot Lighting				To be replaced with LED fixtures by the district
Security		х		Exterior wall mounted cameras present. District has discussed system wide upgrades across the district.
Security		^		Located on west side of facility in parking lot. Underground fuel (Gas and
				Diesel) requires monthly environmental inspections and expense. District
				would prefer to remove underground tanks and relocate above grade onsite
Fuel Storage			х	with new open canopy for protection.
Taci Storage			^	Curb/platform mounted units for gas and diesel. Operated by exterior keypad
				access. Appear to be older, more signs of use on gas unit. Fire extinguisher
Fuel Stations		х		mounted on site lighting

ARCHITECTURAL		100d (a)	4/9	comments
Building Shell				
Desfine				Built in 1993. Roof replaced over office area in 2014. Additional repair work done on gutters and downspouts in 2014. Office building has flat/PVC membrane roof, garage has sloped insulated metal roof. Some evidence of leaks inside office building. No issues reported or seen in garage under metal
Roofing Exterior Windows	X			roof. Good condition at office building. Aluminum framed/insulated glass units with operable vents/integral blinds and interior screens. No exterior windows on main garage area. Window lights for visibility and daylight on garage doors.



ARCHITECTURAL (CON'T)		100d	rait ,	comments
				No major issues noted around the perimeter of the building. Building could
				use maintenance strip around office building. Building could use
Positive Drainage		х		update/removal of existing landscaping.
				Main Entrance on north elevation - sidewalks are not ADA compliant and the
				condition of the concrete is beginning to deteriorate.
				Cracks/heaving/expansion all present. Improvement to sidewalks (approach
Defined Entry		х		design and ADA requirements) should be updated.
				Exterior ADA accessibility to complex is not up to current codes.
				Sidewalks/curbs/doors/automatic operator hardware all need to be
Accessibility			х	incorporated to meet current guidelines.
				No soffits/canopies present around the perimeter of the building. Canopies
Fascia/Soffits	х			desired at fueling location/ bus parking / and main entry to office.
				Prefabricated metal building structure with vertical corrugated metal siding
Prefab. Metal Building				(insulated at both office and garage). CMU interior back-up at office only.
Structure		х		Signs of rust at base of building. Recommend repair and repaint.
				Present only at exterior door frame locations. Doors and frames (2 locations
				only) damaged from age/salt/rust at maintenance garage area and should be
Caulk Joints		х		replaced.
				Exterior vertical corrugated siding has exposed rust and deterioration around
				the perimeter of the building. Worst locations located on north elevation at
				office building. Siding bears on steel angle that is also rust and contributing to
Water Stains			х	rust on siding.
				Exterior pair of doors at main entry (aluminum frame) is good condition.
				Want to add key card electronic hardware access to main entrance doors.
				Hollow metal doors and frames at maintenance garage exterior should be
Exterior Doors		х		removed and replaced (rust present at bottom of door and frame).
				Vestibule pair of doors only at main entrance to office space. These
				aluminum doors are in good condition but no operators for ADA present. Add
Vestibule Entries	х			walk off mats at this location.
				District currently in progress with bulb replacements at all current exterior
Exterior Light	х			site fixtures. LED replacements.

INTERIORS / FINISHES		300d	tait	comments
Corridors				
Lights		х		Update.
Flooring		Х		12x12 VCT to be replaced. Walk off CPT preferred at door.
Ceiling/Walls		Х		Sagging ceiling tiles to be replaced
Lockers			х	Small bank of lockers in break area - remove and replace.
Doors	x			Wood doors (with light kits) - good condition. No electronic locking hardware update at this facility. Hollow metal interior frames in good condition.
Emergency Egress		х		No issues reported other than ADA updates required. Select areas has fire suppression.
Toilet Rooms				
Fixtures Operational		х		Original, no issues reported but ready for upgrade.
Toilet Partitions		Х		Original, clean, functional.
				Original wall tile along with painted CMU present above tile to ceiling. Toilet
Walls		Х		Rooms ready for finishes upgrades.

INTERIORS / FINISHES		/,		/./
(CON'T)		200d	tait	pool comments
(CON 1)		6 /	<u>/</u>	V Original tile (2x2). Floors and walls could be updated along with fixtures.
				Could entertain same finish updates as seen recently at other buildings in the
Floors		х		district.
Floor Drains		X		No issues with floor drains reported.
11001 Dialits				Original fixtures, could be replaced for better performance, lighting and
Lighting		х		adding controls.
Ceilings		X		Gypsum ceilings, no issues reported, ready for repair and fresh coat of paint.
Mirrors		X		Original, dated, ready for replacement.
141111013				Grab bars present both mounting heights /locations of toilet paper holders
ADA Accessible			х	not correct. Would need to be corrected.
ADA ACCESSIBIC			^	Yes, no issues with size. shower currently in Men's restroom, but not one
Adequate Size	x			located in Women's restroom.
Offices	^			located in Women's restroom.
Offices				Carpet to be replaced in offices. 12x12 VCT throughout corridors, break room
Flooring		х		and storage rooms to be replaced.
Furniture		X		Update.
Turriture				Ceiling tiles to be replace(recommend replacing grid with a 2x2 grid). Replace
Walls / Ceilings		х		other light fixtures/diffusers. CMU walls in good condition.
Casework	Х	^		other light lixtures/ulffusers. Civio walls in good condition.
Marker/Chalkboards	X			
Phone System	X			No issues reported with dispatch operator system.
Lighting	^	v		Fixture updates preferred.
Ligiting		Х		Storage closet, Janitorial closet, Break Room, Main office, Director office all
				present on interior of office space. Office has electrical service, gas service
General Note				and large antenna all located along the east elevation of the building.
General Note				Not bad for office space, no issues reported by head of maintenance with
Visibility	V			vehicles entering/exiting the facility.
Accessibility	Х		х	Some concerns noted around accessibility inside/outside building
			^	Some concerns noted around accessibility inside/outside building
Shop				No issues reported on need for facility expansion. Shop has (2) large interior
Size	х			maintenance bays, (1) additional dedicated bay for washing.
3126	^			Exposed concrete slab. Need to install new trench drains and floors drains.
Flooring		x		Issues with slope to drain in main garage/wash bay area/tools room.
Ceilings	Х	_^		No issues noted with steel/insulated metal roof panels. Small fans present
Centrigs	^			Corrosion at base of HM frames in some locations - Recommend
Doors		x		replacement
Lighting	Х	_^		New light fixture upgrades recently completed by district.
Lighting	^			Facility has tire (new/used) storage room on exterior with overhead door.
				Natural gas and fire suppression feed located in this room on east side of
Tiro Storago				building. Overhead door should be repaired or replaced.
Tire Storage		Х		Multiple Unit Heaters (older) present for heat. Had issues onsite operating
				main exhaust fan in garage. Building need to be recommissioned and further investigated with Testing and Balancing contractor. Mentioned issue with
HVAC/Ventilation		V		controls/temperature of warm air being provided to tool and part storage
HVAC/Ventilation		Х		room by Rooftop unit mounted above office space.
				(6) Original doors and operators. Having issues operating doors recently.
Carrage Danier				Some exposed gasketing/ worn seals/draft areas present. Good candidate for
Garage Doors			Х	new operators and possible new doors as well.
Deef				Sloped metal insulated panel roof, no leaks present or noted. Exterior gutters
Roof		Х		and downspouts present.

INTERIORS / FINISHES (CON'T)	/ (300d	tait .	comments
				Need new waste oil tank (produce 350 gallons of waste oil per year. Tank
Waste Oil Tank			Х	mounted on west elevation outside garage.
Vehicle Exhaust		Х		No issues reported by staff onsite.
Mechanical Lifts		Х		New, mobile hydraulic lifts located in garage
				Has carbon monoxide monitoring unit wall mounted. Has stairs/platform to
				assist with washing. Unit Heaters need to be replaced in this bay. Floor drains
Wash Bay		х		need to be replaced.
Accessibility		х		Ramp into Shop - confirm with Barrier Free requirements
				Flammable storage located near tool shop in garage. Room is protected with
Other	х			fire suppression coverage.
Break Room				
Seating		х		Update furniture - round tables and chairs present in break room
				Standard Fridge, sink, cabinets, toaster, cabinets and lockers present in room.
				Should all be updated - plenty of space available in break room for updates.
Equipment		х		Employee appreciation opportunity here.
				Casework in good condition. Additional casework / counter space would be
Casework		х		beneficial for microwave/refrigerator / coffee maker
				Ceilings (2x4 tiles and fixtures) in ok condition but office area is ready for
				ceilings/fixtures update. Interior CMU with aluminum framed windows.
Ceilings/Walls		х		Good condition. Rubber floor base and paint updates preferred.
Floors		х		12x12 VCT ok condition but ready for flooring upgrade.
Lighting		Х		Update original fixtures.

MECHANICAL	good,	air	comments
Heating Source and			Building is served by gas-fired equipment. Interested in waste oil heat (use
Condition		Χ	around 350 gallons per year).
Heating Pumps and Piping			N/A.
Cooling Source and			
Condition		Χ	Individual DX cooling.
Cooling Pumps and Piping			N/A.
			Bus wash, storage rooms, and main Bus Garage are served by gas-fired unit
Terminal Devices		Χ	heaters. (6) 200 MBH UH's, (1) 2 kW electric UH
			4-ton Gas-fired/DX RTU serves the front office and is at end of life. (3) MUA
			units serve the Garage (4,300 cfm direct-fired), Storage (1,100 cfm indirect
			fired, not working), and Paint (1,100 cfm indirect fired, not working) areas
AHUs and RTUs		Χ	and are at end of life.
			All exhaust is at end of life. CO alarm system works but at end of life. (2) 500
			cfm EF, (1) 630 cfm EF, (1) 100 cfm EF, (2) 250 cfm EF, (1) 1,050 cfm EF, (1)
Ventilation		Χ	4,300 cfm EF, (1) 2,300 cfm EF, and (1) 1,600 cfm EF.
Building Management			
System/Controls		Χ	Trane 4-ton RTU is only thing on Trane BMS.
Domestic Water Piping		Χ	No known piping issues. Floor drains in Garage don't collect properly.
Water Heaters		Χ	Building is served by a 50 gallon, 50 MBH water heater and is at end of life.
Plumbing Fixtures		Χ	All plumbing fixtures are at end of life.
Fire Protection			N/A.
Pool equipment			N/A.

ELECTRICAL		800d	fair	comments
Transformer size	Х			
Primary/Secondary Service	Х			
Generator				There is no generator on site.
Occupancy Sensors				N/A
Lighting Control System			Х	Toggle switches. Needs updating.

ELECTRICAL (CON'T)		Rood	fair	comments
Panels	Х			Majority of panels are in good shape.
Panel Clearance	Х			Need to remove storage items.
				Upgraded in the last 5 years. Future upgrades could include voice activation
Fire Alarm	х			(district wide)
Interior Lighting			Х	Fluorescent fixtures throughout need to be replaced.
Exit Sign			Х	Exit signs are very old and letters are dim.



BUDGET DETAIL

ITEM #:	19				Acres:		15
	Transportation Building - Site	work					
						Т	otal Cost
Sitework	SITEWORK					\$	-
Drainage						\$	-
Asphalt Parking/ Drives	Entrance drive, staff parking lot and facility lot repayed in 2016. Some		assume wo	ork not re	quired	\$	-
	patchy/cracks present in select areas but overall condition in good shape.						
Sidewalks	No ADA access into the building.	1	LS	\$	25,000.00	\$	25,000
Adequate Parking						\$	-
Bus Loop	Open lot for (22) Bus fleet. Site lighting and pole mounted electrical service					\$	-
	currently installed for block heaters. District mentioned desire to add canopy for						
	exterior bus protection and coverage (Ref: Portland Schools example).						
Playgrounds						\$	-
Student Drop off Area						\$	-
	Landscaping around the building needs improvement.	1	LS	\$	25,000.00	\$	25,000
	N/A - not present					\$	-
	N/A - not present					\$	-
Fencing	Main vehicle egress gate operated by driver remotes.					\$	-
Service Entrance						\$	-
Signage						\$	-
Dumpster Location	One dumpster present on exterior (north of fueling tanks).					\$	-
Traffic Directions						\$	-
Parking Lot Lighting	To be replaced with LED fixtures by the district		assume by	owner		\$	-
Retaining Walls						\$	-
Security	Exterior wall mounted cameras present. District has discussed system wide					\$	-
	upgrades across the district.						
Fuel Storage	Located on west side of facility in parking lot. Underground fuel (Gas and Diesel)		excluded				
	requires monthly environmental inspections and expense. District would prefer to						
	remove underground tanks and relocate above grade onsite with new open						
	canopy for protection.						
Fuel Storage	add canopy for 2 buses		excluded				
Fuel Stations	Curb/platform mounted units for gas and diesel. Operated by exterior keypad					\$	-
	access. Appear to be older, more signs of use on gas unit. Fire extinguisher						
	mounted on site lighting						
						\$	-
						\$	-
	Direct Trade	15	acres	\$	3.333.33	\$	50.000





Exterior Windows Goo ope gara Positive Drainage No mai exis Defined Entry Mai con preshold for the present of	esent only at exterior door frame locations. Doors and frames (2 locations ly) damaged from age/salt/rust at maintenance garage area and should be placed. terior vertical corrugated siding has exposed rust and deterioration around the	Quantity I 1,600	assume v	work not n		**************************************	50,000
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Maintenance Room Entry Prefab. Metal Building Structure Brick Brick Caulk Joints Caulk Joints Water Stains Extreperiouil Sidiu Exterior Doors Extreadd doc (rus Vestibule Entries	sintenance strip around office building. Building could use update/removal of isting landscaping. ain Entrance on north elevation - sidewalks are not ADA compliant and the ndition of the concrete is beginning to deteriorate. Cracks/heaving/expansion all esent. Improvement to sidewalks (approach design and ADA requirements) ould be updated. terior ADA accessibility to complex is not up to current codes. dewalks/curbs/doors/automatic operator hardware all need to be incorporated meet current guidelines. to soffits/canopies present around the perimeter of the building. Canopies sired at fueling location/ bus parking / and main entry to office. efabricated metal building structure with vertical corrugated metal siding sulated at both office and garage). CMU interior back-up at office only. Signs of st at base of building. Recommend repair and repaint. To brick/stone present. Interior CMU wall construction at office location. A esent only at exterior door frame locations. Doors and frames (2 locations ly) damaged from age/salt/rust at maintenance garage area and should be placed. terior vertical corrugated siding has exposed rust and deterioration around the	1,600	SF	\$	105.00	\$ \$ \$	168,000
Defined Entry Mai con preishout Should be shou	ain Entrance on north elevation - sidewalks are not ADA compliant and the ndition of the concrete is beginning to deteriorate. Cracks/heaving/expansion all esent. Improvement to sidewalks (approach design and ADA requirements) ould be updated. terior ADA accessibility to complex is not up to current codes. dewalks/curbs/doors/automatic operator hardware all need to be incorporated meet current guidelines. o soffits/canopies present around the perimeter of the building. Canopies sired at fueling location/ bus parking / and main entry to office. efabricated metal building structure with vertical corrugated metal siding sulated at both office and garage). CMU interior back-up at office only. Signs of st at base of building. Recommend repair and repaint. o brick/stone present. Interior CMU wall construction at office location. A esent only at exterior door frame locations. Doors and frames (2 locations ly) damaged from age/salt/rust at maintenance garage area and should be placed. terior vertical corrugated siding has exposed rust and deterioration around the	1,600	SF	\$	105.00	\$ \$ \$	168,000
Accessibility Extr. Side to recommendation of the second state of	terior ADA accessibility to complex is not up to current codes. dewalks/curbs/doors/automatic operator hardware all need to be incorporated meet current guidelines. o soffits/canopies present around the perimeter of the building. Canopies sired at fueling location/ bus parking / and main entry to office. defabricated metal building structure with vertical corrugated metal siding sulated at both office and garage). CMU interior back-up at office only. Signs of st at base of building. Recommend repair and repaint. o brick/stone present. Interior CMU wall construction at office location. A desent only at exterior door frame locations. Doors and frames (2 locations ly) damaged from age/salt/rust at maintenance garage area and should be placed. terior vertical corrugated siding has exposed rust and deterioration around the	1,600	SF	\$	105.00	\$ \$ \$ \$	168,000
Fascia/Soffits No desi Maintenance Room Entry Prefab. Metal Building Structure Preis Brick No EIFS Fascia/Soffits NA Caulk Joints Preionly repl Water Stains Extreperiouil sidii sidii Structure Preis Preis Only Prepl Water Stains Extreperiouil sidii sidii Vestibule Entries Ves	efabricated metal building structure with vertical corrugated metal siding sultated at both office and garage). CMU interior back-up at office only. Signs of st at base of building. Recommend repair and repaint. b brick/stone present. Interior CMU wall construction at office location. A esent only at exterior door frame locations. Doors and frames (2 locations ly) damaged from age/salt/rust at maintenance garage area and should be placed. terior vertical corrugated siding has exposed rust and deterioration around the	- 1				\$ \$	-
Prefab. Metal Building Structure (ins rust Brick No EIFS Fascia/Soffits NA Caulk Joints only repl Water Stains Extruction Doors Exterior Doors Exterior Doors Extradd door (rust) Vestibule Entries Ves	sulated at both office and garage). CMU interior back-up at office only. Signs of st at base of building. Recommend repair and repaint. b brick/stone present. Interior CMU wall construction at office location. 4 esent only at exterior door frame locations. Doors and frames (2 locations lly) damaged from age/salt/rust at maintenance garage area and should be placed. terior vertical corrugated siding has exposed rust and deterioration around the	- 1				\$ \$ \$	-
(ins rust Brick No EIFS Fascia/Soffits NA Caulk Joints Only repl Water Stains Extr buil sidii Exterior Doors Extr add doc (rus Vestibule Entries	sulated at both office and garage). CMU interior back-up at office only. Signs of st at base of building. Recommend repair and repaint. b brick/stone present. Interior CMU wall construction at office location. 4 esent only at exterior door frame locations. Doors and frames (2 locations lly) damaged from age/salt/rust at maintenance garage area and should be placed. terior vertical corrugated siding has exposed rust and deterioration around the	- 1				\$	-
EIFS Fascia/Soffits NA Caulk Joints Pre- only repi Water Stains Extr peri buil sidii Exterior Doors Extr add doc (rus Vestibule Entries	esent only at exterior door frame locations. Doors and frames (2 locations ly) damaged from age/salt/rust at maintenance garage area and should be placed. terior vertical corrugated siding has exposed rust and deterioration around the		LS	\$	5,000.00	\$	-
Caulk Joints Pre- only repi Water Stains Extr peri buil sidii Exterior Doors Extr add doc (rus Vestibule Entries	esent only at exterior door frame locations. Doors and frames (2 locations ly) damaged from age/salt/rust at maintenance garage area and should be placed. terior vertical corrugated siding has exposed rust and deterioration around the		LS	\$	5,000.00	_	5,000
only repi Water Stains Extr peri buil sidii Exterior Doors Extr add doc (rus Vestibule Entries	ly) damaged from age/salt/rust at maintenance garage area and should be placed. terior vertical corrugated siding has exposed rust and deterioration around the		LS	\$	5,000.00	\$	5,000
peri buil sidii Exterior Doors Extr add doo (rus Vestibule Entries Ves	- · · · · · · · · · · · · · · · · · · ·						
Exterior Doors Extr add doc (rus Vestibule Entries Ves	rimeter of the building. Worst locations located on north elevation at office ilding. Siding bears on steel angle that is also rust and contributing to rust on	ı	LS	\$	15,000.00	\$	15,000
Vestibule Entries Ves	terior pair of doors at main entry (aluminum frame) is good condition. Want to d keycard electronic hardware access to main entrance doors. Hollow metal cors and frames at maintenance garage exterior should be removed and replaced ust present at bottom of door and frame).	I	LS	\$	10,000.00	\$	10,000
	stiblule pair of doors only at main entrance to office space. These aluminum tors are in good condition but no operators for ADA present. Add walk off ats at this location.	I		\$	7,500.00	\$	7,500
fixto	strict currently in progress with bulb replacements at all current exterior site tures. LED replacements.		assume b	oy owner		\$	-
General Note				+		\$	-
	INTERIORS					\$	
Walls Pair	int/refresh entire building	8,000	SF	\$	1.50	\$	12,000
Corridors	Corridors		SF			\$	-
Lighting Upo	odate.	290	SF	\$	7.50	\$	2,175
Flooring 12x	x12 VCT - ready for upgrade. Walk off mats preferred by district.	32.22	SY	\$	63.54	\$	2,047
	gging ceiling tiles to be replaced					\$	-
	dd diffuser and grilles with new ceilings	290	+	\$	0.62	\$	180
i	nall bank of lockers in break area - remove and replace.		EA	\$	300.00	\$	1,800
	ood doors (with light kits) - good condition. No electronic locking hardware date at this facility. Hollow metal interior frames in good condition.	20	EA	\$	1,000.00	\$	20,000
Size of Corridor			1	+		\$	
Flow of Corridor				+		\$	-
Emergency Egress No sup	a issues reported other than ADA undates required. Select areas has five					\$	-
Interior Signage Inte	o issues reported other than ADA updates required. Select areas has fire ppression.		ISE	\$	0.55	\$	4,400
Toilet Rooms Fixtures Operational Original Origina Original Original Original Origina Origina Origina Origina O	ppression.	8,000 310				\$	

11 TRANSPORTATION BUILDING -

	<u>, </u>						
Toilet Partitions	Original, clean, functional.		assume v	vork not re	equired	\$	-
Walls	Original wall tile along with painted CMU present above tile to ceiling. Toilet	310	SF	\$	4.00	\$	1,240
	Rooms ready for finishes upgrades.			'		'	
Fl			LS	\$	3,500.00	\$	3,500
Floors	Original tile (2x2). Floors and walls could be updated along with fixtures. Could	'	LS	•	3,500.00	Þ	3,300
	entertain same finish updates as seen recently at other buildings in the district.						
Floor Drains	No issues with floor drains reported.					\$	-
	Original fixtures, could be replaced for better performance, lighting and adding	310	SE	\$	8.00	\$	2,480
Lighting		310	31	Ψ	0.00	Ψ	2,100
	controls.						
	Add diffuser and grilles with new ceilings	310	SF	\$	0.50	\$	155
Hand Dryers						\$	-
Ceilings	Gypsum ceilings, no issues reported, ready for repair and fresh coat of paint.		with iten	n above		\$	-
	5,7,					· .	
M:	Outsian date					œ.	
	Original, dated, ready for replacement.			-		\$	
ADA Accessible	Grab bars present both mounting heights /locations of toilet paper holders not	- 1	LS	\$	5,000.00	\$	5,000
	correct. Would need to be corrected.						
Adequate Size	Yes, no issues with size. shower currently in Men's restroom, but not one located					\$	-
	in Women's restroom.						
Offices	Offices	1 274	CE.			\$	
Offices		1,274	SF			<u> </u>	
Flooring	Carpet - replace is offices. I2xI2 VCT throughout corridors, break room and	141.56	SY	\$	63.54	\$	8,994
I	storage rooms - ready for replacement (add walk off mats).						
I							
Furniture	Update.			İ		\$	-
	Ceiling tiles to be replace(recommend replacing grid with a 2x2 grid). Replace	1.274	SE	\$	12.00	\$	15,288
vvaiis/Ceilings		1,2/4	J.,	Ψ	12.00	۳ ا	13,208
	other light fixtures/diffusers. CMU walls in good condition.		ļ			ļ	
Casework			assume v	votk not re	equired		
Marker/Chalkboards	N/A						
Walls							
Phone System	No issues reported with dispatch operator system.					\$	
·		1.274	CE	•	0.00	<u> </u>	10.102
	Fixture updates preferred.	1,274	SF	\$	8.00	\$	10,192
Heating	Add diffuser and grilles with new ceilings	1,274	SF	\$	0.42	\$	540
Copy/Work Room						\$	-
Meeting Rooms						\$	-
Coffee Break Area						\$	
	C. I.			-		<u> </u>	
General Note	Storage closet, Janitorial closet, Break Room, Main office, Director office all					\$	-
	present on interior of office space. Office has electrical service, gas service and						
	large antenna all located along the east elevation of the building.						
Visibility	Not bad for office space, no issues reported by head of maintenance with vehicles					\$	-
	entering/exiting the facility.						
Accessibility	Some concerns noted around accessibility inside/outside building					\$	
	·					\$	
Shop	Shop						
Size	No issues reported on need for facility expansion. Shop has (2) large interior					\$	-
	maintenance bays, (1) additional dedicated bay for washing.						
Flooring	Exposed concrete slab. Need to install new trench drains and floors drains. Issues	1	LS	\$	35,000.00	\$	35,000
I	with slope to drain in main garage/wash bay area/tools room.						
1	5.5. 5.5. 5.5 5.5 5.5 5.5 5.5 5.5 5.5 5		1				
6	No. in contrast of the contras		-	+		a	
	No issues noted with steel/insulated metal roof panels. Small fans present		l	-		\$	
Doors	Corrosion at base of HM frames in some locations - Recommend replacement	- 1	LS	\$	25,000.00	\$	25,000
			<u> </u>			<u> </u>	
Lighting	New light fixture upgrades recently completed by district.					\$	-
	Facility has tire (new/used) storage room on exterior with overhead door. Natural					\$	_
The Storage	gas and fire suppression feed located in this room on east side of building.					*	_
I							
	Overhead door should be repaired or replaced.		ļ				
HVAC/Ventilation	Multiple Unit Heaters (older) present for heat. Had issues onsite operating main					\$	6,000
1	exhaust fan in garage. Building need to be recommissioned and further					1	
ĺ	investigated with Testing and Balancing contractor. Mentioned issue with						
ĺ	5 5						
ĺ	controls/temperature of warm air being provided to tool and part storage room						
	by Rooftop unit mounted above office space.			+			4
Garage Doors	(6) Original doors and operators. Having issues operating doors recently. Some	6	EA	\$	7,500.00	\$	45,000
	exposed gasketing/ worn seals/draft areas present. Good candidate for new						
l	operators and possible new doors as well.		1				
Roofing	Sloped metal insulated panel roof, no leaks present or noted. Exterior gutters and		assume	vork not re	equired	\$	
1.0011118	·			. 5 110010	- 73 00	*	_
	downspouts present.			т.	,	-	
Waste Oil Tank	Need new waste oil tank (produce 350 gallons of waste oil per year. Tank	- 1	EA	\$	15,000.00	\$	15,000
	mounted on west elevation outside garage.		<u> </u>			<u> </u>	
Vehicle Exhaust	No issues reported by staff onsite.					\$	-
	New, mobile hydraulic lifts located in garage			İ		\$	-
Trechameat Lifes	,					, ,	
					TowerPinkster		Was en



11 TRANSPORTATION BUILDING

Wash Bay	Has carbon monoxide monitoring unit wall mounted. Has stairs/platform to assist		1			\$	
vvasii bay	_ · · · · · · · · · · · · · · · · · · ·					Φ	-
	with washing. Unit Heaters need to be replaced in this bay. Floor drains need to be replaced.						
Accessibility	Ramp into Shop - confirm with Barrier Free requirements					\$	
	Flammable storage located near tool shop in garage. Room is protected with fire					\$	
Other						Ψ	-
Break Room	suppression coverage. Break Room		SF			\$	
			31			\$	
	Update furniture - round tables and chairs present in break room					_	
Equipment	Standard Fridge, sink, cabinets, toaster, cabinets and lockers present in room.					\$	-
	Should all be updated - plenty of space available in break room for updates.						
	Employee appreciation opportunity here.						
Casework	Casework in good condition. Additional casework / counter space would be	I	ALLOW	\$	15,000.00	\$	15,000
	beneficial for microwave/refrigerator / coffee maker						
Ceilings/Walls	Ceilings (2x4 tiles and fixtures) in ok condition but office area is ready for	1,874	SF	\$	14.50	\$	27,173
	ceilings/fixtures update. Interior CMU with aluminum framed windows. Good						
	condition. Rubber floor base and paint updates preferred.						
Cooler/Freezer						\$	-
Floors	12x12 VCT ok condition but ready for flooring upgrade.					\$	-
	, 515						
Delivery Space						\$	
Storage Space						\$	
Kitchen Hood						\$	
Make-up Air						\$	
						_	
Serving Line				-		\$	-
Electrical				_		\$	
Lighting	Update original fixtures.	1,874		\$	8.00	\$	14,992
Heating	Add diffuser and grilles with new ceilings	1,874	SF	\$	0.50	\$	937
Secured						\$	-
Fire Suppression/FA						\$	-
Overall						\$	-
						\$	-
	MECHANICAL					\$	-
Heating Source and Condition	Building is served by gas-fired equipment. Interested in waste oil heat (use around		covered w	ith other ite	em	\$	-
ľ	350 gallons per year).						
Heating Pumps and Piping						\$	
Cooling Source and Condition						\$	
Cooling Source and Condition	individual DA cooling.					Ψ	-
Cooling Pumps and Pining	NI/A					\$	
Cooling Pumps and Piping				Maria de la compa		_	
l erminai Devices	Bus wash, storage rooms, and main Bus Garage are served by gas-fired unit		covered w	ith other ite	em	\$	-
	heaters.						
AHUs and RTUs	4-ton Gas-fired/DX RTU serves the front office and is at end of life. (3) MUA	I	LS	\$	70,000.00	\$	70,000
	units serve the Garage (4,300 cfm direct-fired), Storage (1,100 cfm indirect						
	fired,not working), and Paint (1,100 cfm indirect fired, not working) areas and are						
	at end of life.						
Ventilation	All exhaust is at end of life. CO alarm system works but at end of life. (2) 500 cfm	1	LS	\$	15,500.00	\$	15,500
	EF, (1) 630 cfm EF, (1) 100 cfm EF, (2) 250 cfm EF, (1) 1,050 cfm EF, (1) 4,300 cfm						
	EF, (I) 2,300 cfm EF, and (I) 1,600 cfm EF.						
Building Management	Trane 4-ton RTU is only thing on Trane BMS.		EA	\$	10,000.00	\$	10,000
System/Controls							
	No known piping issues. Floor drains in Garage don't collect properly.					\$	-
						Ť	
Water Heaters	Building is served by a 50 gallon, 50 MBH water heater and is at end of life.	1	EA	\$	8,000.00	\$	8,000
vvater reaters	banding is served by a so gailon, so i ibi i water fleater and is at end of file.	'		*	0,000.00	Ψ	0,000
Diversión e Firstrusse	All I - I - C I - CPC		1.0	•	20.000.00	•	20.000
	All plumbing fixtures are at end of life.	I	LS	\$	20,000.00	\$	20,000
Fire Protection				1		\$	-
Pool equipment				_		\$	-
	ELECTRICAL					\$	-
Generator	There is no generator on site.					\$	-
	Misc. areas unaccounted for		SF	\$	7.00	\$	-
Occupancy Sensors	N/A					\$	-
Lighting Control System	Toggle switches. Needs updating.	8,000	SF	\$	1.50	\$	12,000
Panels	Majority of panels are in good shape.					\$	-
	Need to remove storage items.					\$	-
	Upgraded in the last 5 years. Future upgrades could include voice activation					\$	-
123	(district wide)						
Lighting	Fluorescent fixtures throughout need to be replaced.		in areas ab	OVE		\$	_
Exit Signs	Exit signs are very old and letters are dim.					\$	
	Exit signs are very old and letters are diff.	8,000	in areas ab		2.00	\$	16,000
Branch		0,000	31	\$	2.00	Ψ	10,000
	Direct Trade	0.000	of	-	05.14	Œ.	681,094
	Direct Trade	8,000	31	\$	85.14	\$	301,094

11 TRANSPORTATION BUILDING



















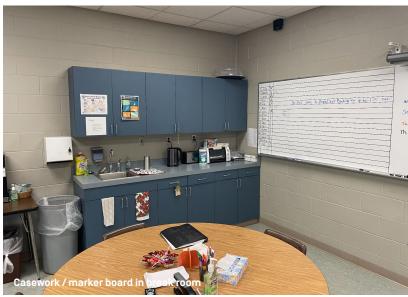
11 TRANSPORTATION BUILDING













Use: Operations / Technology

Maintenance

Built: 1975

Additions + Renovations: N/A

Total Building Area: 6,000 SF / Building

Site Area: East of

Administration Building

Enrollment: N/A

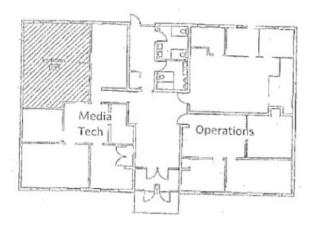
Square Footage per Student: N/A

Renovation Cost: \$5,930,892

Current Replacement Value (CRV): \$4,500,000

Facility Condition Index (FCI):















OBSERVATION HIGHLIGHTS

SITE

AM/PM - Parent drop-off loop circles/surrounds these structures. Multiple dumpsters located between technology/maintenance builds & the central montessori building.

ARCHITECTURE

Located on the Central Admin/Montessori school campus directly off Okemos Road, [3] separated buildings are positioned off the east elevation of the school. Most facilities date back to the 1970's. It was noted that below-grade tunnel access exists for utilities to each of these buildings from the main Administration building mechanical room. The building positioned closest to the school is a dedicated maintenance outpost with vehicle parking, small offices and workshops for small repairs. The next building, positioned furthest to the southeast, was once the print shop for the district. This building is offline with no functional heating/cooling/domestic services. This building also serves as additional maintenance storage for the district. The third and last building houses district mail distribution, offices for the facilities staff (including Director of Operations Mark Fargo), and the main information technology suite for the district. The building has a dedicated generator and liebert cooling unit for the IDF room that houses the main servers for the district. IT has a few offices for their staff used both for troubleshooting repairs and meetings.

INTERIORS

If all of these buildings are salvaged and kept in service for the future, the following list of items should be considered for replacement to keep up with current standards; remove and replace all flooring, casework, furniture, ceilings, perimeter windows and framing, and all exterior doors and frames at the operations location. Similar comments could be made for the grounds building and maintenance storage building which does not have any finished office space but would need the remainder of updates! mentioned above including renovations to the current toilet rooms.

MECHANICAL

Replace all exhaust fans, water heaters, and plumbing fixtures.

ELECTRICAL

Interior and exterior lighting fixtures are fluorescent or in poor condition and need to be replaced. Exterior lighting is minimal and could use more lighting. Exit signs have faded lettering and need to be replaced. All interior lighting controls are toggle switches and need to be updated to modern controls and better energy efficiency. The majority of the electrical panels are in fair condition.

TECHNOLOGY

Synchronized clock system does not exist. Paging system needs to be upgraded. AV systems needed for conference & huddle room(s). Security cameras & VMS needs updating.

RECOMMENDATION SUMMARY

These buildings are not good candidates for significant investment in the existing facility. Significant renovations are required at this facility to bring it up to an overall "good" condition rating.





DATA SHEETS

Facility Assessment

Building Name Operations/Tech/Grounds

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years Fair = item meets current use, showing signs of age and should be replaced in the next 10 years Poor = item is nearing the end of it's useful life, current need, should be replaced in the next 3-5 years

SITE	800d	fair	goot comments
			Okemos road currently has storm drainage issues with large rain events.
			Some overflow dumps into Central Lots. New construction/modifications in
Drainage	х		progress at intersection of Okemos Rd & Mt Hope Rd.
			Cracking present - beyond repairable by sealing. No curb and gutter present
Asphalt Parking/ Drives		Х	in these back lots.
Sidewalks	х		ok, but deteriorating condition.
			Most parking to the north of the site is congested and full. More parking
			located south of the Technology and Maintenance buildings. Most visitors
Adequate Parking	х		probably unaware that additional parking is available.
Landscaping		Х	Minimal landscaping present.
Irrigation Systems			Not present.
Fencing			Not present.
			Located off Okemos/Mt Hope intersection. Routed north of Administration
Service Entrance	х		building. Intersection undergoing redesign and construction during 2022.
Signage		Х	
			Multiple dumpsters located between technology/maintenance builds & the
			central Montessori building. Can these all be relocated to one central
Dumpster Location		х	location with enclosure?
Parking Lot Lighting		Х	Minimal around these buildings.
			We were informed that underground service tunnels (not walkable) exist
			from Admin mech room on ground floor to auxiliary technology and
Tunnels		х	maintenance buildings
Building 1			Dumpsters, power poles and parking surround building
			South elevation has exterior elevated Air Conditioning unit and dumpster.
			East elevation has exterior Liebert units (serve data room), electrical
			transformer service and Kohler generator. West elevation has main entrance
Building 2			and gas service/meter.
			Parking on west elevation, Overhead door entrance on north elevation, east
			elevation serving an empty pallet storage and south elevation has existing
Building 3			propane tank (in service?) and small air conditioning condenser.

ARCHITECTURAL	800d	fair	godi comments
Building Shell			
			Corrugated metal roofing installed on all (3) buildings -
			Grounds/Tech/Maintenance. Roofing recommended for replacement during
			2018 bond cycle and facility assessment. Downspouts to grade. Stained
Roofing		х	translucent panels on the Garage Building should be replaced.
Exterior Windows		Х	Original - recommended for replacement during 2018 bond cycle



ARCHITECTURAL (CON'T)	800d	tait	goot comments
			Drainage around buildings not terrible, but pavement (asphalt and concrete)
Positive Drainage	х		in need of repair/removal.
Defined Entry	Х		Yes to both the technology and maintenance building.
Accessibility	х	Х	Not ADA compliant.
			Original, old brick and CMU is in ok shape. Has not been cleaned recently-
Brick	х		mildew/dirt present.
EIFS	х		Buildings do have.
Aluminum siding	Х		Vertical aluminum siding at window infill at Shop building
Caulk Joints			NA
			Buildings appearance is dated/old/dirty/not presentable or representative of
Water Stains		х	the future upgrades.
Exterior Doors		Х	All exterior entrances and doors should be replaced.
			Present at technology/facilities building - need to be replaced. No vestibule
Vestibule Entries		х	at mail room.
			Minimal poles in parking lot, no exterior wall mounted light fixtures present
Exterior Light		х	on these buildings.
			Camera's present on buildings for monitoring (security system and
Security		Х	installation performed by Okemos School district).

INTERIORS / FINISHES	Bood	fair	pool comments
Shop Building			
Flooring	Х		Wood floor in shop, exposed concrete in garage
			gyp. board lid on bottom side of structure, ACT in office, exposed deck in
Ceiling	х		garage
Windows		Х	Original single pane windows should be replaced
Casework			N.A
Walls	Х		Exposed brick walls on interior
Doors		Х	Replace doors, Overhead garage door appears to be in good condition.
Lighting		Х	Replace
Toilet Rooms			
			Only the toilets at the ground and technology facilities are operational and in
Fixtures Operational		Х	use. But even those bathrooms are dated and should be replaced.
Toilet Partitions	Х		Remove and replace
Walls		Х	Remove and replace
Floors		Х	Remove and replace
Floor Drains	Х		No issues reported
Lighting		Х	Remove and replace
Hand Dryers		Х	
Ceilings		Х	Remove and replace
Mirrors		Х	Remove and replace
ADA Accessible		Х	No
Adequate Size		Х	NO
Operations & Technology Offices			
Flooring		Х	Remove and replace
Furniture		Х	Remove and replace
Ceilings / Walls		Х	Remove and replace ceiling. Repaint walls.
Doors		Х	painted wood doors should be removed and replaced
Lighting		Х	Poor
Copy/Work Room		Х	Not a designated space currently.
Meeting Rooms		Х	Minimal common meeting spaces available for collaboration.
Coffee Break Area		Х	Casework to be replaced
Bathroom(s)		Х	Bathrooms to be updated, do not meet barrier free requirements

INTERIORS / FINISHES (CON'T)	800d	tait	god comments
			Poor - minimal exterior windows and natural daylight - these buildings do not
Visibility		х	present conditions that promote
Accessibility		Х	Poor
			District mailroom/receiving currently located on the south end of the
Mail Room		х	facilities/technology building. Compact space, does not function well.
			The district is in favor of demolishing the technology/facilities/maintenance
			buildings. Relocating the items that need to be salvaged (data server room
			equipment) and possibility building a new larger combined better performing
Other			and functioning facility onsite.
Garage Building			
Flooring	Х		exposed concrete floors, minimal cracking, carpet to be replaced
			Painted exposed structure and insulation. Insulation fabric is damaged, 2x4
Ceiling		х	ceiling and grid to be replaced
Lighting		Х	Should be replaced
Walls	Х		Prefabricated metal building with CMU infill
Windows		Х	Windows should be replaced
Doors		Х	Need to be replaced
Ceilings	Х		
Data Server Room			
Flooring	Х		12x12 VCT - ok condition
			ok condition but should be replaced - roof leaks present and showing up on
Ceiling		Х	ceiling tiles
			Exterior Liebert Units mounted on east elevation of building for room
Air-Conditioning	Х		cooling.
Daylight			None
Overall Size		Х	Small/compact for data server room for entire district
Doors		Х	
Lighting	Х		2x4 suspended ceiling fixtures - fair condition

MECHANICAL	800d	fair	good comments
Heating Source and			
Condition	Х		Gas-fired furnaces, rooftop unit, and unit heater equipment.
Heating Pumps and Piping			N/A.
Cooling Source and			
Condition	Χ		Individual DX cooling.
Cooling Pumps and Piping			N/A.
Terminal Devices	Χ		North building server room served by Liebert cooling unit.
			West building served by (2) horizontal gas-fired furnaces installed within last
			10 years. South building is served by a gas-fired furnace and is at its end of
			life. North building is served by gas-fired/ dx RTU installed within the last 5
AHUs and RTUs	Х		years.
Ventilation		Χ	All exhaust is at end of life. (6) 100 cfm ceiling EF's.
Building Management			
System/Controls			N/A.
Domestic Water Piping	Х		No known issues.
			Each building has a small 6 gallon tank type electric water heater that is at
Water Heaters	Х		end of life.
Plumbing Fixtures		Χ	All fixtures are at end of life.
Fire Protection			N/A.
Pool equipment			N/A.

ELECTRICAL		Bood	tait	godf comments
Transformer size	х			
Primary/Secondary Service	х			
Generator	х			
Occupancy Sensors				N/A
Lighting Control System			Х	Toggle switches. Needs updating.
Panels	х			Majority of panels are in good shape.
Panel Clearance	х			Need to remove storage items.
UPS	х			
				Upgraded in the last 5 years. Future upgrades could include voice activation
Fire Alarm	х			(district wide)
Interior Lighting			Х	Fluorescent fixtures throughout need to be replaced.
Exit Signs			Х	Exit signs are very old and letters are dim.

TECHNOLOGY		Rood	tait	god comments
				Dedicated space with AC and battery backup. Old equipment needs to be
IT Rooms		х		removed.
Fiber Optic Cabling				
(between buildings/IT				
rooms)		х		Older single mode fiber between buildings. Primary and backup fiber service.
Data Cabling (within				
buildings)	х			CAT 6 cabling. Switches were upgraded recently. Redundant firewall.
				There is no synchronized clock system. Some satellite clocks and digital
Clock System			Х	signage running software to display time.
Conference Audio/Video				
Systems			Х	Need videoconferencing upgrade for conference room and huddle space.
Security Camera System			Х	Need to update Sony cameras and VMS (currently exacqvision software)
				Axis intercom at main entrance. Card readers at priority doors. Vanderbilt
Access Control System		Х		SMS.



BUDGET DETAIL

ITEM #:	21				Acres:		
	Operations/Tech/Grounds Buildings	- Sitewor	k				
						To	otal C
Sitework	SITEWORK					\$	
Drainage	Okemos road currently has storm drainage issues with large rain events. Some					\$	
	overflow dumps into Central Lots. New construction/modifications in progress at						
	intersection of Okemos Rd & Mt Hope Rd.						
Asphalt Parking/ Drives	Cracking present - beyond repairable by sealing. No curb and gutter present in	2,566	TON	\$	150.00	\$	
	these back lots.						
Concrete Curbs	Curb and gutter	1,100	LF	\$	35.00	\$	
Sidewalks	ok, but deteriorating condition.	1,834	SF	\$	12.00	\$	
Adequate Parking	Most parking to the north of the site is congested and full. More parking located					\$	
	south of the Technology and Maintenance buildings. Most visitors probably					,	
	unaware that additional parking is available.						
Bus Loop	No Bussing present at this facility - parent drop off only.					\$	
	NA		not applica	able		\$	
	AM/PM - Parent drop-off loop circles/surrounds these structures.			1		\$	
	Minimal landscaping present.					\$	
Irrigation Systems						\$	
Athletic fields	Fields located behind (west of) Central buildings.					\$	
	Not present.					\$	
	Located off Okemos/Mt Hope intersection. Routed north of Administration					\$	
	building. Intersection undergoing redesign and construction during 2022.					Ť	
Signage						\$	
	Multiple dumpsters located between technology/maintenance builds & the central					\$	
'	Montessori building. Can these all be relocated to one central location with						
	enclosure?						
Traffic Directions						\$	
Parking Lot Lighting	Minimal around these buildings.		assume by	owner		\$	
Retaining Walls	5		<i>'</i>			\$	
Tunnels	We were informed that underground service tunnels (not walkable) exist from					\$	
	Admin mech room on ground floor to auxiliary technology and maintenance						
	buildings						
Building I	Dumpsters, power poles and parking surround building					\$	
	South elevation has exterior elevated Air Conditioning unit and dumpster. East					\$	
· ·	elevation has exterior Liebert units (serve data room), electrical transformer						
	service and Kohler generator. West elevation has main entrance and gas						
	service/meter.						
Building 3	Parking on west elevation, Overhead door entrance on north elevation, east					\$	
	elevation serving an empty pallet storage and south elevation has existing propone						
	tank (in service?) and small air conditioning condenser.						
	unit (in service) and sman an conditioning condenser.			1		\$	
				1		\$	
	Direct Trade					\$	-



	22			Gross Area:		18
	Operations/Tech/Grounds Buildings - Build	ing Impro	vements			
					_	Total Co
	BUILDING SHELL				\$	
Rooting	Corrugated metal roofing installed on all (3) buildings -	27,000	SF	\$ 40.00	\$	1,0
	Grounds/Tech/Maintenance. Roofing recommended for replacement during 2018					
	bond cycle and facility assessment. Downspouts to grade. Stained translucent					
	panels on the Garage Building should be replaced.					
Exterior Windows	Original - recommended for replacement during 2018 bond cycle	I	LS	\$ 75,000.00	\$	
Positive Drainage	Drainage around buildings not terrible, but pavement (asphalt and concrete) in				\$	
	need of repair/removal.					
Defined Entry	Yes to both the technology and maintenance building.				\$	
Accessibility	Ok, but not ADA compliant.	1	LS	\$ 25,000.00	\$	
Fascia/Soffits	NA				\$	
Maintenance Room Entry					\$	
Brick	Original, old brick and CMU is in ok shape. Has not been cleaned recently-	I	LS	\$ 10,000.00	\$	
	mildew/dirt present.					
EIFS Fascia/Soffits	Buildings do have.				\$	
	Vertical aluminum siding at window infill at Shop building				+-	
Caulk Joints	1				\$	
		I	LS	¢ 10,000,00	\$	
vvater Stains	Buildings appearance is dated/old/dirty/not presentable or representative of the	1	LS	\$ 10,000.00	*	
	future upgrades.				-	
	All exterior entrances and doors should be replaced.		EA	\$ 8,000.00	\$	
Vestibule Entries	Present at technology/facilities building - need to be replaced. No vestibule at mail	ı	LS	\$ 50,000.00	\$	
	room.					
Exterior Lighting	Minimal poles in parking lot, no exterior wall mounted light fixtures present on	1	LS	\$ 15,000.00	\$	
	these buildings.					
Security	Camera's present on buildings for monitoring (security system and installation				\$	
	performed by Okemos School district).					
					\$	
	INTERIORS				\$	
Walls	Paint/refresh entire building	18,000	SF	\$ 1.50	\$	
Corridors	Corridors		SF		\$	
Lighting			in elec belo	0)4/	\$	
Flooring			iii elec beit	J	\$	
					_	
Ceilings/Walls					\$	
Lockers					\$	
Doors					\$	
Doors Size of Corridor					\$	
Doors					\$	
Doors Size of Corridor					\$	
Doors Size of Corridor Flow of Corridor	Shop Building		SF		\$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building	Shop Building Wood floor in shop, exposed concrete in garage		SF		\$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring	·		SF		\$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring	Wood floor in shop, exposed concrete in garage		SF		\$ \$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage			\$ 50,000.00	\$ \$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced	ı	LS	\$ 50,000.00	\$ \$ \$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A	I			\$ \$ \$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced	I	LS		\$ \$ \$ \$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior		LS not applica	ble	\$ \$ \$ \$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior Replace doors, Overhead garage door appears to be in good condition.		LS not applica	\$ 3,500.00	\$ \$ \$ \$ \$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning Doors Lighting	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior Replace doors, Overhead garage door appears to be in good condition. Replace		LS not applica	\$ 3,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning Doors Lighting Heating	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior Replace doors, Overhead garage door appears to be in good condition. Replace		LS not applica	\$ 3,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning Doors Lighting	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior Replace doors, Overhead garage door appears to be in good condition. Replace	5	LS not applica EA in elec belo	\$ 3,500.00 ow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning Doors Lighting Heating	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior Replace doors, Overhead garage door appears to be in good condition. Replace		LS not applica EA in elec belo	\$ 3,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning Doors Lighting Heating	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior Replace doors, Overhead garage door appears to be in good condition. Replace	5	LS not applica EA in elec belo	\$ 3,500.00 ow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning Doors Lighting Heating General Note I Interior Signage	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior Replace doors, Overhead garage door appears to be in good condition. Replace	5	LS not applica EA in elec belo	\$ 3,500.00 ow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning Doors Lighting Heating General Note I Interior Signage	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior Replace doors, Overhead garage door appears to be in good condition. Replace Interior signage Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use.	18,000	LS not applica EA in elec belo	\$ 3,500.00 ow \$ 0.55	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning Doors Lighting Heating General Note I Interior Signage Toilet Rooms	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior Replace doors, Overhead garage door appears to be in good condition. Replace Interior signage Toilet Rooms	18,000	LS not applica EA in elec belo	\$ 3,500.00 ow \$ 0.55	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
Size of Corridor Flow of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning Doors Lighting Heating General Note I Interior Signage Toilet Rooms Fixtures Operational	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior Replace doors, Overhead garage door appears to be in good condition. Replace Interior signage Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced. Remove and replace	18,000	LS not applica EA in elec belo	\$ 3,500.00 ow \$ 0.55	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
Size of Corridor Flow of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning Doors Lighting Heating General Note I Interior Signage Toilet Rooms Fixtures Operational Toilet Partitions Walls	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior Replace doors, Overhead garage door appears to be in good condition. Replace Interior signage Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced. Remove and replace Remove and replace	18,000	LS not applica EA in elec belo	\$ 3,500.00 ow \$ 0.55 \$ 200,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
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Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning Doors Lighting Heating General Note I Interior Signage Toilet Rooms Fixtures Operational Toilet Partitions Walls Floors Floor Drains	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior Replace doors, Overhead garage door appears to be in good condition. Replace Interior signage Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced. Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace	18,000	LS not applica EA in elec belo SF SF LS with toilet	\$ 3,500.00 bw \$ 0.55 \$ 200,000.00 room renovation	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning Doors Lighting Heating General Note I Interior Signage Toilet Rooms Fixtures Operational Toilet Partitions Walls Floors Floor Drains Lighting	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior Replace doors, Overhead garage door appears to be in good condition. Replace Interior signage Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced. Remove and replace Remove and replace Remove and replace Remove and replace No issues reported Remove and replace	18,000	LS not applica EA in elec belo	\$ 3,500.00 bw \$ 0.55 \$ 200,000.00 room renovation	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
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Doors Size of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning Doors Lighting Heating General Note I Interior Signage Toilet Rooms Fixtures Operational Toilet Partitions Walls Floors Floor Drains Lighting Hand Dryers Ceilings	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior Replace doors, Overhead garage door appears to be in good condition. Replace Interior signage Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced. Remove and replace Remove and replace No issues reported Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace	18,000	LS not applica EA in elec belo SF SF LS with toilet	\$ 3,500.00 bw \$ 0.55 \$ 200,000.00 room renovation	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
Size of Corridor Flow of Corridor Flow of Corridor Emergency Egress Shop Building Flooring Ceilings Windows Casework Walls Air-Conditioning Doors Lighting Heating General Note I Interior Signage Toilet Rooms Fixtures Operational Toilet Partitions Walls Floors Floor Drains Lighting Hand Dryers Ceilings	Wood floor in shop, exposed concrete in garage gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage Original single pane windows should be replaced N.A Exposed brick walls on interior Replace doors, Overhead garage door appears to be in good condition. Replace Interior signage Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced. Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace	18,000	LS not applica EA in elec belo SF SF LS with toilet	\$ 3,500.00 bw \$ 0.55 \$ 200,000.00 room renovation	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
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Mirrors Remove and replace \$ ADA Accessible No \$ Adequate Size No \$ Ops. & Tech. Offices Operations & Technology Offices 18,000 SF \$ Flooring Remove and replace 2,000 SF \$ 63.54 \$ 12	Interior Signage Toilet Rooms Fixtures Operational Toilet Partitions Walls Floors Floor Drains	Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced. Remove and replace Remove and replace Remove and replace No issues reported		SF LS with toilet	\$ 200,00		\$ \$ \$ \$ \$	
ADA Accessible No \$ Adequate Size No \$ Ops. & Tech. Offices Operations & Technology Offices 18,000 SF \$ Flooring Remove and replace 2,000 SF \$ 63.54 \$ 12	Interior Signage Toilet Rooms Fixtures Operational Toilet Partitions Walls Floors Floor Drains Lighting	Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced. Remove and replace Remove and replace Remove and replace No issues reported		SF LS with toilet	\$ 200,00		\$ \$ \$ \$ \$	
Adequate Size No \$ Ops. & Tech. Offices Operations & Technology Offices 18,000 SF \$ Flooring Remove and replace 2,000 SF \$ 63.54 \$ 12	Interior Signage Toilet Rooms Fixtures Operational Toilet Partitions Walls Floors Floor Drains Lighting Hand Dryers	Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced. Remove and replace Remove and replace Remove and replace No issues reported Remove and replace		SF LS with toilet	\$ 200,00		\$ \$ \$ \$ \$ \$	
Ops. & Tech. Offices Operations & Technology Offices 18,000 SF \$ Flooring Remove and replace 2,000 SF \$ 63.54 \$	Interior Signage Toilet Rooms Fixtures Operational Toilet Partitions Walls Floors Floor Drains Lighting Hand Dryers Ceilings	Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced. Remove and replace Remove and replace Remove and replace No issues reported Remove and replace Remove and replace		SF LS with toilet	\$ 200,00		\$ \$ \$ \$ \$ \$	
Flooring Remove and replace 2,000 SF \$ 63.54 \$ 12	Interior Signage Toilet Rooms Fixtures Operational Toilet Partitions Walls Floors Floor Drains Lighting Hand Dryers Ceilings Mirrors ADA Accessible	Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced. Remove and replace Remove and replace Remove and replace No issues reported Remove and replace Remove and replace Remove and replace		SF LS with toilet	\$ 200,00		\$ \$ \$ \$ \$ \$ \$	
	Interior Signage Toilet Rooms Fixtures Operational Toilet Partitions Walls Floors Floor Drains Lighting Hand Dryers Ceilings Mirrors ADA Accessible Adequate Size	Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced. Remove and replace Remove and replace Remove and replace No issues reported Remove and replace Remove and replace Remove and replace Remove and replace		SF LS with toilet in elec belo	\$ 200,00		\$ \$ \$ \$ \$ \$ \$ \$ \$	
Furniture Remove and replace \$	Interior Signage Toilet Rooms Fixtures Operational Toilet Partitions Walls Floors Floor Drains Lighting Hand Dryers Ceilings Mirrors ADA Accessible Adequate Size	Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced. Remove and replace Remove and replace Remove and replace No issues reported Remove and replace Remove and replace Remove and replace Remove and replace Operations & Technology Offices	18,000	SF LS with toilet in elec belc	\$ 200,00	00.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	200,
	Interior Signage Toilet Rooms Fixtures Operational Toilet Partitions Walls Floors Floor Drains Lighting Hand Dryers Ceilings Mirrors ADA Accessible Adequate Size Ops. & Tech. Offices	Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced. Remove and replace Remove and replace Remove and replace No issues reported Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace	18,000	SF LS with toilet in elec belc	\$ 200,00	00.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	9,
	Interior Signage Toilet Rooms Fixtures Operational Toilet Partitions Walls Floors Floor Drains Lighting Hand Dryers Ceilings Mirrors ADA Accessible Adequate Size Ops. & Tech. Offices Flooring Furniture	Toilet Rooms Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced. Remove and replace Remove and replace Remove and replace No issues reported Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace Remove and replace	18,000	SF LS with toilet in elec belc	\$ 200,00	00.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	200



Doors	painted wood doors should be removed and replaced	10	EA	\$	3,500.00	\$	35,000
Master Clock	painted wood doors should be removed and replaced	10		Ψ	3,300.00	\$	33,000
Phone System				+		\$	
Lighting	Poor		in elec be	elow		\$	
	Add diffuser and grilles with new ceilings	18.000	SF \$ 0.50		\$	9,000	
	Not a designated space currently.	10,000	J.	Ψ	0.50	\$	-
- ''	Minimal common meeting spaces available for collaboration.					\$	
	Casework to be replaced	8	LF	\$	400.00	\$	3,200
	Bathrooms to be updated, do not meet barrier free requirements		SF	\$	275.00	\$	55,000
	Poor - minimal exterior windows and natural daylight - these buildings do not	1	LS	\$	75,000.00	\$	75,000
, isisiiis)	present conditions that promote	•		*	, 5,000.00	Ť	, 5,000
Accessibility						\$	
,	District mailroom/receiving currently located on the south end of the					\$	
1 1411 1100111	facilities/technology building. Compact space, does not function well.					Ť	
	lacinicis/ceciniolog/ bunding. Compace space, does not function wen.						
Other	The district is in favor of demolishing the technology/facilities/maintenance					\$	_
	buildings. Relocating the items that need to be salvaged (data server room						
	equipment) and possibility building a new larger combined better performing and						
	functioning facility onsite.						
	6 6						
Garage Building	Garage Building		SF				
Flooring	exposed concrete floors, minimal cracking, carpet to be replaced	200	SY	\$	63.54	\$	12,708
Ceilings	Painted exposed structure and insulation. Insulation fabric is damaged, 2x4 ceiling	5,000	SF	\$	9.00	\$	45,000
	and grid to be replaced						
Lighting	Should be replaced		in elec below		\$	-	
Walls	Prefabricated metal building with CMU infill					\$	-
Windows	Windows should be replaced	I	LS	\$	50,000.00	\$	50,000
Doors	Need to be replaced	10	EA	\$	3,500.00	\$	35,000
Ceilings						\$	-
Data Server Room	Data Server Room		SF			\$	-
Flooring	I2xI2 VCT - ok condition					\$	-
Ceilings	ok condition but should be replaced - roof leaks present and showing up on	150	SF	\$	12.00	\$	1,800

































