

FEBRUARY 21, 2022 // FACILITIES ASSESSMENT

# OKEMOS PUBLIC SCHOOLS



**TowerPinkster**  
Architecture • Engineering • Interiors



**CHRISTMAN**  
BUILDING SINCE 1894







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# EXECUTIVE SUMMARY

## 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           |
| Ian 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.

# EXECUTIVE SUMMARY

## 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  $\pm 20\%$  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.





# EXECUTIVE SUMMARY

## 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 through 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                                   |

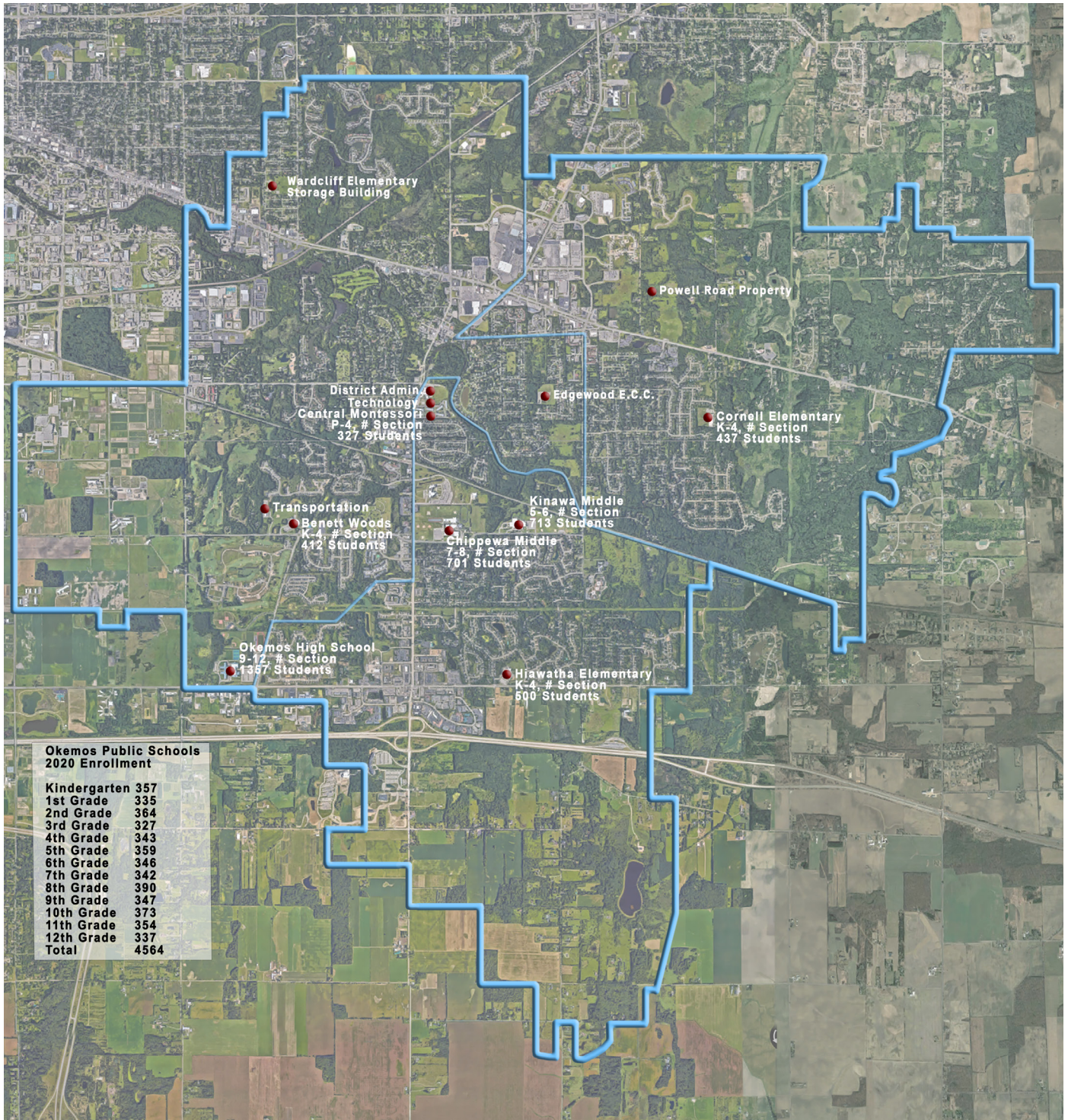
\*Calculation based on school building's square footage only.



# EXECUTIVE SUMMARY



## DISTRICT MAP





# EXECUTIVE SUMMARY

## COST SUMMARY

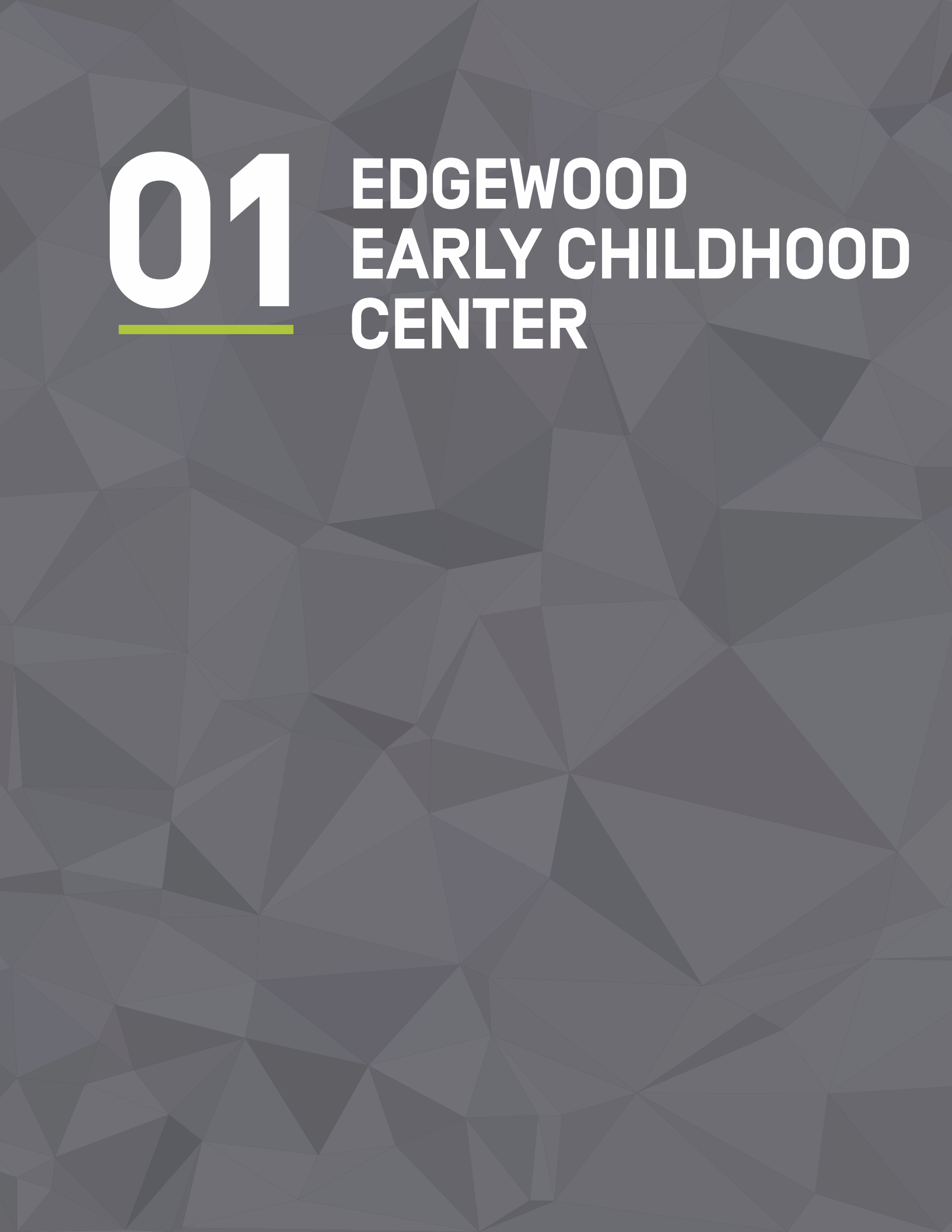
The cost modeling component of this assessment is summarized in the table below. There are essentially three main components of the table. Each facility is listed individually and includes a cost estimation to perform renovations that would bring the facility up to an overall “good” rating but do not 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 | Cost/GSF | # Items | Useful Life (yrs) | Cost per Year | Current Replacement Value (CRV) | Cost/GSF | Useful Life (yrs) | Cost per Year | Facility Condition Index (FCI) | FCI (\$ Reno. / \$ Replace) |
|-------------------------------------|------------------------------|-----------------|----------|---------|-------------------|---------------|---------------------------------|----------|-------------------|---------------|--------------------------------|-----------------------------|
| Edgewood ECC                        | 33,000                       | \$ 9,760,517    | \$ 296   | 68      | 15                | \$ 650,701    | \$ 10,560,000                   | \$ 320   | 50                | \$ 211,200    | 92%                            | Above 85%                   |
| Cornell Elementary                  | 43,000                       | \$ 14,322,352   | \$ 333   | 80      | 15                | \$ 954,823    | \$ 13,760,000                   | \$ 320   | 50                | \$ 275,200    | 104%                           | 65% - 85%                   |
| Bennett Woods Elementary            | 60,800                       | \$ 10,404,391   | \$ 171   | 71      | 15                | \$ 693,626    | \$ 19,456,000                   | \$ 320   | 50                | \$ 389,120    | 53%                            | Below 65%                   |
| 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               | 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  |          |         |                   |               | \$ 308,454,000                  |          |                   |               |                                |                             |





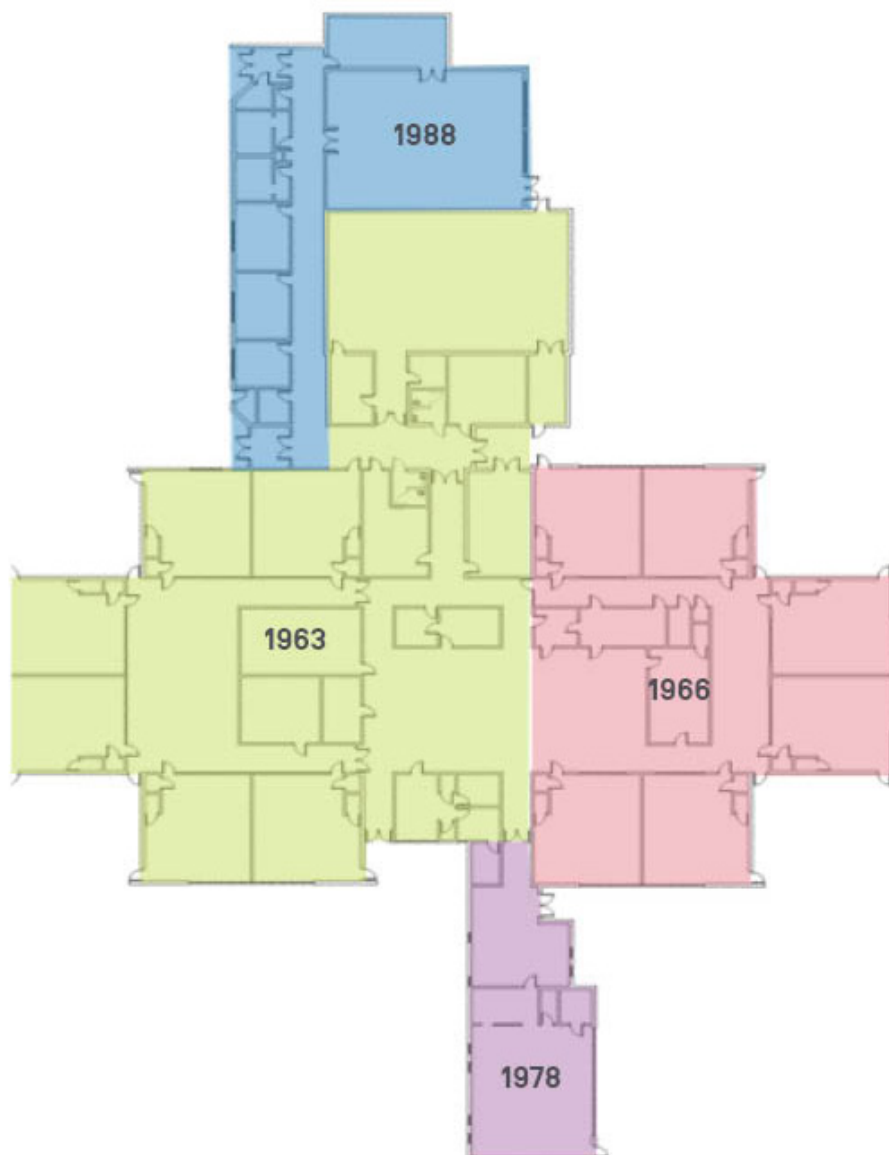
01

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EDGEWOOD  
EARLY CHILDHOOD  
CENTER

# 01 EDGEWOOD ECC

|                                         |                        |
|-----------------------------------------|------------------------|
| <b>Use:</b>                             | Childcare / Pre-School |
| <b>Built:</b>                           | 1963                   |
| <b>Additions + Renovations:</b>         | 1966 / 1978 / 1988     |
| <b>Total Building Area:</b>             | 33,000 SF              |
| <b>Site Area:</b>                       | 12 Acres               |
| <b>Enrollment:</b>                      | 65 students            |
| <b>Square Footage per Student:</b>      | 508 sf/student         |
| <b>Renovation Cost:</b>                 | \$9,760,517            |
| <b>Current Replacement Value [CRV]:</b> | \$10,560,000           |
| <b>Facility Condition Index [FCI]:</b>  | 92%                    |





# 01 EDGEWOOD ECC





# 01 EDGEWOOD ECC

## 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.

# 01 EDGEWOOD ECC

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## 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.



# 01 EDGEWOOD ECC

## 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                    | Good | Fair | Poor | Comments                                                                                                                                                                                                                                                          |
|-------------------------|------|------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Drainage                |      |      | x    | Roof drains at overhangs are cracked and disconnected, causing issues with freezing in the winter.                                                                                                                                                                |
| Asphalt Parking/ Drives | x    |      |      |                                                                                                                                                                                                                                                                   |
| Sidewalks               |      |      | x    | Poor condition throughout.                                                                                                                                                                                                                                        |
| Adequate Parking        | x    |      |      |                                                                                                                                                                                                                                                                   |
| Bus Loop                |      | x    |      |                                                                                                                                                                                                                                                                   |
| Playgrounds             |      |      | x    | Aged equipment (20+ years old), asphalt pavement at basketball courts needs to be replaced.                                                                                                                                                                       |
| Student Drop off Area   |      | x    |      |                                                                                                                                                                                                                                                                   |
| Landscaping             |      | x    |      | Trees near front entrance too close to the building, overhanging                                                                                                                                                                                                  |
| Irrigation Systems      |      |      |      | No Irrigation.                                                                                                                                                                                                                                                    |
| Athletic fields         |      | x    |      | Soccer goals are in poor condition.                                                                                                                                                                                                                               |
| Fencing                 |      | x    |      | Fencing around ECC playground is new / in good condition.                                                                                                                                                                                                         |
| Service Entrance        |      | x    | x    | Temporary ramps and timber steps at building & classroom entrances need to be improved.                                                                                                                                                                           |
| Signage                 |      | x    |      |                                                                                                                                                                                                                                                                   |
| Dumpster Location       |      |      | x    | No enclosure or concrete pad for dumpster.                                                                                                                                                                                                                        |
| Traffic Directions      | x    |      |      | Drop-off is orderly with parents and a few small buses.                                                                                                                                                                                                           |
| Parking Lot Lighting    |      | x    |      | Has new retrofit LED bulbs                                                                                                                                                                                                                                        |
| Gas House               |      |      | x    | Small exterior structure houses building gas meter and incoming service. Small storage shed attached. Remove and replace.                                                                                                                                         |
| Exterior Lighting       |      |      | x    | 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 currently performing some of this work. |

| ARCHITECTURAL     | Good | Fair | Poor | Comments                                                                                                                                                                                                                                                                                   |
|-------------------|------|------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Shell    |      |      |      |                                                                                                                                                                                                                                                                                            |
| Roofing           |      |      | x    | 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. |
| Exterior Windows  |      |      | x    | certain locations. Single pane units present. Integral blinds damaged in some locations.                                                                                                                                                                                                   |
| Positive Drainage | x    |      |      | No issues with building drainage (just roof drains at exterior corner "overhangs")                                                                                                                                                                                                         |
| Defined Entry     |      | x    |      | Southeast corner of the building (no signage).                                                                                                                                                                                                                                             |
| Accessibility     |      |      | x    | Asphalt ramps to main entrance. Wood platforms at all classrooms exterior egress doors. Need to replace and upgrade.                                                                                                                                                                       |

# 01 EDGEWOOD ECC

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

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

# 01 EDGEWOOD ECC

| INTERIORS / FINISHES<br>(CON'T) | good | fair | poor | comments                                                                                                                                                                                                                                                                                             |
|---------------------------------|------|------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Casework                        |      |      | x    | Replace. Classrooms have small individual closets next to bathrooms. Can be removed.                                                                                                                                                                                                                 |
| Marker/Chalkboards              | x    |      |      | Functional                                                                                                                                                                                                                                                                                           |
| Heat                            | x    |      |      |                                                                                                                                                                                                                                                                                                      |
| Air-Conditioning                | x    |      |      | Classroom have individual units.                                                                                                                                                                                                                                                                     |
| Daylight                        |      | x    |      | Minimal exterior natural light                                                                                                                                                                                                                                                                       |
| Overall Size                    | x    |      |      | Good size rooms (approx. 25x25)                                                                                                                                                                                                                                                                      |
| Doors                           |      |      | x    | Replace - Hollow-metal. Not thermal efficient. Building did not receive interior or exterior electronic card access hardware upgrades with recent bond package.                                                                                                                                      |
| Lighting                        |      |      | x    | Recent bulb replacement. Not well done.                                                                                                                                                                                                                                                              |
| Air-Conditioning                | x    |      |      | Classrooms received new unit vents with previous bond cycle.                                                                                                                                                                                                                                         |
| Power Outlets                   | x    |      |      | Present. Seem to be enough based on classroom use                                                                                                                                                                                                                                                    |
| Function                        |      | x    |      | 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. |
| Walls                           |      | x    |      | CMU/Paint. Existing painted hollow-metal frames with wire glass divide corridors from classrooms. Need to be repainted.                                                                                                                                                                              |
| Furniture                       |      | x    |      |                                                                                                                                                                                                                                                                                                      |
| <b>Toilet Rooms</b>             |      |      |      |                                                                                                                                                                                                                                                                                                      |
| Fixtures Operational            |      |      | x    | Classroom locations not ADA (small and tight space - no good for anyone helping the child use the bathroom). Finishes and fixtures should be replaced. Corridor locations in good condition,                                                                                                         |
| Toilet Partitions               |      | x    |      | Not present at classroom locations. Staff and corridor bathrooms were upgraded and replaced with previous bond cycle.                                                                                                                                                                                |
| Walls                           |      | x    |      |                                                                                                                                                                                                                                                                                                      |
| Floors                          |      | x    |      |                                                                                                                                                                                                                                                                                                      |
| Floor Drains                    |      | x    |      | No issues reported.                                                                                                                                                                                                                                                                                  |
| Lighting                        |      | x    |      | Need new fixtures and ceilings.                                                                                                                                                                                                                                                                      |
| Hand Dryers                     |      | x    |      | At corridor restrooms                                                                                                                                                                                                                                                                                |
| Ceilings                        | x    |      |      |                                                                                                                                                                                                                                                                                                      |
| Mirrors                         | x    |      |      |                                                                                                                                                                                                                                                                                                      |
| ADA Accessible                  |      | x    |      | Corridor locations ok. Classroom location not ok or up to date.                                                                                                                                                                                                                                      |
| Adequate Size                   | x    |      |      | Classroom toilet rooms are small/compact/not ADA compliant.                                                                                                                                                                                                                                          |
| <b>Gymnasium</b>                |      |      |      |                                                                                                                                                                                                                                                                                                      |
| Flooring                        |      | x    |      | Rubber (sheet good) floor. Recently replaced. Not aging well.... 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                        |      |      | x    | No exterior natural lighting. No AC.                                                                                                                                                                                                                                                                 |
| Gym Equipment                   |      | x    |      | No wall padding present.                                                                                                                                                                                                                                                                             |
| Doors                           |      | x    |      | Replace - interior and exterior locations                                                                                                                                                                                                                                                            |
| Size                            | x    |      |      | Ok. Seems small but probably usable for the age-group                                                                                                                                                                                                                                                |
| Bleachers                       |      |      |      | Not present                                                                                                                                                                                                                                                                                          |
| Egress                          | x    |      |      | Present (egress interior to cafeteria). One exterior door present.                                                                                                                                                                                                                                   |
| Walls/Ceilings                  | x    |      |      | CMU/Painted/acoustical panels present. Walls needs to be repainted.                                                                                                                                                                                                                                  |
| <b>Cafeteria</b>                |      |      |      |                                                                                                                                                                                                                                                                                                      |
| Flooring                        |      | x    |      | Rubber sheet good. Functional/Newer install.                                                                                                                                                                                                                                                         |
| Ceilings/Walls                  |      | x    |      | 2x4 grid and tiles. Should update.                                                                                                                                                                                                                                                                   |
| Accessibility                   | x    |      |      |                                                                                                                                                                                                                                                                                                      |
| Lighting                        |      | x    |      | Should upgrade.                                                                                                                                                                                                                                                                                      |
| Seating                         | x    |      |      | Older tables. Should upgrade.                                                                                                                                                                                                                                                                        |



# 01 EDGEWOOD ECC

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

# 01 EDGEWOOD ECC

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

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

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

# 01 EDGEWOOD ECC

## BUDGET DETAIL

| ITEM #: 11              |                                                                                                                                                                                                                                                                   | Acres: 12 |                          |               |            |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------|---------------|------------|
| Edgewood ECC - Sitework |                                                                                                                                                                                                                                                                   |           |                          |               |            |
|                         | Description                                                                                                                                                                                                                                                       | Quantity  | UOM                      | Unit Cost     | Total Cost |
| Sitework                | SITework                                                                                                                                                                                                                                                          |           |                          |               | \$ -       |
| Drainage                | Roof drains at overhangs are cracked and disconnected, causing issues with freezing in the winter.                                                                                                                                                                | 1         | LS                       | \$ 50,000.00  | \$ 50,000  |
| Asphalt Parking/ Drives |                                                                                                                                                                                                                                                                   |           | assume work not required |               | \$ -       |
| Sidewalks               | Poor condition throughout.                                                                                                                                                                                                                                        | 1,739     | SF                       | \$ 11.50      | \$ 19,999  |
| Adequate Parking        |                                                                                                                                                                                                                                                                   |           |                          |               | \$ -       |
| Bus Loop                |                                                                                                                                                                                                                                                                   |           |                          |               | \$ -       |
| Playgrounds             | Aged equipment (20+ years old), asphalt pavement at basketball courts needs to be replaced.                                                                                                                                                                       | 1         | LS                       | \$ 300,000.00 | \$ 300,000 |
| 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 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. | 10        | EA                       | \$ 3,750.00   | \$ 37,500  |
|                         |                                                                                                                                                                                                                                                                   |           |                          |               | \$ -       |
|                         |                                                                                                                                                                                                                                                                   |           |                          |               | \$ -       |
|                         |                                                                                                                                                                                                                                                                   |           |                          |               | \$ -       |
| Direct Trade            |                                                                                                                                                                                                                                                                   | 12 acres  | \$                       | 33,958.21     | \$ 407,499 |

| ITEM #: 12                           |                                                                                                                                                                                                                                                                                            | Gross Area: 33,000 |                          |               |            |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|---------------|------------|
| Edgewood ECC - Building Improvements |                                                                                                                                                                                                                                                                                            |                    |                          |               |            |
|                                      | Description                                                                                                                                                                                                                                                                                | Quantity           | UOM                      | Unit Cost     | Total Cost |
| Building Shell                       | BUILDING SHELL                                                                                                                                                                                                                                                                             |                    |                          |               | \$ -       |
| Roofing                              | 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. | 33,000             | SF                       | \$ 28.00      | \$ 924,000 |
| Exterior Windows                     | Need to be replaced. Original. Not thermally efficient or operational in certain locations. Single pane units present. Integral blinds damaged in some locations.                                                                                                                          | 1                  | LS                       | \$ 100,000.00 | \$ 100,000 |
| Positive Drainage                    | No issues with building drainage (just roof drains at exterior corner "overhangs")                                                                                                                                                                                                         |                    |                          |               | \$ -       |
| Defined Entry                        | Southeast corner of the building (no signage).                                                                                                                                                                                                                                             | 1                  | LS                       | \$ 10,000.00  | \$ 10,000  |
| Accessibility                        | Asphalt ramps to main entrance. Wood platforms at all classrooms exterior egress doors. Need to replace and upgrade.                                                                                                                                                                       | 24                 | EA                       | \$ 7,500.00   | \$ 180,000 |
| Fascia/Soffits                       | Exterior perimeter upper porcelain fascia panels and soffits need to be replaced. Paint peeling, presence of moisture/water/mildew present at certain locations.                                                                                                                           | 1                  | LS                       | \$ 75,000.00  | \$ 75,000  |
| Transite Panels                      |                                                                                                                                                                                                                                                                                            |                    | assume work not required |               | \$ -       |
| Brick                                | Needs to be cleaned/washed.                                                                                                                                                                                                                                                                |                    | see item above           |               | \$ -       |
| EIFS Fascia/Soffits                  | N/A                                                                                                                                                                                                                                                                                        |                    | not applicable           |               | \$ -       |
| Caulk Joints                         | Need to be replaced at certain locations                                                                                                                                                                                                                                                   | 1                  | LS                       | \$ 5,000.00   | \$ 5,000   |
| Water Stains                         | Present. Causing for further investigation. Staining on brick around existing louver openings, splices in window flashings                                                                                                                                                                 |                    |                          |               | \$ -       |
| Exterior Doors                       | Need to be replaced. Original. Single pane wire glass present.                                                                                                                                                                                                                             | 24                 | EA                       | \$ 8,000.00   | \$ 192,000 |
| Building Entrance                    | No prominent main entrance. No secure vestibule. No card access upgrades present at this building. Should be updated to match work already completed on interior and exterior doors within the district.                                                                                   | 1                  | LS                       | \$ 50,000.00  | \$ 50,000  |



# 01 EDGEWOOD ECC

|                                |                                                                                                                                                                                                                                                                                                      |               |           |                          |            |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------|--------------------------|------------|
| Exterior Lighting              | 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             | \$ 15,000  |
| Secondary Entrances            | dated but functional. Need to address barrier free access (wood ramps) at classroom doors and building entrances.                                                                                                                                                                                    |               |           | see item above           | \$ -       |
| Structure                      | 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.                            | I             | LS        | \$ 50,000.00             | \$ 50,000  |
| Exterior Walls                 | Brick is ok. Exterior clad-on 'porcelain' panel fascia needs to be replaced.                                                                                                                                                                                                                         |               |           |                          | \$ -       |
|                                |                                                                                                                                                                                                                                                                                                      |               |           |                          | \$ -       |
| <b>INTERIORS</b>               |                                                                                                                                                                                                                                                                                                      |               |           |                          | \$ -       |
| Walls                          | Paint/refresh entire building                                                                                                                                                                                                                                                                        | 33,000        | SF        | \$ 1.50                  | \$ 49,500  |
| <b>Corridors</b>               | <b>Corridors</b>                                                                                                                                                                                                                                                                                     | <b>7,661</b>  | <b>SF</b> |                          | \$ -       |
| Lighting                       | 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                  | \$ 57,458  |
| Flooring                       | 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                 | \$ 54,087  |
| Ceilings/Walls                 | Need to replace and upgrade throughout the building. Ceiling currently has fiberglass lay-in tiles. Repaint throughout.                                                                                                                                                                              | 7,661         | SF        | \$ 12.00                 | \$ 91,932  |
| Lockers                        | Some corridors have lockers (should be removed and upgraded). No lockers presented in any of the classrooms                                                                                                                                                                                          | 250           | EA        | \$ 350.00                | \$ 87,500  |
| Doors                          | Replace - HM currently. Rust/Old/Worn/Tired. Replace door knobs with barrier free levers.                                                                                                                                                                                                            | 10            | EA        | \$ 3,500.00              | \$ 35,000  |
| Lighting                       | Replace with new fixtures (efficient and better lighting)                                                                                                                                                                                                                                            |               | in above  |                          | \$ -       |
| Heating                        | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                                                           | 7,661         | SF        | \$ 0.50                  | \$ 3,831   |
| Size of Corridor               | Lots of space, wide corridors, maybe room to expand classrooms footprint.                                                                                                                                                                                                                            |               |           |                          | \$ -       |
| Floor of Corridor              | Large spaces. Fire extinguishers cabinets and coat hooks present in exterior corridors. Newer drinking fountains at some locations.                                                                                                                                                                  |               |           |                          | \$ -       |
| Emergency Egress               | Present. Corridors/Rooms clean and egress paths present. Some individual rooms have exterior doors for egress as well.                                                                                                                                                                               |               |           |                          | \$ -       |
| Glass Transoms                 |                                                                                                                                                                                                                                                                                                      |               |           |                          | \$ -       |
| Vestibule Entries              | Old HM painted frames with wire glass. Replace. Upgrade.                                                                                                                                                                                                                                             | I             | LS        | \$ 50,000.00             | \$ 50,000  |
| Cabinets at Building Entrances | Poor condition. Replace. Renovate.                                                                                                                                                                                                                                                                   | 35            | LF        | \$ 750.00                | \$ 26,250  |
| Drinking Fountains             | (2) remodeled. Remainder need to be replaced.                                                                                                                                                                                                                                                        | 2             | EA        | \$ 12,000.00             | \$ 24,000  |
| Interior Signage               | Needed. Almost non-existent. What is provided is not ADA compliant. Include fro entrance school                                                                                                                                                                                                      | 33,000        | SF        | \$ 0.55                  | \$ 18,150  |
| <b>Classrooms</b>              | <b>Classrooms</b>                                                                                                                                                                                                                                                                                    | <b>13,009</b> | <b>SF</b> |                          | \$ -       |
| Flooring                       | Replace. Carpet predominant in each classroom. We did find classrooms with VCT (12x12) / Rubber flooring.                                                                                                                                                                                            | 1,445.44      | SY        | \$ 63.54                 | \$ 91,844  |
| Ceilings                       | Replace. 2x4 ceiling grid and pads present.                                                                                                                                                                                                                                                          | 13,009        | SF        | \$ 9.00                  | \$ 117,081 |
| Egress Windows                 | Not functional - existing storefront aluminum with operable windows/screens. Classrooms have exterior egress doors.                                                                                                                                                                                  |               |           |                          | \$ -       |
| Casework                       | Replace. Classrooms have small individual closets next to bathrooms. Can be removed.                                                                                                                                                                                                                 | 272           | LF        | \$ 450.00                | \$ 122,400 |
| Marker/Chalkboards             | MBS - functional                                                                                                                                                                                                                                                                                     |               |           |                          | \$ -       |
| Heating                        | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                                                           | 13,009        | SF        | \$ 0.50                  | \$ 6,505   |
| Air-Conditioning               | Classroom have individual units.                                                                                                                                                                                                                                                                     |               |           | assume work not required | \$ -       |
| Daylight                       | Minimal exterior natural light                                                                                                                                                                                                                                                                       |               |           |                          | \$ -       |
| Overall Size                   | Good size rooms (approx. 25x25)                                                                                                                                                                                                                                                                      |               |           |                          | \$ -       |
| Doors                          | Replace - Hollow-metal. Not thermal efficient. Building did not receive interior or exterior electronic card access hardware upgrades with recent bond package.                                                                                                                                      | 17            |           | \$ 3,500.00              | \$ 59,500  |
| Lighting                       | Recent bulb replacement. Not well done.                                                                                                                                                                                                                                                              | 13,009        | SF        | \$ 7.00                  | \$ 91,063  |
| Air-Conditioning               | Classrooms received new unit vents with previous bond cycle.                                                                                                                                                                                                                                         |               |           | assume work not required | \$ -       |
| Power Outlets                  | Present. Seem to be enough based on classroom use                                                                                                                                                                                                                                                    |               |           |                          | \$ -       |
| Function                       | 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. |               |           |                          | \$ -       |
| Walls                          | CMU/Paint. Existing painted hollow-metal frames with wire glass divide corridors from classrooms. Need to be repainted.                                                                                                                                                                              | 13,009        | SF        | \$ 3.00                  | \$ 39,027  |
| Furniture                      |                                                                                                                                                                                                                                                                                                      |               |           |                          | \$ -       |

# 01 EDGEWOOD ECC

| Toilet Rooms            | Toilet Rooms                                                                                                                                                                                 | 918    | SF |                          | \$ -       |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----|--------------------------|------------|
| Toilet Room Upgrade     | Classroom locations not ADA (small and tight space - no good for anyone helping the child use the bathroom). Finishes and fixtures should be replaced. Corridor locations in good condition. | 918    | SF | \$ 275.00                | \$ 252,450 |
| Toilet Partitions       | Not present at classroom locations. Staff and corridor bathrooms were upgraded and replaced with previous bond cycle.                                                                        |        |    | assume work not required | \$ -       |
| Walls                   |                                                                                                                                                                                              |        |    | see item above           | \$ -       |
| Floors                  |                                                                                                                                                                                              |        |    | see item above           | \$ -       |
| Floor Drains            | No issues reported.                                                                                                                                                                          |        |    | see item above           | \$ -       |
| Lighting                | Need new fixtures and ceilings.                                                                                                                                                              | 918    | SF | \$ 8.00                  | \$ 7,344   |
| Hand Dryers             | At corridor restrooms                                                                                                                                                                        |        |    | see item above           | \$ -       |
| Ceilings                |                                                                                                                                                                                              |        |    | see item above           | \$ -       |
| Mirrors                 |                                                                                                                                                                                              |        |    | see item above           | \$ -       |
| ADA Accessible          | Corridor locations ok. Classroom location not ok or up to date.                                                                                                                              |        |    | see item above           | \$ -       |
| Adequate Size           | Classroom toilet rooms are small/compact/not ADA compliant.                                                                                                                                  |        |    | see item above           | \$ -       |
| Gymnasium               | Gymnasium                                                                                                                                                                                    | 2,662  | SF |                          | \$ -       |
| Flooring                | Rubber (sheet good) floor. Recently replaced. Not aging well.... bubbles/welds/wear present.                                                                                                 | 2,662  | SF | \$ 14.00                 | \$ 37,268  |
| Lighting                | Bulb replacements recent. Can upgrade fixtures with future renovations                                                                                                                       | 2,662  | SF | \$ 11.00                 | \$ 29,282  |
| HVAC                    | Consider adding Rooftop unit. Fire-alarm devices present                                                                                                                                     | 1      | LS | \$ 50,000.00             | \$ 50,000  |
| Daylight                | No exterior natural lighting. No AC.                                                                                                                                                         | 2,662  | SF | \$ 50.00                 | \$ 133,100 |
| Gym Equipment           | 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.                                                                                                                           |        |    |                          | \$ -       |
| Walls/Ceilings          | CMU/Painted/acoustical panels present. Walls needs to be repainted.                                                                                                                          | 2,662  | SF | \$ 4.00                  | \$ 10,648  |
| Cafeteria               | Cafeteria                                                                                                                                                                                    | 2,042  | SF |                          | \$ -       |
| Flooring                | Rubber sheet good. Functional/Newer install.                                                                                                                                                 |        |    |                          | \$ -       |
| Ceilings/Walls          | 2x4 grid and tiles. Should update.                                                                                                                                                           | 2,042  | SF | \$ 12.00                 | \$ 24,504  |
| Accessibility           |                                                                                                                                                                                              |        |    |                          | \$ -       |
| Lighting                | Should upgrade.                                                                                                                                                                              | 2,042  |    | \$ 8.50                  | \$ 17,357  |
| Heating                 | Add diffuser and grilles with new ceilings                                                                                                                                                   | 2,042  | SF | \$ 0.50                  | \$ 1,021   |
| Seating                 | Older tables. Should upgrade.                                                                                                                                                                |        |    |                          | \$ -       |
| 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 wood doors could be replaced (update hardware)                                                                | 6      | EA | \$ 3,500.00              | \$ 21,000  |
| Egress                  | Ok. Exterior egress present                                                                                                                                                                  |        |    |                          | \$ -       |
| Offices                 | Offices                                                                                                                                                                                      | 2,649  | SF |                          | \$ -       |
| Flooring                | Carpet needs to be replaced. Update.                                                                                                                                                         | 294.33 | SY | \$ 63.54                 | \$ 18,702  |
| Furniture               | Small space/ Need to expand and update based on building tenant needs.                                                                                                                       |        |    |                          | \$ -       |
| Ceilings                | 2x4 ceilings through-out. Item should be considered for replacement.                                                                                                                         | 2,649  | SF | \$ 12.00                 | \$ 31,788  |
| Paging                  | Update                                                                                                                                                                                       |        |    | in elec below            | \$ -       |
| Master Clock            | Update                                                                                                                                                                                       |        |    | in elec below            | \$ -       |
| Phone System            | Update                                                                                                                                                                                       |        |    | in elec below            | \$ -       |
| 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.                                                                                                                   |        |    |                          | \$ -       |
| Coffee Break Area       | Not present within office.                                                                                                                                                                   |        |    |                          | \$ -       |
| Bathroom(s)             | Not present within office.                                                                                                                                                                   |        |    | assume work not required | \$ -       |
| Health Room with Toilet |                                                                                                                                                                                              |        |    |                          | \$ -       |
| Visibility              | "closed space" - not open to surrounding areas exterior or interior.                                                                                                                         |        |    |                          | \$ -       |
| Media Center            | Media Center                                                                                                                                                                                 | 1,859  | SF |                          | \$ -       |
| Size                    | N/A - no dedicated room currently in use for the media center based on childcare function.                                                                                                   |        |    |                          | \$ -       |
| Flooring                |                                                                                                                                                                                              |        |    |                          | \$ -       |
| Lighting                |                                                                                                                                                                                              |        |    |                          | \$ -       |
| Office Space            |                                                                                                                                                                                              |        |    |                          | \$ -       |
| Ventilation             |                                                                                                                                                                                              |        |    |                          | \$ -       |
| Doors                   |                                                                                                                                                                                              |        |    |                          | \$ -       |
| Ceilings                |                                                                                                                                                                                              |        |    |                          | \$ -       |
| Auxiliary Spaces        | Auxiliary Spaces                                                                                                                                                                             |        |    |                          | \$ -       |
| General Note            |                                                                                                                                                                                              |        |    |                          | \$ -       |
| General Note            |                                                                                                                                                                                              |        |    |                          | \$ -       |
| General Note            |                                                                                                                                                                                              |        |    |                          | \$ -       |

# 01 EDGEWOOD ECC

| 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 ovens, (3) free standing coolers, washer & dryer retrofit                                                                         |        |                |                          | \$ 265,500 |
| Ceilings                            | ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced.                                                                                          | 696    |                | \$ 12.00                 | \$ 8,752   |
| Cooler/Freezer                      | Walk-in units not present.                                                                                                                                                                                      |        |                |                          | \$ -       |
| Floors                              | Replace- currently newer rubber sheet vinyl in kitchen and cafeteria. Floor drains and sinks need to be serviced and cleaned.                                                                                   | 696    |                | \$ 14.00                 | \$ 9,744   |
| 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 needs to be removed and replaced.                                                                                              | 300    | SF             | \$ 275.00                | \$ 82,500  |
| Kitchen Hood                        | Hood present. Remove and replace.                                                                                                                                                                               |        |                |                          | \$ -       |
| Make-up Air                         |                                                                                                                                                                                                                 |        |                |                          | \$ -       |
| Serving Line                        | No serving line.                                                                                                                                                                                                |        |                |                          | \$ -       |
| Electrical                          | No issues noted - such as too few outlets/location/breaker capacity                                                                                                                                             |        |                |                          | \$ -       |
| Lighting                            | Upgrade light fixtures                                                                                                                                                                                          | 696    | SF             | \$ 8.00                  | \$ 5,568   |
| Heating                             | Add diffuser and grilles with new ceilings                                                                                                                                                                      | 696    | SF             | \$ 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.                                                                                                                                |        |                |                          | \$ -       |
|                                     |                                                                                                                                                                                                                 |        |                |                          | \$ -       |
|                                     |                                                                                                                                                                                                                 |        |                |                          | \$ -       |
|                                     | <b>MECHANICAL</b>                                                                                                                                                                                               |        |                |                          | \$ -       |
| Heating Source and Condition        | Building is served by (2) Thermal Solutions Boilers, 1,000 MBH installed in 2003.                                                                                                                               |        |                | assume work not required | \$ -       |
| Heating Pumps and Piping            | Building is served by (3) Taco inline zone pumps installed in 2003. (2) 25 gpm, 20' HD, (1) 60 gpm @ 41' HD                                                                                                     |        |                | assume work not required | \$ -       |
| Cooling Source and Condition        | Building is served by individual DX cooling.                                                                                                                                                                    |        |                | assume work not required | \$ -       |
| Cooling Pumps and Piping            | N/A.                                                                                                                                                                                                            |        |                |                          | \$ -       |
| Terminal Devices                    | (18) Classrooms served by unit vents with remote condensing units on roof.                                                                                                                                      |        |                | assume work not required | \$ -       |
| AHUs and RTUs                       | There are (4) RTU's. One is newer with cooling. The other (3) RTU's are stand-alone.                                                                                                                            |        | see below      |                          |            |
| AHUs and RTUs                       | replacing (1) 5-ton RTU, (1) 10-ton RTU, (1) 3-ton RTU                                                                                                                                                          | 1      | LS             | \$ 50,000.00             | \$ 50,000  |
| Ventilation                         | 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 EF, (1) 300 cfm EF, (1) 1,400 cfm EF                  | 1      |                | \$ 8,500.00              | \$ 7,000   |
| Building Management System/Controls | Building served by Trane Trace with partial pneumatics. Would like to upgrade graphics                                                                                                                          | 33,000 | SF             | \$ 5.00                  | \$ 165,000 |
| Domestic Water Piping               | Storm has leaks. Can't get access.                                                                                                                                                                              | 33,000 | SF             | \$ 3.50                  | \$ 115,500 |
| Water Heaters                       | Building is served by (2) water heaters. One 75 gallon, 350 MBH is at the end of life. The other was installed in 2013.                                                                                         | 1      | EA             | \$ 8,200.00              | \$ 8,000   |
| Plumbing Fixtures                   | Group restrooms remodeled in 2019. Electric water coolers with bottle fillers are new. All others are original.                                                                                                 |        |                | assume work not required | \$ -       |
| Fire Protection                     | N/A.                                                                                                                                                                                                            |        |                |                          | \$ -       |
| Pool equipment                      | N/A.                                                                                                                                                                                                            |        |                |                          | \$ -       |
|                                     |                                                                                                                                                                                                                 |        |                |                          | \$ -       |
|                                     | <b>ELECTRICAL</b>                                                                                                                                                                                               |        |                |                          | \$ -       |
| 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                                                                                                                                                                                                             |        |                |                          | \$ -       |
| Lighting Control System             | Toggle switches. Needs updating.                                                                                                                                                                                | 33,000 | SF             | \$ 1.50                  | \$ 49,500  |
| Panels                              | Majority of panels are in good shape. Panel F has open busses and needs to be replaced.                                                                                                                         | 1      | EA             | \$ 7,500.00              | \$ 7,500   |
| Panel Clearance                     | Need to remove storage items.                                                                                                                                                                                   |        |                |                          | \$ -       |
| Lighting                            | Fluorescent fixtures throughout need to be replaced.                                                                                                                                                            |        | in areas above |                          | \$ -       |
| Exit Signs                          | Exit signs are very old and letters are dim.                                                                                                                                                                    |        | in areas above |                          | \$ -       |
| Fire Alarm                          | Upgraded in the last 5 years. Future upgrades could include voice activation (district wide)                                                                                                                    | 33,000 | SF             | \$ 0.75                  | \$ 24,750  |
| Master Clock                        |                                                                                                                                                                                                                 | 33,000 | SF             | \$ 0.25                  | \$ 8,250   |
| Paging                              |                                                                                                                                                                                                                 | 33,000 | SF             | \$ 0.60                  | \$ 19,800  |
| Phone System                        |                                                                                                                                                                                                                 | 33,000 | SF             | \$ 2.00                  | \$ 66,000  |
| Branch                              |                                                                                                                                                                                                                 | 33,000 | SF             | \$ 2.00                  | \$ 66,000  |

# 01 EDGEWOOD ECC

|                                                  | TECHNOLOGY                                                                                                                               |        |    |                                  | \$ | -         |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------|----|----------------------------------|----|-----------|
| IT Rooms                                         | MDF needs AC. Old equipment needs to be removed.                                                                                         |        |    | included in "Phone System" above | \$ | -         |
| Fiber Optic Cabling (between buildings/IT rooms) | Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks.                                 |        |    | included in "Phone System" above | \$ | -         |
| 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.                                                                              |        |    | included in "Master 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          | \$ | -         |
| Large Space Audio/Video Systems                  | Gym and cafeteria have no AV.                                                                                                            | 2      | EA | \$ 25,000.00                     | \$ | 50,000    |
| 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 required          | \$ | -         |
|                                                  |                                                                                                                                          |        |    |                                  | \$ | -         |
|                                                  |                                                                                                                                          |        |    |                                  | \$ | -         |
| Direct Trade                                     |                                                                                                                                          | 33,000 | sf | \$ 136.09                        | \$ | 4,491,109 |



# 01 EDGEWOOD ECC



Main Entrance



Playground + Field



Building Entrance



North Classroom Entrances



Windows + Fascia to be replaced



Water damage at porch soffits



Mold/Mildew at outbuilding



Mold/Mildew at storage room addition



# 01 EDGEWOOD ECC



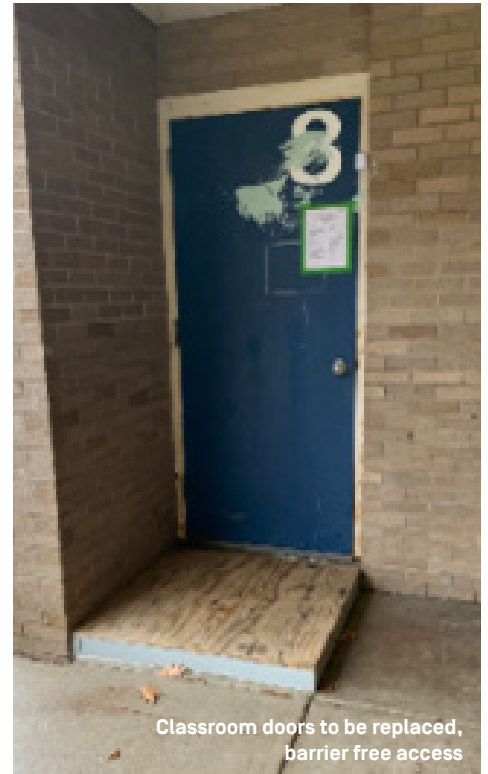
Gym



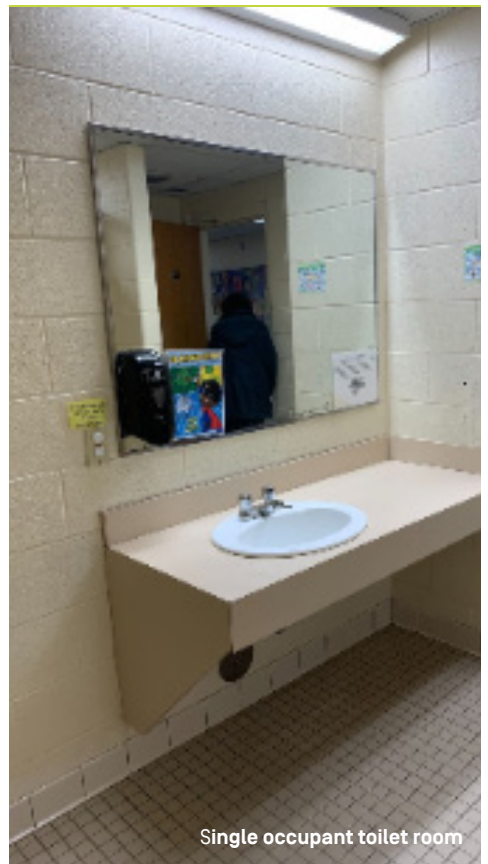
Cafeteria



Typical Classroom



Classroom doors to be replaced,  
barrier free access



Single occupant toilet room

# 01 EDGEWOOD ECC



Typical Classroom



Typical Corridor



Casework in Poor Condition



Typical Interior door not barrier free



Typical Classroom porch condition



Damaged floor in corridor



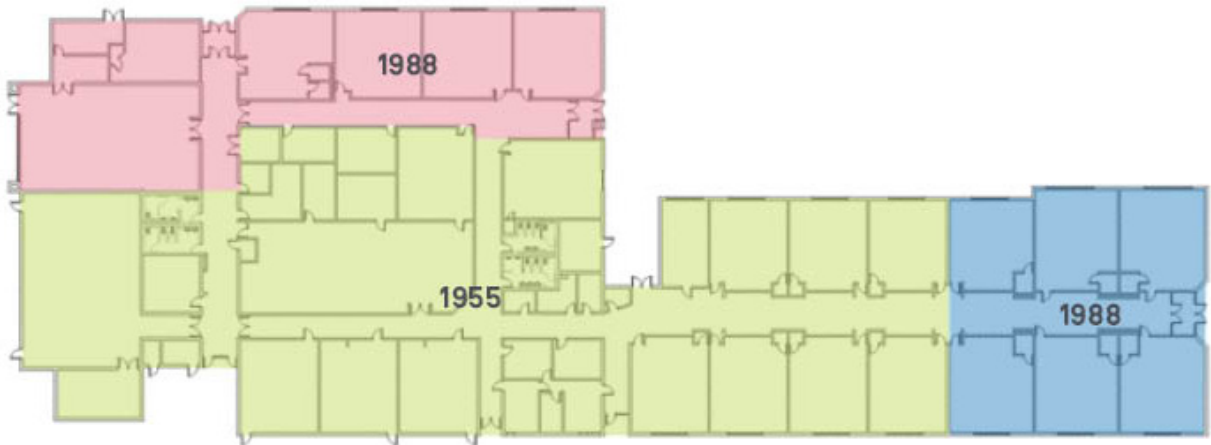
# 02 CORNELL ELEMENTARY

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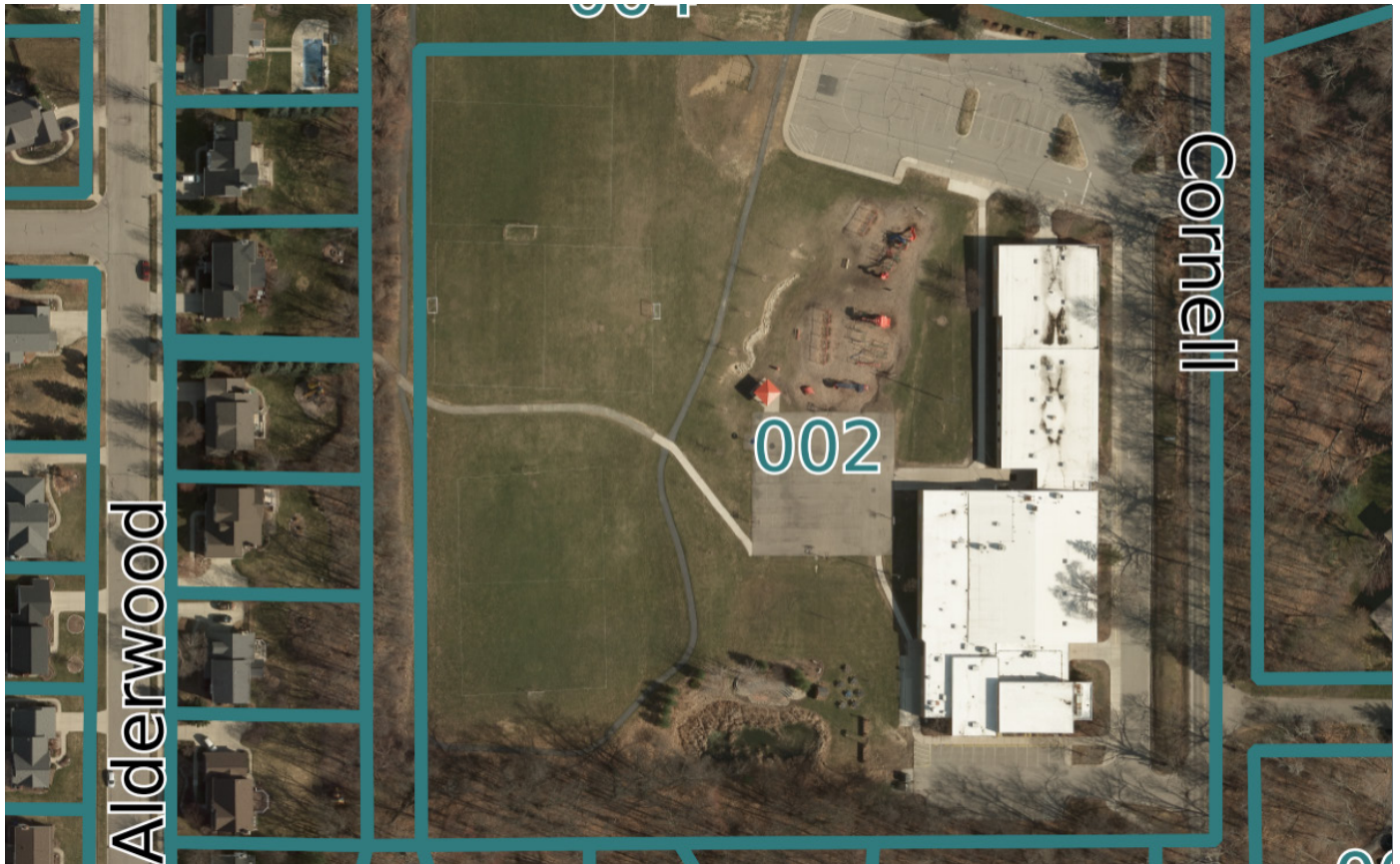
## 02 CORNELL ELEMENTARY

|                                         |                    |
|-----------------------------------------|--------------------|
| <b>Use:</b>                             | K-4                |
| <b>Built:</b>                           | 1955               |
| <b>Additions + Renovations:</b>         | 1958 / 1977 / 1988 |
| <b>Total Building Area:</b>             | 43,000 SF          |
| <b>Site Area:</b>                       | 10 Acres           |
| <b>Enrollment:</b>                      | 437 students       |
| <b>Square Footage per Student:</b>      | 98.4 sf/student    |
| <b>Renovation Cost:</b>                 | \$14,322,352       |
| <b>Current Replacement Value [CRV]:</b> | \$13,760,000       |
| <b>Facility Condition Index [FCI]:</b>  | 104%               |





## 02 CORNELL ELEMENTARY





# 02 CORNELL ELEMENTARY

## 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.



## 02 CORNELL ELEMENTARY

### 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.

# 02 CORNELL ELEMENTARY

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

| ARCHITECTURAL     | good | fair | poor | comments                                                                                                                                                                                                                                                                |
|-------------------|------|------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Shell    |      |      |      |                                                                                                                                                                                                                                                                         |
| Roofing           |      | x    |      | 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, Firestone and Cooley membranes installed. |
| Exterior Windows  |      | x    |      | 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. Integral blinds.                                                                  |
| Positive Drainage | x    |      |      | No issues reported                                                                                                                                                                                                                                                      |
| Defined Entry     |      | x    |      | Entrance is 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.                                   |
| Accessibility     |      | x    |      | Present                                                                                                                                                                                                                                                                 |
| Fascia/Soffits    |      |      | x    | Birds picking at EIFS fascia - maintenance issue for district. Currently repairing with spray-foam to fill holes.                                                                                                                                                       |

# 02 CORNELL ELEMENTARY

| ARCHITECTURAL (CON'T) | Good | Fair | Poor | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------|------|------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Masonry               | x    |      |      | 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 sidewalks. Investigate sill flashing at windows - signs of water intrusion. |
| Building Structure    | x    |      |      | Cracks in wall at north classroom wing to be investigated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Caulk Joints          |      |      | x    | Due to original construction date of school, all joint sealants should be inspected and replaced based on condition.                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Water Stains          | x    |      |      | Building has some trees in close proximity of the building along east elevation - need to be removed or limbed up.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Exterior Doors        | x    |      |      | 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. No barrier free access to the north doors.                                                                                                                                                                                                         |
| Vestibule Entries     |      |      | x    | No secure vestibule within main entrance. Could be easily added.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Exterior Light        | x    |      |      | Present in parking lots (bulb replacement recent). Minimal lighting mounted to exterior of the building. District wants to improve on exterior lighting for presentation and security.                                                                                                                                                                                                                                                                                                                                                          |
| Main Entrance         |      |      | x    | 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 north parking lot is located.                                                                                                                                                                                                                                                                                                                                                         |
| Exterior Appearance   | x    |      |      | Different 'wings' of the building have different exterior finishes - not uniform around the building.                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| INTERIORS / FINISHES | Good | Fair | Poor | Comments                                                                                                                                                                           |
|----------------------|------|------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Corridors</b>     |      |      |      |                                                                                                                                                                                    |
| Lights               | x    |      |      | 2x4 light fixtures. Ready for upgrade. Fluorescent fixtures, need upgrade.                                                                                                         |
| Flooring             | x    |      |      | Functional. Carpet / 12x12 VCT tile/ Runners and Rugs being used for walk off mats                                                                                                 |
| Ceiling/Walls        | x    |      |      | Minimal staining and curling of ceiling tiles, 2 x 4 grid, older vinyl tiles to be replaced                                                                                        |
| Lockers              | x    |      |      | Older. Could upgrade at all corridors                                                                                                                                              |
| Doors                | x    |      |      | 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. |
| Size of Corridor     | x    |      |      | 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'.                                                                 |
| Flow of Corridor     | x    |      |      | Ok                                                                                                                                                                                 |
| Emergency Egress     | x    |      |      | Present. Door hardware/automatic operators should be considered in future work.                                                                                                    |
| Glass Transoms       |      |      |      | N/A                                                                                                                                                                                |
| Vestibules           |      |      |      | N/A                                                                                                                                                                                |
| Cabinets             |      |      |      | N/A Only Located in Classrooms                                                                                                                                                     |
| Interior Signage     |      | x    |      | Needed. Non-existent.                                                                                                                                                              |
| <b>Classrooms</b>    |      |      |      |                                                                                                                                                                                    |
| Flooring             | x    |      |      | Carpet is functional but nearly end of service life.                                                                                                                               |
| Ceiling              |      |      | x    | Replace. Projectors present in most classrooms.                                                                                                                                    |



# 02 CORNELL ELEMENTARY

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

# 02 CORNELL ELEMENTARY

| INTERIORS / FINISHES<br>(CON'T) |      |      |      | comments                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------|------|------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | good | fair | poor |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Daylight                        |      | x    |      | Aluminum framing on the north elevation wall within the room.                                                                                                                                                                                                                                                                                                                                              |
| Overall Size                    |      | x    |      | Good. No issues reported by the district.                                                                                                                                                                                                                                                                                                                                                                  |
| Doors                           |      |      | x    | Exterior doors currently being replaced by the district.                                                                                                                                                                                                                                                                                                                                                   |
| Egress                          | x    |      |      | No issues other than making sure tables are not located to prevent emergency egress.                                                                                                                                                                                                                                                                                                                       |
| <b>Offices</b>                  |      |      |      |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Flooring                        |      |      | x    | Carpet - replace                                                                                                                                                                                                                                                                                                                                                                                           |
| Furniture                       |      |      | x    | Needs to be updated                                                                                                                                                                                                                                                                                                                                                                                        |
| Ceilings                        |      |      | x    | 2x4 grid/ceiling tiles and light fixtures. Ready for upgrade.                                                                                                                                                                                                                                                                                                                                              |
| Paging                          |      |      | x    | District wants to replace existing system.                                                                                                                                                                                                                                                                                                                                                                 |
| Master Clock                    |      |      | x    | District wants to replace existing system.                                                                                                                                                                                                                                                                                                                                                                 |
| Phone System                    |      |      | x    | District wants to replace existing system.                                                                                                                                                                                                                                                                                                                                                                 |
| Lighting                        |      |      | x    | Needs to be updated                                                                                                                                                                                                                                                                                                                                                                                        |
| Copy/Work Room                  |      |      | x    | Present - but part of a multi-use space                                                                                                                                                                                                                                                                                                                                                                    |
| Meeting Rooms                   |      |      | x    | Upgrade space/finishes/function.                                                                                                                                                                                                                                                                                                                                                                           |
| Coffee Break Area               |      |      | x    | Upgrade                                                                                                                                                                                                                                                                                                                                                                                                    |
| Bathroom(s)                     |      |      | x    | Upgrade                                                                                                                                                                                                                                                                                                                                                                                                    |
| Health Room with Toilet         |      |      |      | N/A                                                                                                                                                                                                                                                                                                                                                                                                        |
| Accessibility                   |      | x    |      | Functional/compact/area needs upgrade.                                                                                                                                                                                                                                                                                                                                                                     |
| Visibility                      |      |      | x    | N/A                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Media Center</b>             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Size                            |      | x    |      | compact/seems smaller in comparison to other elementary schools in the district                                                                                                                                                                                                                                                                                                                            |
| Flooring                        |      | x    |      | carpet - ok condition. Ready for replacement within next bond cycle                                                                                                                                                                                                                                                                                                                                        |
| Lighting                        |      | x    |      | ceilings and fixtures can be considered for replacement                                                                                                                                                                                                                                                                                                                                                    |
| Office Space                    |      | x    |      |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Doors                           |      | x    |      | functional but should be considered for replacement within next bond cycle - new electronic secure locking hardware installed.                                                                                                                                                                                                                                                                             |
| Ceilings                        |      | x    |      |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Furniture/Shelving              |      | x    |      |                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Kitchen</b>                  |      |      |      |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Program                         |      |      |      | 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 door access currently. |
| Equipment                       |      |      | x    | JRA to provide list for selecting new equipment. Space currently has serving equipment, gas range and oven, warming ovens, large cooler, sinks for dishwashing, waste disposal.                                                                                                                                                                                                                            |
| Ceilings                        |      |      | x    | ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced.                                                                                                                                                                                                                                                                                     |
| Cooler/Freezer                  |      |      |      | Not present                                                                                                                                                                                                                                                                                                                                                                                                |
| Floors                          |      |      | x    | Replace - currently rubber sheet vinyl in kitchen and cafeteria                                                                                                                                                                                                                                                                                                                                            |
| Delivery Space                  |      |      | x    | 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.                                                                                                                                                                                                                        |
| Storage Space                   |      |      | x    | No storage space                                                                                                                                                                                                                                                                                                                                                                                           |
| Kitchen Hood                    |      |      | x    | Hood present above ovens. Small retrofit. Should replace.                                                                                                                                                                                                                                                                                                                                                  |
| Serving Line                    |      | x    |      | Compact, one serving line, need to redesign/reformat. Space closed off from Cafeteria (open up).                                                                                                                                                                                                                                                                                                           |

# 02 CORNELL ELEMENTARY

| INTERIORS / FINISHES<br>(CON'T) | good | fair | poor | comments                                                                                                                                                                                                                                                                                          |
|---------------------------------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Electrical                      |      | x    |      | No issues noted - such as too few outlets/location/breaker capacity                                                                                                                                                                                                                               |
| Lighting                        |      | x    |      | Upgrade light fixtures                                                                                                                                                                                                                                                                            |
| Secured                         | x    |      |      | 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 would need to be exterior additions due to limited usable space. |
| Overall                         |      |      | x    |                                                                                                                                                                                                                                                                                                   |

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

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



## 02 CORNELL ELEMENTARY

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

# 02 CORNELL ELEMENTARY

## BUDGET DETAIL

| ITEM #: 7                     |                                                                                                                       | Acres:   |                          |               | 10           |            |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------|--------------------------|---------------|--------------|------------|
| Cornell Elementary - Sitework |                                                                                                                       |          |                          |               |              | Elementary |
|                               | Description                                                                                                           | Quantity | UOM                      | Unit Cost     | Total Cost   |            |
| Sitework                      | SITWORK                                                                                                               |          |                          |               | \$ -         |            |
| Drainage                      |                                                                                                                       |          | assume work not required |               | \$ -         |            |
| Asphalt Parking/ Drives       | Pavement at entrance way is in poor condition. South parking lot is in fair/poor condition.                           |          | see items below          |               | \$ -         |            |
| Asphalt Parking/ Drives       | Entry/drop-off drive asphalt                                                                                          | 12,400   | SF                       | \$ 6.39       | \$ 79,222    |            |
| Asphalt Parking/ Drives       | South parking lot                                                                                                     | 9,600    | SF                       | \$ 6.39       | \$ 61,333    |            |
| Asphalt Parking/ Drives       | North parking lot                                                                                                     |          | not included             |               | \$ -         |            |
| Asphalt Parking/ Drives       | Striping and signage                                                                                                  | 22,000   | SF                       | \$ 0.14       | \$ 3,069     |            |
| Concrete Curbs                | Curbs at enry                                                                                                         | 950      | LF                       | \$ 35.00      | \$ 33,250    |            |
| Concrete Curbs                | Curbs at south lot                                                                                                    | 355      | LF                       | \$ 35.00      | \$ 12,425    |            |
| Concrete Curbs                | Curbs at north lot                                                                                                    |          | not included             |               | \$ -         |            |
| Bus Loop                      | Adjust storm structures                                                                                               | 8        | EA                       | \$ 800.00     | \$ 6,400     |            |
| Asphalt Parking/ Drives       | Site restoration/landscaping                                                                                          | 1        | LS                       | \$ 5,000.00   | \$ 5,000     |            |
| Sidewalks                     | Sidewalks in fair condition throughout, flush curb at drop off - recommend a raised curb for safety.                  | 9,300    | SF                       | \$ 11.50      | \$ 106,950   |            |
| Adequate Parking              |                                                                                                                       |          | assume work not required |               | \$ -         |            |
| Bus Loop                      | Conflict between bus loop at main entrance and parent drop-off in parking lot to the north.                           | 1        | ALLOW                    | \$ 175,000.00 | \$ 175,000   |            |
| Playgrounds                   | Aged equipment (20+ years old)                                                                                        | 1        | ALLOW                    | \$ 500,000.00 | \$ 500,000   |            |
| Student Drop off Area         | Conflict between bus loop at main entrance and parent drop-off in parking lot to the north.                           |          | see bus loop above       |               | \$ -         |            |
| Landscaping                   |                                                                                                                       |          | assume work not required |               | \$ -         |            |
| Irrigation Systems            | No Irrigation.                                                                                                        |          | assume work not required |               | \$ -         |            |
| Athletic fields               | Soccer Goals are in poor condition.                                                                                   | 2        | EA                       | \$ 3,500.00   | \$ 7,000     |            |
| Fencing                       |                                                                                                                       |          | assume work not required |               | \$ -         |            |
| Service Entrance              | Indirect service access on west side of building with no direct drive lane.                                           | 1        | ALLOW                    | \$ 175,000.00 | \$ 175,000   |            |
| Signage                       | Main sign is in poor condition.                                                                                       | 1        | EA                       | \$ 35,000.00  | \$ 35,000    |            |
| Dumpster Location             | No enclosure or concrete pad for dumpster.                                                                            |          | not included             |               | \$ -         |            |
| Traffic Directions            | Parent drop-off double ques in parking lot, can back up onto Cornell Road - ASSUME EXPAND NORTH PARKING LOT           | 1        | ALLOW                    | \$ 125,000.00 | \$ 125,000   |            |
| Parking Lot Lighting          | Needs to be upgraded. Overhead electrical lines are hung too low.                                                     |          | assume by owner          |               | \$ -         |            |
| Electrical (General Note)     | Exterior power line located on north side of site as it enters building. District would like to relocate underground. | 500      | LF                       | \$ 65.00      | \$ 32,500    |            |
| Electrical - Site Restoration | Concrete/asphalt/landscape restoration from new primary conduits                                                      | 500      | LF                       | \$ 10.00      | \$ 5,000     |            |
|                               |                                                                                                                       |          |                          |               | \$ -         |            |
|                               | Direct Trade                                                                                                          | 10       | acres                    | \$ 136,214.97 | \$ 1,362,150 |            |

| ITEM #: 8                                  |                                                                                                                                                                                                                                                                                                              | Gross 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 work not required |              | \$ -         |
| 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.                                                              | 1           | ALLOW                    | \$ 25,000.00 | \$ 25,000    |
| Defined Entry                              | Site sign                                                                                                                                                                                                                                                                                                    | 1           | ALLOW                    | \$ 35,000.00 | \$ 35,000    |
| Accessibility                              | Present                                                                                                                                                                                                                                                                                                      |             | assume work not required |              | \$ -         |
| 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   |

# 02 CORNELL ELEMENTARY

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                          |              |            |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------|--------------|------------|
| Masonry             | 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 sidewalks. Investigate sill flashing at windows - signs of water intrusion. | 17,878        | SF                       | \$ 2.00      | \$ 35,756  |
| Building Structure  | Cracks in wall at north classroom wing to be investigated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1             | allow                    | \$ 10,000.00 | \$ 10,000  |
| Caulk Joints        | Due to original construction date of school, all joint sealants should be inspected and replaced based on condition.                                                                                                                                                                                                                                                                                                                                                                                                                            | 17,878        | SF                       | \$ 0.50      | \$ 8,939   |
| Water Stains        | Building has some trees in close proximity of the building along east elevation - need to be removed or limbed up.                                                                                                                                                                                                                                                                                                                                                                                                                              | 1             | ALLOW                    | \$ 5,000.00  | \$ 5,000   |
| Exterior Doors      | 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. No barrier free access to the north doors.                                                                                                                                                                                                         |               | see item below           |              | \$ -       |
| Doors               | Remove/replace HM doors - exterior & interior                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 19            | EA                       | \$ 8,000.00  | \$ 152,000 |
| Doors               | Remove/replace HM sidelites                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 360           | SF                       | \$ 75.00     | \$ 27,000  |
| Vestibule Entries   | No secure vestibule within main entrance. Could be easily added.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1             | ALLOW                    | \$ 50,000.00 | \$ 50,000  |
| Exterior Lighting   | Present in parking lots (bulb replacement recent). Minimal lighting mounted to exterior of the building. District wants to improve on exterior lighting for presentation and security.                                                                                                                                                                                                                                                                                                                                                          | 1             | LS                       | \$ 20,000.00 | \$ 20,000  |
| Main Entrance       | 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 north parking lot is located.                                                                                                                                                                                                                                                                                                                                                         |               | see item above           |              | \$ -       |
| Exterior Appearance | Different 'wings' of the building have different exterior finishes - not uniform around the building.                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |                          |              | \$ -       |
| <b>INTERIORS</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                          |              |            |
| Walls               | Paint/refresh entire building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 43,000        | SF                       | \$ 1.50      | \$ 64,500  |
| <b>Corridors</b>    | <b>Corridors</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>7,800</b>  | <b>SF</b>                |              | \$ -       |
| Lighting            | 2x4 light fixtures. Ready for upgrade. Fluorescent fixtures, need upgrade.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 7,800         | SF                       | \$ 7.50      | \$ 58,500  |
| Flooring            | Functional. Carpet / 12x12 VCT tile/ Runners and Rugs being used for walk off mats                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               | see items below          |              | \$ -       |
| Flooring            | Carpet 90%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 6,660         | SF                       | \$ 7.06      | \$ 46,990  |
| Flooring            | VCT 10%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 780           | SF                       | \$ 5.00      | \$ 3,900   |
| Flooring            | Entry mats                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 360           | SF                       | \$ 90.00     | \$ 32,400  |
| Ceilings/Walls      | Minimal staining and curling of ceiling tiles, 2 x 4 grid, older vinyl tiles to be replaced                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1,560         | SF                       | \$ 9.50      | \$ 14,820  |
| Lockers             | Older. Could upgrade at all corridors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 600           | EA                       | \$ 350.00    | \$ 210,000 |
| Doors               | 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.                                                                                                                                                                                                                                                                                                                                                              | 46            | EA                       | \$ 3,500.00  | \$ 161,000 |
| Size of Corridor    | 12-14 feet wide of usable passage space. Some pinch points/tight spaces present at entrances to different 'wings'.                                                                                                                                                                                                                                                                                                                                                                                                                              |               | assume work not required |              | \$ -       |
| Flow of Corridor    | Ok                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               | assume work not required |              | \$ -       |
| Emergency Egress    | Present. Door hardware/automatic operators should be considered in future work.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 10            | EA                       | \$ 4,500.00  | \$ 45,000  |
| Glass Transoms      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |               | assume work not required |              | \$ -       |
| Vestibule Entries   | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |               | assume work not required |              | \$ -       |
| Casework            | N/A Only Located in Classrooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |               | assume work not required |              | \$ -       |
| Interior Signage    | Needed. Non-existent, include for entire school                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 43,000        | SF                       | \$ 0.55      | \$ 23,650  |
| <b>Classrooms</b>   | <b>Classrooms</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>19,960</b> | <b>SF</b>                |              | \$ -       |
| Flooring            | Carpet is functional but nearly end of service life.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 19,690        | SF                       | \$ 7.06      | \$ 139,011 |
| Ceilings            | Replace. Projectors present in most classrooms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 19,690        | SF                       | \$ 12.00     | \$ 236,280 |
| Windows             | 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.                                                                                                                                                                                                                                                                                                                                                                     |               | see building shell       |              | \$ -       |
| Casework            | Replace. Update. Upgrade based on new mobile units.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 552           | LF                       | \$ 550.00    | \$ 303,600 |
| Casework            | Premium for tall storage cabinets                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 253           | LF                       | \$ 450.00    | \$ 113,850 |
| Marker/Chalkboards  | Markerboards (white) present and in decent condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               | assume work not required |              | \$ -       |
| Heating             | Units rated as good but can be considered for replacement eventually. Nearing end of service life.                                                                                                                                                                                                                                                                                                                                                                                                                                              |               | assume work not required |              | \$ -       |
| Air-Conditioning    | New unit vents installed as recent bond work.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               | assume work not required |              | \$ -       |
| Daylight            | Minimal natural lighting (windows small)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |               | assume work not required |              | \$ -       |
| Overall Size        | No comments from district on classroom size being limited/constricting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               | assume work not required |              | \$ -       |
| Doors               | Hollow-metal frames (replace). Wood doors with window lites (could be replaced). New locking hardware (access control) just installed with last bond issue. No door closers on classroom doors.                                                                                                                                                                                                                                                                                                                                                 |               | see corridor doors       |              | \$ -       |
| Lighting            | Upgrade fixtures. New LED bulb replacement just completed (retrofit)                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 19,960        | SF                       | \$ 7.00      | \$ 139,720 |

# 02 CORNELL ELEMENTARY

|                         |                                                                                                                                                            |              |           |    |           |                          |         |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------|----|-----------|--------------------------|---------|
| Heating                 | Add diffuser and grilles with new ceilings                                                                                                                 | 19,960       | SF        | \$ | 0.50      | \$                       | 9,980   |
| Power Outlets           | No issues to report                                                                                                                                        |              |           |    |           | assume work not required | \$ -    |
| Furniture               |                                                                                                                                                            |              |           |    |           | owner FF&E budget %      | \$ -    |
| <b>Toilet Rooms</b>     | <b>Toilet Rooms</b>                                                                                                                                        | <b>630</b>   | <b>SF</b> |    |           |                          | \$ -    |
| Fixtures Operational    | Recent upgrades to most corridor common bathrooms. (2) corridor locations present throughout the building.                                                 |              |           |    |           | assume work not required | \$ -    |
| Toilet Partitions       |                                                                                                                                                            |              |           |    |           | assume work not required | \$ -    |
| Walls                   | New tile installed (floor to ceiling elevation)                                                                                                            |              |           |    |           | assume work not required | \$ -    |
| Floors                  | Epoxy poured in place product used for bathroom upgrades at all schools. Integral base.                                                                    |              |           |    |           | assume work not required | \$ -    |
| Floor Drains            | No issues reported with existing drains.                                                                                                                   |              |           |    |           | assume work not required | \$ -    |
| Lighting                | New fixtures, ceiling mounted.                                                                                                                             |              |           |    |           | assume work not required | \$ -    |
| Hand Dryers             | NA. Paper towel dispensers.                                                                                                                                |              |           |    |           | assume work not required | \$ -    |
| Ceilings                | Seemed to be in good shape with recent bond updates. Fire alarm devices present.                                                                           |              |           |    |           | assume work not required | \$ -    |
| Mirrors                 | New- present.                                                                                                                                              |              |           |    |           | assume work not required | \$ -    |
| ADA Accessible          | Yes, for bathrooms that were renovated with recent bond cycle (2-3 years old)                                                                              |              |           |    |           | assume work not required | \$ -    |
| Adequate Size           | Bathrooms typically had 2-3 stalls with partitions and 2-3 sinks present.                                                                                  |              |           |    |           | assume work not required | \$ -    |
| Toilet Room Upgrade     | Gut/enlarge classroom toilet rooms 1988 addition that are 45-46 sf each - 6 locations, ADA compliant                                                       | 6            | LOC       | \$ | 25,000.00 | \$                       | 150,000 |
| Toilet Room Upgrade     | Gut/enlarge classroom toilet rooms that are 22-24 sf each - 7 locations, not ADA compliant                                                                 | 7            | LOC       | \$ | 35,000.00 | \$                       | 245,000 |
| <b>Gymnasium</b>        | <b>Gymnasium</b>                                                                                                                                           | <b>2,680</b> | <b>SF</b> |    |           |                          | \$ -    |
| Flooring                | Newer rubber flooring. Couple of locations where welding is failing. Bigger concern moisture maybe present underneath new floor. REPAIR ALLOWANCE          | 2,680        | SF        | \$ | 1.00      | \$                       | 2,680   |
| Lighting                | New fixtures and bulbs                                                                                                                                     |              |           |    |           | assume work 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 included             | \$ -    |
| Gym Equipment           | Minimal - padding needs to be upgrading                                                                                                                    | 1,224        | 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 work not required | \$ -    |
| Bleachers               | not present.                                                                                                                                               |              |           |    |           | assume work not required | \$ -    |
| Egress                  | interior and exterior options available and functioning.                                                                                                   |              |           |    |           | assume work not required | \$ -    |
| <b>Cafeteria</b>        | <b>Cafeteria</b>                                                                                                                                           | <b>2,360</b> | <b>SF</b> |    |           |                          | \$ -    |
| Flooring                | Should be considered for replacement - high traffic/multi-use space. Currently sheet vinyl or rubber flooring. Multi-use space for afterschool activities. | 2,360        | SF        | \$ | 9.00      | \$                       | 21,240  |
| Ceilings/Walls          | 2x4 drop ceiling with grid an ceiling tile                                                                                                                 |              |           |    |           | assume work not required | \$ -    |
| Accessibility           | Ok                                                                                                                                                         |              |           |    |           | assume work not required | \$ -    |
| Lighting                | Fluorescent fixtures, need upgrade.                                                                                                                        | 2,360        | SF        | \$ | 8.50      | \$                       | 20,060  |
| Seating                 | Present                                                                                                                                                    |              |           |    |           | assume work not required | \$ -    |
| size                    | Nice size room                                                                                                                                             |              |           |    |           | assume work not required | \$ -    |
| Air-Conditioning        |                                                                                                                                                            |              |           |    |           | assume work not required | \$ -    |
| Daylight                | Aluminum framing on the north elevation wall within the room.                                                                                              |              |           |    |           | assume work not required | \$ -    |
| Overall Size            | Good. No issues reported by the district.                                                                                                                  |              |           |    |           | assume work not required | \$ -    |
| Doors                   | Exterior doors currently being replaced by the district.                                                                                                   |              |           |    |           | assume by owner          | \$ -    |
| Egress                  | No issues other than making sure tables are not located to prevent emergency egress.                                                                       |              |           |    |           | assume work not required | \$ -    |
| <b>Offices</b>          | <b>Offices</b>                                                                                                                                             | <b>2,550</b> | <b>SF</b> |    |           |                          | \$ -    |
| Flooring                | Carpet - replace                                                                                                                                           | 2,550        | SF        | \$ | 7.06      | \$                       | 18,003  |
| Furniture               | Needs to be updated                                                                                                                                        |              |           |    |           | with owner FF&E budget % | \$ -    |
| Ceilings                | 2x4 grid/ceiling tiles and light fixtures. Ready for upgrade.                                                                                              | 2,550        | SF        | \$ | 12.00     | \$                       | 30,600  |
| Paging                  | District wants to replace existing system.                                                                                                                 |              |           |    |           | in elec. below           | \$ -    |
| Master Clock            | District wants to replace existing system.                                                                                                                 |              |           |    |           | in elec. below           | \$ -    |
| Phone System            | District wants to replace existing system.                                                                                                                 |              |           |    |           | in elec. below           | \$ -    |
| Lighting                | Needs to be updated                                                                                                                                        | 2,550        | SF        | \$ | 8.00      | \$                       | 20,400  |
| Heating                 | Add diffuser and grilles with new ceilings                                                                                                                 | 2,550        | SF        | \$ | 0.50      | \$                       | 1,275   |
| Copy/Work Room          | Present - but part of a multi-use space                                                                                                                    |              |           |    |           | see accessibility below  | \$ -    |
| Meeting Rooms           | Upgrade space/finishes/function.                                                                                                                           |              |           |    |           | see accessibility below  | \$ -    |
| Coffee Break Area       | Upgrade                                                                                                                                                    | 1            | LS        | \$ | 10,000.00 | \$                       | 10,000  |
| Bathroom(s)             | Upgrade                                                                                                                                                    | 1            | LS        | \$ | 15,000.00 | \$                       | 15,000  |
| Health Room with Toilet | N/A                                                                                                                                                        |              |           |    |           | not applicable           | \$ -    |
| Accessibility           | Functional/compact/area needs upgrade.                                                                                                                     | 2,550        | SF        | \$ | 80.94     | \$                       | 206,397 |
| Visibility              | N/A                                                                                                                                                        |              |           |    |           | not applicable           | \$ -    |
| <b>Media Center</b>     | <b>Media Center</b>                                                                                                                                        | <b>3,065</b> | <b>SF</b> |    |           |                          | \$ -    |
| Size                    | compact/seems smaller in comparison to other elementary schools in the district                                                                            |              |           |    |           | assume work not required | \$ -    |
| Flooring                | carpet - ok condition. Ready for replacement within next bond cycle                                                                                        | 3,065        | SF        | \$ | 7.06      | \$                       | 21,639  |
| Lighting                | ceilings and fixtures can be considered for replacement                                                                                                    | 3,065        | SF        | \$ | 11.00     | \$                       | 33,715  |
| Ceilings                | Ceilings from item above                                                                                                                                   | 3,065        | SF        | \$ | 12.00     | \$                       | 36,780  |



# 02 CORNELL ELEMENTARY

|                         |                                                                                                                                                            |              |           |    |           |                          |         |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------|----|-----------|--------------------------|---------|
| Heating                 | Add diffuser and grilles with new ceilings                                                                                                                 | 19,960       | SF        | \$ | 0.50      | \$                       | 9,980   |
| Power Outlets           | No issues to report                                                                                                                                        |              |           |    |           | assume work not required | \$ -    |
| Furniture               |                                                                                                                                                            |              |           |    |           | owner FF&E budget %      | \$ -    |
| <b>Toilet Rooms</b>     | <b>Toilet Rooms</b>                                                                                                                                        | <b>630</b>   | <b>SF</b> |    |           |                          | \$ -    |
| Fixtures Operational    | Recent upgrades to most corridor common bathrooms. (2) corridor locations present throughout the building.                                                 |              |           |    |           | assume work not required | \$ -    |
| Toilet Partitions       |                                                                                                                                                            |              |           |    |           | assume work not required | \$ -    |
| Walls                   | New tile installed (floor to ceiling elevation)                                                                                                            |              |           |    |           | assume work not required | \$ -    |
| Floors                  | Epoxy poured in place product used for bathroom upgrades at all schools. Integral base.                                                                    |              |           |    |           | assume work not required | \$ -    |
| Floor Drains            | No issues reported with existing drains.                                                                                                                   |              |           |    |           | assume work not required | \$ -    |
| Lighting                | New fixtures, ceiling mounted.                                                                                                                             |              |           |    |           | assume work not required | \$ -    |
| Hand Dryers             | NA. Paper towel dispensers.                                                                                                                                |              |           |    |           | assume work not required | \$ -    |
| Ceilings                | Seemed to be in good shape with recent bond updates. Fire alarm devices present.                                                                           |              |           |    |           | assume work not required | \$ -    |
| Mirrors                 | New- present.                                                                                                                                              |              |           |    |           | assume work not required | \$ -    |
| ADA Accessible          | Yes, for bathrooms that were renovated with recent bond cycle (2-3 years old)                                                                              |              |           |    |           | assume work not required | \$ -    |
| Adequate Size           | Bathrooms typically had 2-3 stalls with partitions and 2-3 sinks present.                                                                                  |              |           |    |           | assume work not required | \$ -    |
| Toilet Room Upgrade     | Gut/enlarge classroom toilet rooms 1988 addition that are 45-46 sf each - 6 locations, ADA compliant                                                       | 6            | LOC       | \$ | 25,000.00 | \$                       | 150,000 |
| Toilet Room Upgrade     | Gut/enlarge classroom toilet rooms that are 22-24 sf each - 7 locations, not ADA compliant                                                                 | 7            | LOC       | \$ | 35,000.00 | \$                       | 245,000 |
| <b>Gymnasium</b>        | <b>Gymnasium</b>                                                                                                                                           | <b>2,680</b> | <b>SF</b> |    |           |                          | \$ -    |
| Flooring                | Newer rubber flooring. Couple of locations where welding is failing. Bigger concern moisture maybe present underneath new floor. REPAIR ALLOWANCE          | 2,680        | SF        | \$ | 1.00      | \$                       | 2,680   |
| Lighting                | New fixtures and bulbs                                                                                                                                     |              |           |    |           | assume work 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 included             | \$ -    |
| Gym Equipment           | Minimal - padding needs to be upgrading                                                                                                                    | 1,224        | 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 work not required | \$ -    |
| Bleachers               | not present.                                                                                                                                               |              |           |    |           | assume work not required | \$ -    |
| Egress                  | interior and exterior options available and functioning.                                                                                                   |              |           |    |           | assume work not required | \$ -    |
| <b>Cafeteria</b>        | <b>Cafeteria</b>                                                                                                                                           | <b>2,360</b> | <b>SF</b> |    |           |                          | \$ -    |
| Flooring                | Should be considered for replacement - high traffic/multi-use space. Currently sheet vinyl or rubber flooring. Multi-use space for afterschool activities. | 2,360        | SF        | \$ | 9.00      | \$                       | 21,240  |
| Ceilings/Walls          | 2x4 drop ceiling with grid an ceiling tile                                                                                                                 |              |           |    |           | assume work not required | \$ -    |
| Accessibility           | Ok                                                                                                                                                         |              |           |    |           | assume work not required | \$ -    |
| Lighting                | Fluorescent fixtures, need upgrade.                                                                                                                        | 2,360        | SF        | \$ | 8.50      | \$                       | 20,060  |
| Seating                 | Present                                                                                                                                                    |              |           |    |           | assume work not required | \$ -    |
| size                    | Nice size room                                                                                                                                             |              |           |    |           | assume work not required | \$ -    |
| Air-Conditioning        |                                                                                                                                                            |              |           |    |           | assume work not required | \$ -    |
| Daylight                | Aluminum framing on the north elevation wall within the room.                                                                                              |              |           |    |           | assume work not required | \$ -    |
| Overall Size            | Good. No issues reported by the district.                                                                                                                  |              |           |    |           | assume work not required | \$ -    |
| Doors                   | Exterior doors currently being replaced by the district.                                                                                                   |              |           |    |           | assume by owner          | \$ -    |
| Egress                  | No issues other than making sure tables are not located to prevent emergency egress.                                                                       |              |           |    |           | assume work not required | \$ -    |
| <b>Offices</b>          | <b>Offices</b>                                                                                                                                             | <b>2,550</b> | <b>SF</b> |    |           |                          | \$ -    |
| Flooring                | Carpet - replace                                                                                                                                           | 2,550        | SF        | \$ | 7.06      | \$                       | 18,003  |
| Furniture               | Needs to be updated                                                                                                                                        |              |           |    |           | with owner FF&E budget % | \$ -    |
| Ceilings                | 2x4 grid/ceiling tiles and light fixtures. Ready for upgrade.                                                                                              | 2,550        | SF        | \$ | 12.00     | \$                       | 30,600  |
| Paging                  | District wants to replace existing system.                                                                                                                 |              |           |    |           | in elec. below           | \$ -    |
| Master Clock            | District wants to replace existing system.                                                                                                                 |              |           |    |           | in elec. below           | \$ -    |
| Phone System            | District wants to replace existing system.                                                                                                                 |              |           |    |           | in elec. below           | \$ -    |
| Lighting                | Needs to be updated                                                                                                                                        | 2,550        | SF        | \$ | 8.00      | \$                       | 20,400  |
| Heating                 | Add diffuser and grilles with new ceilings                                                                                                                 | 2,550        | SF        | \$ | 0.50      | \$                       | 1,275   |
| Copy/Work Room          | Present - but part of a multi-use space                                                                                                                    |              |           |    |           | see accessibility below  | \$ -    |
| Meeting Rooms           | Upgrade space/finishes/function.                                                                                                                           |              |           |    |           | see accessibility below  | \$ -    |
| Coffee Break Area       | Upgrade                                                                                                                                                    | 1            | LS        | \$ | 10,000.00 | \$                       | 10,000  |
| Bathroom(s)             | Upgrade                                                                                                                                                    | 1            | LS        | \$ | 15,000.00 | \$                       | 15,000  |
| Health Room with Toilet | N/A                                                                                                                                                        |              |           |    |           | not applicable           | \$ -    |
| Accessibility           | Functional/compact/area needs upgrade.                                                                                                                     | 2,550        | SF        | \$ | 80.94     | \$                       | 206,397 |
| Visibility              | N/A                                                                                                                                                        |              |           |    |           | not applicable           | \$ -    |
| <b>Media Center</b>     | <b>Media Center</b>                                                                                                                                        | <b>3,065</b> | <b>SF</b> |    |           |                          | \$ -    |
| Size                    | compact/seems smaller in comparison to other elementary schools in the district                                                                            |              |           |    |           | assume work not required | \$ -    |
| Flooring                | carpet - ok condition. Ready for replacement within next bond cycle                                                                                        | 3,065        | SF        | \$ | 7.06      | \$                       | 21,639  |
| Lighting                | ceilings and fixtures can be considered for replacement                                                                                                    | 3,065        | SF        | \$ | 11.00     | \$                       | 33,715  |
| Ceilings                | Ceilings from item above                                                                                                                                   | 3,065        | SF        | \$ | 12.00     | \$                       | 36,780  |

# 02 CORNELL ELEMENTARY

| ELECTRICAL                                       |                                                                                                                                          |        |                                  |              |              |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------------------------|--------------|--------------|
| Transformer size                                 |                                                                                                                                          |        |                                  |              | \$ -         |
| Primary/Secondary Service                        | 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 (temporary) generator when needed.                                | I      | LS                               | \$ 71,000.00 | \$ 71,000    |
| 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 (district wide)                                             | 43,000 | SF                               | \$ 0.25      | \$ 10,750    |
| Lighting                                         | Fluorescent fixtures throughout need to be replaced.                                                                                     |        | in areas above                   |              | \$ -         |
| Lighting                                         | Misc. areas unaccounted for                                                                                                              | 2,695  | SF                               | \$ 7.00      | \$ 18,865    |
| Exit Signs                                       | Exit signs are very old and letters are dim.                                                                                             |        | in areas above                   |              | \$ -         |
| Site Lighting                                    | Owner would like to add wall packs on building and upgrade existing lights                                                               |        | in exterior lighting above       |              | \$ -         |
| Paging                                           |                                                                                                                                          | 43,000 | SF                               | \$ 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 equipment needs removed.                                 |        | included in "Phone System" above |              | \$ -         |
| Fiber Optic Cabling (between buildings/IT rooms) | Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks.                                 |        | included in "Phone System" above |              | \$ -         |
| 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.                                                                              |        | included in "Master 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          |              | \$ -         |
| Large Space Audio/Video Systems                  | Gym needs installed video/projection and new audio with better speaker distribution.                                                     | I      | EA                               | \$ 25,000.00 | \$ 25,000    |
| Security Camera System                           | 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          |              | \$ -         |
|                                                  |                                                                                                                                          |        |                                  |              | \$ -         |
|                                                  |                                                                                                                                          |        |                                  |              | \$ -         |
| Direct Trade                                     |                                                                                                                                          | 43,000 | SF                               | \$ 135.49    | \$ 5,825,953 |



# PICTURES



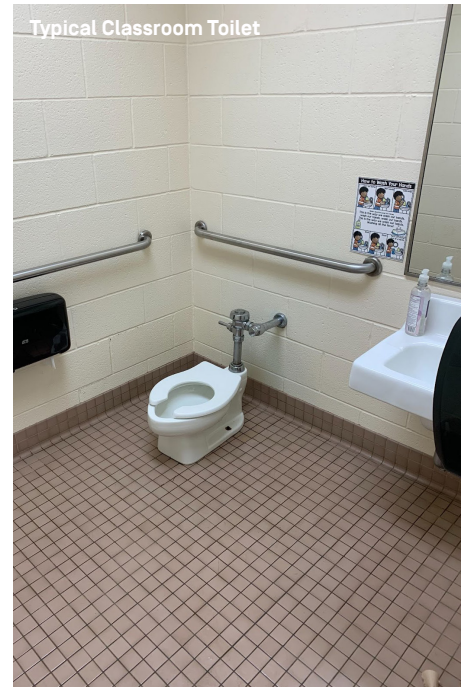


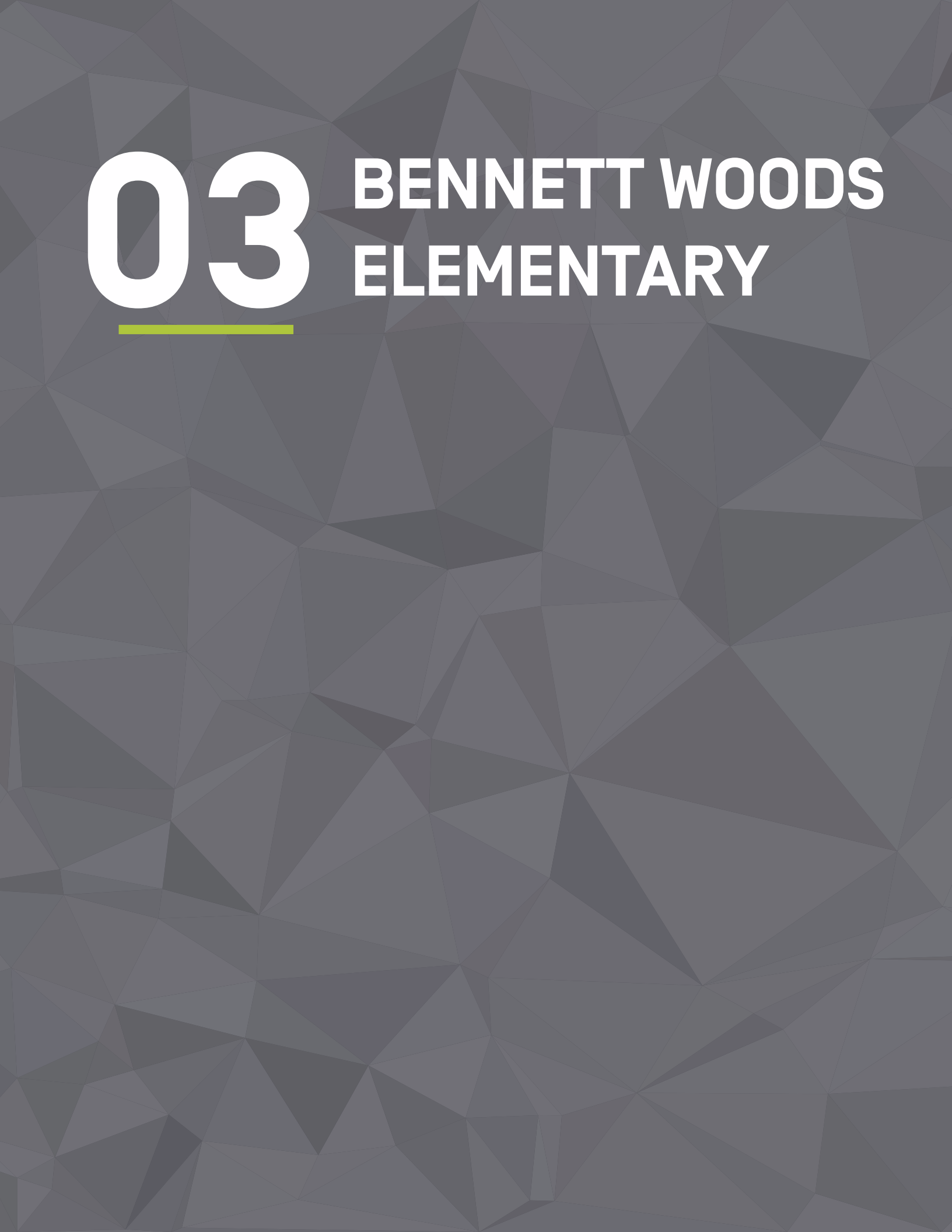
# PICTURES





# PICTURES





03

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**BENNETT WOODS  
ELEMENTARY**



# 03 BENNETT WOODS ELEMENTARY

|                                         |                  |
|-----------------------------------------|------------------|
| <b>Use:</b>                             | K-4              |
| <b>Built:</b>                           | 1993             |
| <b>Additions + Renovations:</b>         | 2019             |
| <b>Total Building Area:</b>             | 60,800 SF        |
| <b>Site Area:</b>                       | 45 Acres         |
| <b>Enrollment:</b>                      | 469 students     |
| <b>Square Footage per Student:</b>      | 129.6 sf/student |
| <b>Renovation Cost:</b>                 | \$10,404,391     |
| <b>Current Replacement Value [CRV]:</b> | \$19,456,000     |
| <b>Facility Condition Index [FCI]:</b>  | 53%              |





# 03 BENNETT WOODS ELEMENTARY





# 03 BENNETT WOODS ELEMENTARY

## 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" x 48", but made to look like a 24" x 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 and 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 Served 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.

## 03 BENNETT WOODS ELEMENTARY

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.



# 03 BENNETT WOODS ELEMENTARY

## 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                    | good | fair | poor | comments                                                                                                                                                                                                                    |
|-------------------------|------|------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Drainage                | x    |      |      |                                                                                                                                                                                                                             |
| Asphalt Parking/ Drives | x    |      |      | Pavement is in good condition throughout, new pavement in bus loop.                                                                                                                                                         |
| Sidewalks               |      | x    |      | Stamped concrete at main entrance is cracked and should be replaced with snowmelt concrete.                                                                                                                                 |
| Adequate Parking        | x    |      |      |                                                                                                                                                                                                                             |
| Bus Loop                | x    |      |      | Bus loop is new and in good condition, but is potentially undersized if student population growth continues.                                                                                                                |
| Playgrounds             | x    |      |      | 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.                              |
| Student Drop off Area   |      | x    |      | There are circulation conflicts between the parent drop-off and walkway from main parking lot. The path to the main entrance is not well defined. Improvements could improve circulation and safety.                        |
| Landscaping             |      | x    |      | 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. |
| Irrigation Systems      |      |      |      | NA                                                                                                                                                                                                                          |
| Athletic fields         | x    |      |      | Soccer goals are in poor condition.                                                                                                                                                                                         |
| Fencing                 | x    |      |      |                                                                                                                                                                                                                             |
| Service Entrance        | x    |      |      |                                                                                                                                                                                                                             |
| Signage                 |      |      | x    | Main entrance sign is in poor condition.                                                                                                                                                                                    |
| Dumpster Location       |      |      | x    | No dumpster enclosure. Existing screen wall at the loading dock is failing and should be removed and replaced.                                                                                                              |
| Traffic Directions      |      | x    |      | Cannot drive behind buildings for maintenance - provide rolled curbs for access                                                                                                                                             |
| Parking Lot Lighting    | x    |      |      |                                                                                                                                                                                                                             |

# 03 BENNETT WOODS ELEMENTARY

| ARCHITECTURAL     | good | fair | poor | 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 | x    |      |      |                                                                                                                                                                                                                                                                                                         |
| Defined Entry     |      | x    |      |                                                                                                                                                                                                                                                                                                         |
| Accessibility     | x    |      |      |                                                                                                                                                                                                                                                                                                         |
| Fascia/Soffits    | x    |      |      | 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             |      | x    |      | 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      |      | x    |      | 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 |      | x    |      | 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         | x    |      |      | no issues reported, no visible signs of leaks/stains. Consider acoustical treatments here                                                                                                                                                                                                               |
| Cameras           |      | x    |      | Good (web-based system recently installed) ... but always want to add additional cameras including around the exterior of the site if possible                                                                                                                                                          |

| INTERIORS / FINISHES | good | fair | poor | comments                                                                  |
|----------------------|------|------|------|---------------------------------------------------------------------------|
| Corridors            |      |      |      |                                                                           |
| Lighting             |      | x    |      | current bulb retrofits. Fixtures should be replaced/upgraded.             |
| Flooring             |      | x    |      | Consider carpet replacement. Need additional walk-off carpet at entrances |

# 03 BENNETT WOODS ELEMENTARY

| INTERIORS / FINISHES<br>(CON'T) |      |      |      | comments                                                                                                                                                                                                                                                               |
|---------------------------------|------|------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | good | fair | poor |                                                                                                                                                                                                                                                                        |
| Ceiling/Walls                   |      |      | x    | Ceiling tiles and grid sagging, stained tiles. Consider replacement. Owner is open to alternative ceiling solutions (open with ceiling clouds). Further discussion needed. Multispec coating on the walls is damaged and not easily repaired. Walls need to be painted |
| Lockers                         | x    |      |      | updated with last bond - boot trays below lockers (hard to keep                                                                                                                                                                                                        |
| Doors                           |      | x    |      | new electronic locking hardware. Doors should be considered for replacement, reuse locking hardware?                                                                                                                                                                   |
| Size of Corridor                | x    |      |      | no issues noted.                                                                                                                                                                                                                                                       |
| Flow of Corridor                | x    |      |      | no issues noted.                                                                                                                                                                                                                                                       |
| Emergency Egress                | x    |      |      |                                                                                                                                                                                                                                                                        |
| Interior Signage                |      |      | x    | modular signs with parts missing - recommend upgrade and better wayfinding signage                                                                                                                                                                                     |
| Entrance Lobby                  |      | x    |      | Poor acoustics - consider adding acoustical absorption                                                                                                                                                                                                                 |
| <b>Classrooms</b>               |      |      |      |                                                                                                                                                                                                                                                                        |
| Flooring                        |      |      | x    | carpet (powerbond) installed in classrooms - recommend replacement; VCT floor in                                                                                                                                                                                       |
| Ceiling/Walls                   |      |      | x    | 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                                                                                                                                                                                                                       |
| Casework                        |      | x    |      | 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    |      | some doors are chipped, consider replacement.                                                                                                                                                                                                                          |
| Lighting                        |      | x    |      | replace with new ceilings.                                                                                                                                                                                                                                             |
| Art Room                        |      | x    |      | Replace VCT floor finish & refinish adjacent toilet room                                                                                                                                                                                                               |
| Furniture                       |      | x    |      | New furniture piloted in 2 classrooms                                                                                                                                                                                                                                  |
| <b>Toilet Rooms</b>             |      |      |      |                                                                                                                                                                                                                                                                        |
| Fixtures Operational            |      | x    |      | interested in low flow fixture upgrades.                                                                                                                                                                                                                               |
| Toilet Partitions               |      | x    |      |                                                                                                                                                                                                                                                                        |
| Walls                           | x    |      |      |                                                                                                                                                                                                                                                                        |
| Floors                          | x    |      |      | epoxy poured in place - used at other schools in recent upgrades.                                                                                                                                                                                                      |
| Floor Drains                    |      | x    |      | facilities recommended cleaning/servicing.                                                                                                                                                                                                                             |
| Lighting                        | x    |      |      |                                                                                                                                                                                                                                                                        |
| Ceilings                        | x    |      |      | drywall lids - finding chipped paint / stains. Above ceiling leaks? Moisture issues inside bathrooms? Evaluate further.                                                                                                                                                |
| Mirrors                         | x    |      |      |                                                                                                                                                                                                                                                                        |
| ADA Accessible                  |      | x    |      | Toilet rooms not updated require barrier free code updates.                                                                                                                                                                                                            |
| Adequate Size                   | x    |      |      |                                                                                                                                                                                                                                                                        |
| General Note                    |      |      |      | Some recent remodels completed; consider "hands free" auto flush upgrade per owner, verify ADA compliance. Not all toilet rooms have been remodeled.                                                                                                                   |
| <b>Gymnasium</b>                |      |      |      |                                                                                                                                                                                                                                                                        |
| Flooring                        | x    |      |      | Wood floor is in good condition. District planning to refinish floor during 2021 school year.                                                                                                                                                                          |
| Lights                          | x    |      |      | recently upgraded.                                                                                                                                                                                                                                                     |
| Daylight                        |      |      | x    | none.                                                                                                                                                                                                                                                                  |



# 03 BENNETT WOODS ELEMENTARY

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

# 03 BENNETT WOODS ELEMENTARY

| INTERIORS / FINISHES (CON'T) | good | fair | poor | comments                                                                                                                                                                                                                                                            |
|------------------------------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Delivery Space               |      |      | x    | 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.                                                                                 |
| Storage Space                |      |      | x    | 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 more storage/new receiving and maintenance area. |
| Kitchen Hood                 |      |      |      | No hood presently. Need to determine location within kitchen to add one.                                                                                                                                                                                            |
| Serving Line                 |      | x    |      | One serving line present (separate in and out egress).                                                                                                                                                                                                              |
| Electrical                   |      | x    |      | No issues noted - such as too few outlets/location/breaker capacity.                                                                                                                                                                                                |
| Lighting                     |      | x    |      | Upgrade light fixtures.                                                                                                                                                                                                                                             |
| Secured                      | x    |      |      | Yes.                                                                                                                                                                                                                                                                |
| Fire Suppression/FA          | x    |      |      | Yes, present. Fully sprinkled with fire alarm coverage.                                                                                                                                                                                                             |
| Overall                      |      | x    |      | 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 deliveries/dishwashing/trash/recycle.                             |

| MECHANICAL                          | good | fair | poor | comments                                                                                                                                                                                                       |
|-------------------------------------|------|------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heating Source and Condition        |      | x    |      | (2) 2,000 MBH boilers replaced in 2015                                                                                                                                                                         |
| Heating Pumps and Piping            |      |      | x    | 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.                                                   |
| Cooling Source and Condition        |      |      | x    | DX cooling. At end of life.                                                                                                                                                                                    |
| Cooling Pumps and Piping            |      |      |      | N/A                                                                                                                                                                                                            |
| Terminal Devices                    |      | x    |      | (51) Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF.                                                                                                            |
| AHUs and RTUs                       |      | x    |      | (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. |
| Ventilation                         |      |      | x    | Exhaust systems appear to be original and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's.                                                       |
| Building Management System/Controls |      |      | x    | Trane Summit, no pneumatics. Beyond its life.                                                                                                                                                                  |
| Domestic Water Piping               |      |      | x    | Dielectric fittings and valves are failing. Cafeteria valve bad.                                                                                                                                               |
| Water Heaters                       |      |      | x    | WH's appear to be near end of service life. (2) 100 gallon, 200 MBH and (1) 75 gallon, 75 MBH.                                                                                                                 |
| Plumbing Fixtures                   |      | x    |      | Group restrooms have been remodeled. Sinks are near end of life. Still function well. Looking into auto flush valves.                                                                                          |
| Fire Protection                     |      | x    |      | Fully sprinkled. 6" fire suppression main with (2) 4" risers provide building with coverage                                                                                                                    |
| Pool equipment                      |      |      |      | N/A                                                                                                                                                                                                            |

# 03 BENNETT WOODS ELEMENTARY

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

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



# 03 BENNETT WOODS ELEMENTARY

## BUDGET DETAIL

| ITEM #: 9                           |                                                                                                                                                                                                                             | Acres: 45 |                          |               |            |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------|---------------|------------|
| Bennett Woods Elementary - Sitework |                                                                                                                                                                                                                             |           |                          |               | 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 work not required |               | \$ -       |
| Sidewalks                           | Stamped concrete at main entrance is cracked and should be replaced with snowmelt concrete.                                                                                                                                 |           | see item below           |               | \$ -       |
| Sidewalks                           | Remove/replace stamped concrete sidewalks                                                                                                                                                                                   | 2,800     | SF                       | \$ 16.50      | \$ 46,200  |
| Sidewalks                           | Snow melt system - excluded                                                                                                                                                                                                 |           | not included             |               |            |
| Adequate Parking                    |                                                                                                                                                                                                                             |           | assume work not required |               | \$ -       |
| Bus Loop                            | Bus loop is new and in good condition, but is potentially undersized if student population growth continues.                                                                                                                |           | assume work not required |               | \$ -       |
| 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.                              | 1         | 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.                                                                           | 1         | 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                         | Landscaping allowance                                                                                                                                                                                                       | 1         | ALLOW                    | \$ 25,000.00  | \$ 25,000  |
| Irrigation Systems                  | NA                                                                                                                                                                                                                          |           | assume work not required |               | \$ -       |
| Athletic fields                     | Soccer goals are in poor condition.                                                                                                                                                                                         | 2         | EA                       | \$ 3,500.00   | \$ 7,000   |
| Fencing                             |                                                                                                                                                                                                                             |           | assume work not required |               | \$ -       |
| Service Entrance                    |                                                                                                                                                                                                                             |           | assume work not required |               | \$ -       |
| Signage                             | Main entrance sign is in poor condition.                                                                                                                                                                                    | 1         | EA                       | \$ 35,000.00  | \$ 35,000  |
| Dumpster Location                   | 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 Location                   | Dumpster pad and screen walls - excluded                                                                                                                                                                                    |           | not included             |               | \$ -       |
| Traffic Directions                  | 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 work not required |               | \$ -       |
|                                     |                                                                                                                                                                                                                             |           |                          |               | \$ -       |
| Direct Trade                        |                                                                                                                                                                                                                             | 45        | acres                    | \$ 12,837.78  | \$ 577,700 |

| ITEM #: 10                                       |                                                                                                                                                                                                                                                                                                                                                                                                                  | Gross Area: 60,800 |                          |              |            |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|--------------|------------|
| Bennett Woods Elementary - Building Improvements |                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |                          |              | 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 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).                                                                                                |                    | see item below           |              | \$ -       |
| 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 / 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.                                                                                                          | 4,500              | SF                       | \$ 10.00     | \$ 45,000  |
| Exterior Windows                                 | Remove/repalce windows with integral blinds                                                                                                                                                                                                                                                                                                                                                                      |                    | not included             |              |            |
| 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 (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. |                    | assume work not required |              | \$ -       |
| Accessibility                                    |                                                                                                                                                                                                                                                                                                                                                                                                                  |                    | assume work not required |              | \$ -       |
| Fascia/Soffits                                   | Conditions present at main entrance and auxiliary entrance to Kindergarten suite. Surfaces seem in good condition. Did seem some water staining from gutter/downspouts above.                                                                                                                                                                                                                                    | 1                  | ALLOW                    | \$ 10,000.00 | \$ 10,000  |
| Maintenance Room Entry                           |                                                                                                                                                                                                                                                                                                                                                                                                                  |                    | assume work not required |              | \$ -       |

# 03 BENNETT WOODS ELEMENTARY

|                     |                                                                                                                                                                                                                                                                        |               |                          |                   |            |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------|-------------------|------------|
| Brick               | 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                                                                   | 1             | ALLOW                    | \$ 20,000.00      | \$ 20,000  |
| Brick               | Clean brick and seal                                                                                                                                                                                                                                                   | 30,000        | GSFCA                    | \$ 2.00           | \$ 60,000  |
| EIFS Fascia/Soffits |                                                                                                                                                                                                                                                                        |               | assume work not required |                   | \$ -       |
| Caulk Joints        | 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                                                                                          | 30,000        | GSFCA                    | \$ 0.50           | \$ 15,000  |
| Water Stains        | Some signs of water intrusion at flashing locations in brick wall and at lintels above windows - recommend flashing repair                                                                                                                                             |               | assume work not required |                   | \$ -       |
| Exterior Doors      | secure entrance with electronic locking hardware. Issues with gaps / seals at thresholds. Evidence of frame deterioration from salt use - snowmelt discussed.                                                                                                          | 1             | ALLOW                    | \$ 25,000.00      | \$ 25,000  |
|                     | Snow melt system                                                                                                                                                                                                                                                       |               | not included             |                   |            |
| Vestibule Entries   | 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                        | 1             | ALLOW                    | \$ 75,000.00      | \$ 75,000  |
| Exterior Lighting   |                                                                                                                                                                                                                                                                        | 1             | LS                       | \$ 20,000.00      | \$ 20,000  |
| Skylights           | no issues reported, no visible signs of leaks/stains. Consider acoustical treatments here                                                                                                                                                                              |               | assume work not required |                   | \$ -       |
| Cameras             | Good (web-based system recently installed) ... but always want to add additional cameras including around the exterior of the site if possible                                                                                                                         | 6             | EA                       | \$ 5,500.00       | \$ 33,000  |
|                     |                                                                                                                                                                                                                                                                        |               |                          |                   | \$ -       |
| <b>INTERIORS</b>    |                                                                                                                                                                                                                                                                        |               |                          |                   | \$ -       |
| Walls               | Paint/refresh entire building                                                                                                                                                                                                                                          | 60,800        | SF                       | \$ 1.50           | \$ 91,200  |
| <b>Corridors</b>    | <b>Corridors</b>                                                                                                                                                                                                                                                       | <b>11,500</b> | <b>SF</b>                |                   | \$ -       |
| Lighting            | current bulb retrofits. Fixtures should be replaced/upgraded.                                                                                                                                                                                                          | 11,500        | SF                       | \$ 7.50           | \$ 86,250  |
| Flooring            | Consider carpet replacement. Need additional walk-off carpet at entrances                                                                                                                                                                                              | 11,500        | SF                       | \$ 7.06           | \$ 81,190  |
| Ceilings/Walls      | Ceiling tiles and grid sagging, stained tiles. Consider replacement. Owner is open to alternative ceiling solutions (open with ceiling clouds). Further discussion needed. Multispec coating on the walls is damaged and not easily repaired. Walls need to be painted | 11,500        | SF                       | \$ 12.00          | \$ 138,000 |
| Heating             | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                             | 11,500        | SF                       | \$ 0.47           | \$ 5,400   |
| Lockers             | updated with last bond - boot trays below lockers (hard to keep clean)                                                                                                                                                                                                 |               | assume work not required |                   | \$ -       |
| Doors               | new electronic locking hardware. Doors should be considered for replacement, reuse locking hardware?                                                                                                                                                                   | 75            | EA                       | \$ 3,500.00       | \$ 262,500 |
| Size of Corridor    | no issues noted.                                                                                                                                                                                                                                                       |               | assume work not required |                   | \$ -       |
| Flow of Corridor    | no issues noted.                                                                                                                                                                                                                                                       |               | assume work not required |                   | \$ -       |
| Emergency Egress    |                                                                                                                                                                                                                                                                        |               | assume work not required |                   | \$ -       |
| Interior Signage    | modular signs with parts missing - recommend upgrade and better wayfinding signage, include for entire school                                                                                                                                                          | 60,800        | SF                       | \$ 0.55           | \$ 33,440  |
| Entrance Lobby      | Poor acoustics - consider adding acoustical absorption                                                                                                                                                                                                                 |               |                          |                   |            |
| <b>Classrooms</b>   | <b>Classrooms</b>                                                                                                                                                                                                                                                      | <b>25,400</b> | <b>SF</b>                | excludes latchkey |            |
| Flooring            | carpet (powerbond) installed in classrooms - recommend replacement; VCT floor in                                                                                                                                                                                       | 25,400        | SF                       | \$ 7.06           | \$ 179,324 |
| Ceilings/Walls      | 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, marker boards - replace / options.                                                     | 25,400        | SF                       | \$ 12.00          | \$ 304,800 |
| Marker/Chalkboards  | Remove/replace markerboards - Assume 3 each/classroom (8' lf/each MB)                                                                                                                                                                                                  | 28            | RMS                      | \$ 3,360.00       | \$ 94,080  |
| Egress Windows      | NA, not required - building is fully sprinklered                                                                                                                                                                                                                       |               | not included             |                   | \$ -       |
| Casework            | Some countertops in wet areas have delaminated - recommend replacement. Casework in working order - consider selective repair/replacement as needed (chipped laminate, etc.)                                                                                           | 560           | LF                       | \$ 170.00         | \$ 95,200  |
| Casework            | Repair existing casework                                                                                                                                                                                                                                               | 1,120         | LF                       | \$ 35.00          | \$ 39,200  |
| Marker/Chalkboards  | gray in color                                                                                                                                                                                                                                                          |               | see item above           |                   | \$ -       |
| Heating             |                                                                                                                                                                                                                                                                        |               | assume work not required |                   | \$ -       |
| Air-Conditioning    |                                                                                                                                                                                                                                                                        |               | assume work not required |                   | \$ -       |
| Daylight            | minimal.                                                                                                                                                                                                                                                               |               | assume work not required |                   | \$ -       |
| Overall Size        | always need more storage space (offices/classrooms).                                                                                                                                                                                                                   |               | assume work not required |                   | \$ -       |
| Doors               | should be considered for replacement.                                                                                                                                                                                                                                  | 12            | EA                       | \$ 3,500.00       | \$ 42,000  |
| Lighting            | replace with new ceilings.                                                                                                                                                                                                                                             | 25,400        | SF                       | \$ 7.00           | \$ 177,800 |
| Heating             | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                             | 25,400        | SF                       | \$ 0.50           | \$ 12,700  |
| Art Room            | Replace VCT floor finish & refinish adjacent toilet room                                                                                                                                                                                                               | 600           | SF                       | \$ 5.00           | \$ 3,000   |

# 03 BENNETT WOODS ELEMENTARY

|                      |                                                                                                                                            |              |                          |             |            |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------|-------------|------------|
| General Note 2       |                                                                                                                                            |              | assume work not required | \$          | -          |
| Furniture            | New furniture piloted in 2 classrooms                                                                                                      |              | owner FF&E budget %      | \$          | -          |
| <b>Toilet Rooms</b>  | <b>Toilet Rooms</b>                                                                                                                        | <b>1,420</b> | <b>SF</b>                |             | \$ -       |
| Fixtures Operational |                                                                                                                                            |              | see below                |             | \$ -       |
| Toilet Partitions    |                                                                                                                                            |              | see below                |             | \$ -       |
| Walls                | interested in low flow fixture upgrades.                                                                                                   |              | not included             |             | \$ -       |
| Floors               | epoxy poured in place - used at other schools in recent upgrades.                                                                          |              | assume work not required |             | \$ -       |
| Floor Drains         | facilities recommended cleaning/servicing.                                                                                                 | 1            | LS                       | \$ 6,000.00 | \$ 6,000   |
| Lighting             |                                                                                                                                            |              | see item below           |             | \$ -       |
| Hand Dryers          |                                                                                                                                            |              | see item below           |             | \$ -       |
| 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 below           |             | \$ -       |
| ADA Accessible       | Toilet rooms not updated require barrier free code updates.                                                                                |              | see item below           |             | \$ -       |
| Adequate Size        |                                                                                                                                            |              | see item below           |             | \$ -       |
| General Note         | Some recent remodels; consider "hands free" auto flush upgrade per owner, verify ADA compliance. Not all toilet rooms have been remodeled. |              | see item below           |             | \$ -       |
| Toilet Room Upgrade  | Renovate remaining toilet rooms                                                                                                            | 1,420        | SF                       | \$ 275.00   | \$ 390,500 |
| <b>Gymnasium</b>     | <b>Gymnasium</b>                                                                                                                           | <b>4,100</b> | <b>SF</b>                |             | \$ -       |
| Flooring             | Wood floor is in good condition. District planning to refinish floor during 2021 school year.                                              |              | work by owner            |             | \$ -       |
| Lighting             | recently upgraded.                                                                                                                         |              | assume work not required |             | \$ -       |
| HVAC                 |                                                                                                                                            |              | assume work not required |             | \$ -       |
| Daylight             | none.                                                                                                                                      |              | assume work not required |             | \$ -       |
| Gym Equipment        | no PA system, wall pads, scoreboards, or bleachers in gym. Recommend adding wall pads beneath the baskets.                                 |              | see below                |             | \$ -       |
| Gym Equipment        | Wall pads                                                                                                                                  | 1,560        | SF                       | \$ 25.00    | \$ 39,000  |
| Doors                | Thresholds need to be adjusted or replaced.                                                                                                | 5            | EA                       | \$ 1,000.00 | \$ 5,000   |
| Size                 | small, no room for bleachers or formal events.                                                                                             |              | assume work not required |             | \$ -       |
| Bleachers            | none.                                                                                                                                      |              | assume work not required |             | \$ -       |
| Locker Rooms         |                                                                                                                                            |              | assume work not required |             | \$ -       |
| Walls/Ceilings       | ceiling and walls need to be repainted                                                                                                     | 4,100        | SF                       | \$ 5.00     | \$ 20,500  |
| General Note         |                                                                                                                                            |              | assume work not required |             | \$ -       |
| <b>Cafeteria</b>     | <b>Cafeteria</b>                                                                                                                           | <b>2,300</b> | <b>SF</b>                |             | \$ -       |
| Flooring             | Porcelain tile in good condition but dated                                                                                                 |              | assume work not required |             | \$ -       |
| Ceilings/Walls       | 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  |
| Accessibility        |                                                                                                                                            |              | assume work not required |             | \$ -       |
| Lighting             | upgrade fixtures/consider replacement.                                                                                                     | 2,300        | SF                       | \$ 8.50     | \$ 19,550  |
| Heating              | Add diffuser and grilles with new ceilings                                                                                                 | 2,300        | SF                       | \$ 0.50     | \$ 1,150   |
| Seating              | current tables ok, future replacement could be considered.                                                                                 |              | owner FF&E budget %      |             | \$ -       |
| Size                 | no issues reported.                                                                                                                        |              | assume work not required |             | \$ -       |
| Air-Conditioning     |                                                                                                                                            |              | assume work not required |             | \$ -       |
| Daylight             | not bad, some exterior daylight from windows/adjacent gallery pass thru.                                                                   |              | assume work not required |             | \$ -       |
| Overall Size         | dated / ok condition / no issues with amount space and occupancy from the district.                                                        |              | assume work not required |             | \$ -       |
| Doors                | Should be considered for replacement.                                                                                                      | 6            | EA                       | \$ 3,500.00 | \$ 21,000  |
| General Note         |                                                                                                                                            |              |                          |             | \$ -       |
| <b>Offices</b>       | <b>Offices</b>                                                                                                                             | <b>2,300</b> | <b>SF</b>                |             | \$ -       |
| Flooring             | Powerbond splitting at seams - should be replaced                                                                                          | 2,300        | SF                       | \$ 7.06     | \$ 16,238  |
| Furniture            | Dated furniture - recommend replacement                                                                                                    |              | owner FF&E budget %      |             | \$ -       |
| Ceilings/Walls       | 2x4 ceiling grid and tiles are sagging. Replace tiles, consider replacing grid with 2x2 grid. Walls to be repainted                        | 2,300        | SF                       | \$ 12.00    | \$ 27,600  |
| Paging               |                                                                                                                                            |              | in elec below            |             | \$ -       |
| Master Clock         |                                                                                                                                            |              | in elec below            |             | \$ -       |
| Phone System         |                                                                                                                                            |              | in elec below            |             | \$ -       |
| Lighting             |                                                                                                                                            | 2,300        | SF                       | \$ 8.00     | \$ 18,400  |
| Heating              | Add diffuser and grilles with new ceilings                                                                                                 | 2,300        | SF                       | \$ 0.50     | \$ 1,150   |
| Copy/Work Room       | Faculty workroom is underutilized                                                                                                          |              | assume work not required |             | \$ -       |
| Meeting Rooms        |                                                                                                                                            |              | assume work not required |             | \$ -       |
| Coffee Break Area    |                                                                                                                                            |              | assume work not required |             | \$ -       |
| Bathroom(s)          | good condition but dated finishes - could use an upgrade                                                                                   |              | assume work not required |             | \$ -       |
| General Note         |                                                                                                                                            |              | assume work not required |             | \$ -       |
| <b>Media Center</b>  | <b>Media Center</b>                                                                                                                        | <b>2,400</b> | <b>SF</b>                |             | \$ -       |
| Size                 | good, high ceilings.                                                                                                                       |              | assume work not required |             | \$ -       |
| Flooring             | carpet - replace.                                                                                                                          | 2,400        | SF                       | \$ 7.06     | \$ 16,944  |
| Lighting             | consider new fixtures.                                                                                                                     | 2,400        | SF                       | \$ 11.00    | \$ 26,400  |



# 03 BENNETT WOODS ELEMENTARY

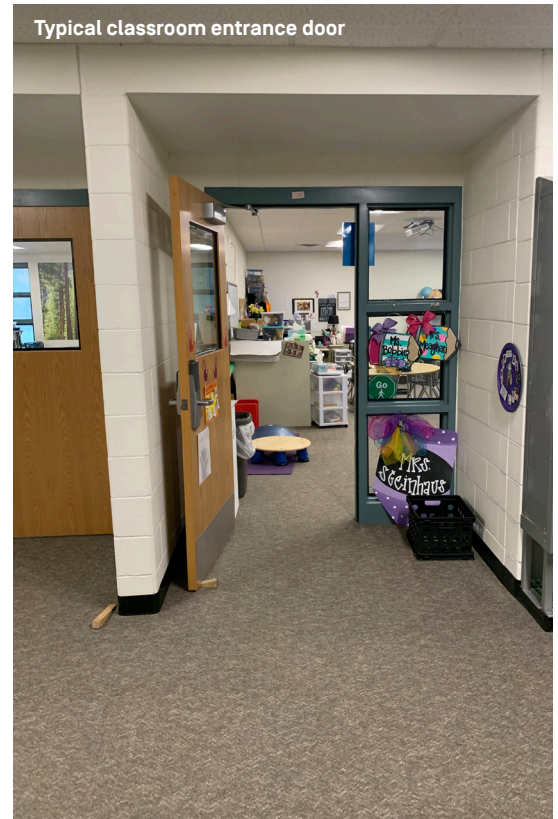
|                                     |                                                                                                                                                                                                                                                                     |            |           |                          |    |         |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|--------------------------|----|---------|
| Office Space                        | small, but present, no comments on desire to reconfigure or add additional space.                                                                                                                                                                                   |            |           | assume work not required | \$ | -       |
| Ventilation                         |                                                                                                                                                                                                                                                                     |            |           | assume work not required | \$ | -       |
| Doors                               | Doors can be considered for future replacement.                                                                                                                                                                                                                     | 3          | EA        | \$ 3,500.00              | \$ | 10,500  |
| Ceilings/Walls                      | patch/paint/upgraded fixtures and devices. just need finishes update.                                                                                                                                                                                               | 2,400      | SF        | \$ 5.00                  | \$ | 12,000  |
| Casework                            | Fixtures/bookshelves - excluded                                                                                                                                                                                                                                     |            |           | not included             |    |         |
| <b>Auxiliary Spaces</b>             | <b>Auxiliary Spaces</b>                                                                                                                                                                                                                                             |            |           |                          | \$ | -       |
| General Note                        |                                                                                                                                                                                                                                                                     |            |           |                          | \$ | -       |
| General Note                        |                                                                                                                                                                                                                                                                     |            |           |                          | \$ | -       |
| General Note                        |                                                                                                                                                                                                                                                                     |            |           |                          | \$ | -       |
| <b>Kitchen</b>                      | <b>Kitchen</b>                                                                                                                                                                                                                                                      | <b>700</b> | <b>SF</b> |                          | \$ | -       |
| Program                             | 300 daily student meals served (delivered from HS). No cooking here.                                                                                                                                                                                                |            |           | assume work not required |    |         |
| Equipment                           | JRA to provide list for selecting new equipment. Sinks/Serving equipment/ Some prep tables / 2 individual free-standing coolers.                                                                                                                                    | 1          | LS        | \$ 262,500.00            | \$ | 262,500 |
| Ceilings                            | Replace with wipeable ceiling tiles. Need new diffusers and grills.                                                                                                                                                                                                 | 4          | EA        | \$ 100.00                | \$ | 400     |
| Ceilings                            | Remove/replace ACT                                                                                                                                                                                                                                                  | 700        | SF        | \$ 12.00                 | \$ | 8,400   |
| Cooler/Freezer                      | Not present at this school.                                                                                                                                                                                                                                         |            |           | assume work not required | \$ | -       |
| Floors                              | 12x12 tile and base. Drains/sinks/traps/ all need to be cleaned, maintained, serviced.                                                                                                                                                                              | 700        | SF        | \$ 6.00                  | \$ | 4,200   |
| Delivery Space                      | 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.                                                                                 |            |           | new addition excluded    | \$ | -       |
| Delivery Space                      | Receiving building addition                                                                                                                                                                                                                                         |            |           | new addition excluded    |    |         |
| Storage Space                       | 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 more storage/new receiving and maintenance area. |            |           | assume work not required | \$ | -       |
| Storage Space                       | Storage room addition                                                                                                                                                                                                                                               |            |           | not included             |    |         |
| Kitchen Hood                        | No hood presently. Need to determine location within kitchen to add one.                                                                                                                                                                                            |            |           | see equipment above      | \$ | -       |
| Make-up Air                         |                                                                                                                                                                                                                                                                     |            |           |                          | \$ | -       |
| Serving Line                        | One serving line present (separate in and out egress).                                                                                                                                                                                                              |            |           | assume work not required | \$ | -       |
| Electrical                          | No issues noted - such as too few outlets/location/breaker capacity.                                                                                                                                                                                                |            |           | assume work not required | \$ | -       |
| Lighting                            | Upgrade light fixtures.                                                                                                                                                                                                                                             | 700        | SF        | \$ 8.00                  | \$ | 5,600   |
| Heating                             | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                          | 700        | SF        | \$ 0.50                  | \$ | 350     |
| Secured                             | Yes.                                                                                                                                                                                                                                                                |            |           | assume work not required | \$ | -       |
| Fire Suppression/FA                 | Yes, present. Fully sprinkled with fire alarm coverage.                                                                                                                                                                                                             |            |           | assume work not required | \$ | -       |
| Overall                             | 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 deliveries/dishwashing/trash/recycle.                             |            |           | see items above          | \$ | -       |
|                                     |                                                                                                                                                                                                                                                                     |            |           |                          | \$ | -       |
|                                     | <b>MECHANICAL</b>                                                                                                                                                                                                                                                   |            |           |                          | \$ | -       |
| Heating Source and Condition        | (2) 2,000 MBH boilers replaced in 2015                                                                                                                                                                                                                              |            |           |                          | \$ | -       |
| Heating Pumps and Piping            | 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.                                                                                                        |            |           |                          | \$ | 35,500  |
| Cooling Source and Condition        | DX cooling. At end of life.                                                                                                                                                                                                                                         |            |           |                          | \$ | -       |
| Cooling Pumps and Piping            | N/A                                                                                                                                                                                                                                                                 |            |           |                          | \$ | -       |
| Terminal Devices                    | (5) 1 Fan powered VAV boxes w/ reheat. (4) VAV boxes w/ electric reheat. Need to add cooling to MDF.                                                                                                                                                                |            |           |                          | \$ | 9,800   |
| AHUs and RTUs                       | (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            | \$ | 541,000 |
| Ventilation                         | Exhaust systems appear to be original and should be evaluated further for service/replacement. (2) 200 cfm EF's, (6) 300 cfm EF's, and (5) 600 cfm EF's.                                                                                                            |            |           |                          | \$ | 14,500  |
| Building Management System/Controls | Trane Summit, no pneumatics. Beyond its life.                                                                                                                                                                                                                       |            |           |                          | \$ | 305,000 |
| Domestic Water Piping               | Dielectric fittings and valves are failing. Cafeteria valve bad.                                                                                                                                                                                                    |            |           |                          | \$ | 5,500   |
| Water Heaters                       | WH's appear to be near end of service life.                                                                                                                                                                                                                         |            |           |                          | \$ | 23,000  |
| Plumbing Fixtures                   | Group restrooms have been remodeled. Sinks are near end of life. Still function well. Looking into auto flush valves.                                                                                                                                               |            |           |                          | \$ | -       |
| Fire Protection                     | Fully sprinkled. 6" fire suppression main with (2) 4" risers provide building with coverage                                                                                                                                                                         |            |           |                          | \$ | -       |
| Pool equipment                      | N/A                                                                                                                                                                                                                                                                 |            |           |                          | \$ | -       |
|                                     |                                                                                                                                                                                                                                                                     |            |           |                          | \$ | -       |
|                                     | <b>ELECTRICAL</b>                                                                                                                                                                                                                                                   |            |           |                          | \$ | -       |
| Transformer size                    |                                                                                                                                                                                                                                                                     |            |           |                          | \$ | -       |
| Primary/Secondary Service           |                                                                                                                                                                                                                                                                     |            |           |                          | \$ | -       |
| Generator                           | There is no generator on site                                                                                                                                                                                                                                       |            |           |                          | \$ | -       |
| Lighting                            | Misc. areas unaccounted for                                                                                                                                                                                                                                         | 10,678     | SF        | \$ 7.00                  | \$ | 74,746  |

# 03 BENNETT WOODS ELEMENTARY

|                                                  |                                                                                                                                          |        |    |                                  |           |              |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------|----|----------------------------------|-----------|--------------|
| Occupancy Sensors                                | N/A                                                                                                                                      |        |    |                                  | \$        | -            |
| Lighting Control System                          | Toggle switches. Needs updating.                                                                                                         | 60,800 | SF | \$                               | 1.50      | \$ 91,200    |
| Panels                                           | 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      | \$ 106,400   |
| Clocks                                           | Clocks need to be replaced                                                                                                               | 60,800 | SF | \$                               | 0.25      | \$ 15,200    |
| Paging                                           |                                                                                                                                          | 60,800 | SF | \$                               | 0.60      | \$ 36,480    |
| Phone System                                     |                                                                                                                                          | 60,800 | SF | \$                               | 2.00      | \$ 121,600   |
| Branch                                           |                                                                                                                                          | 60,800 | SF | \$                               | 2.00      | \$ 121,600   |
|                                                  |                                                                                                                                          |        |    |                                  |           |              |
| <b>TECHNOLOGY</b>                                |                                                                                                                                          |        |    |                                  | \$        | -            |
| IT Rooms                                         | MDF has dedicated space. Room is sprinkled. Unused equipment needs to be removed.                                                        |        |    | included in "Phone System" above | \$        | -            |
| Fiber Optic Cabling (between buildings/IT rooms) | Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks.                                 |        |    | included in "Phone System" above | \$        | -            |
| 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 gym.                                                      |        |    | 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          | \$        | -            |
| Large Space Audio/Video Systems                  | Gym needs new audio system and installed projector - space is used as a large classroom. Cafeteria needs new audio/projection.           | 2      | EA | \$                               | 25,000.00 | \$ 50,000    |
| 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          | \$        | -            |
|                                                  |                                                                                                                                          |        |    |                                  | \$        | -            |
|                                                  |                                                                                                                                          |        |    |                                  | \$        | -            |
| Direct Trade                                     |                                                                                                                                          | 60,800 | SF | \$                               | 76.38     | \$ 4,644,056 |



# 03 BENNETT WOODS ELEMENTARY



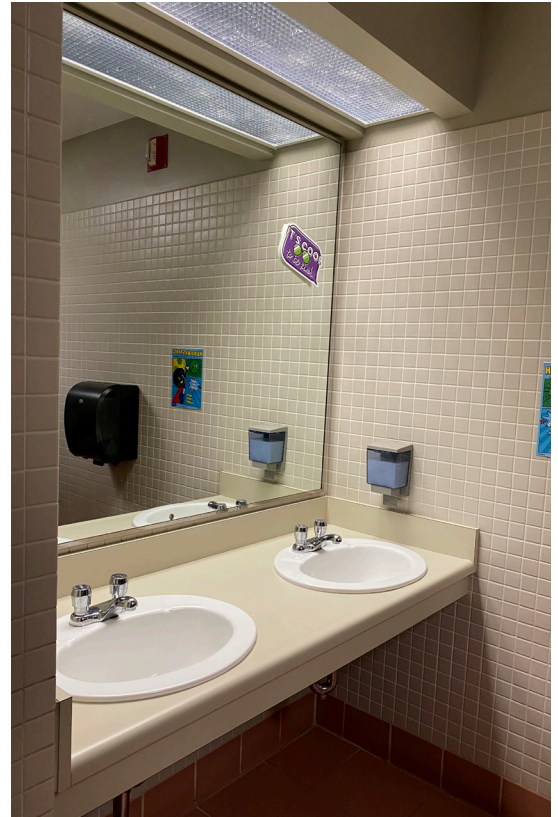
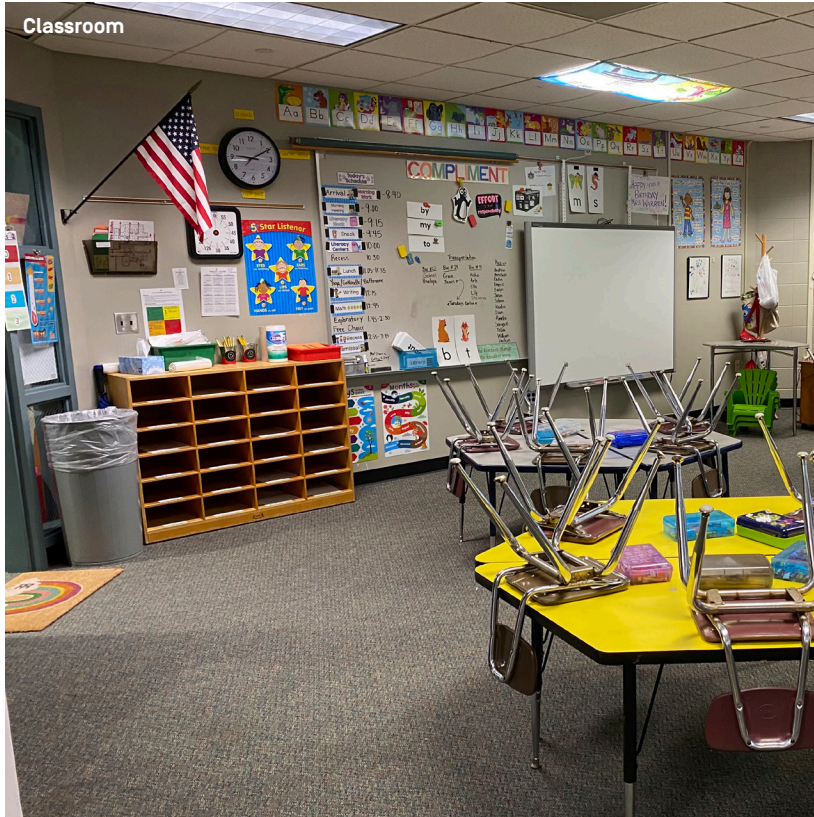


# 03 BENNETT WOODS ELEMENTARY





# 03 BENNETT WOODS ELEMENTARY



Current interior conditions at gallery knee-wall

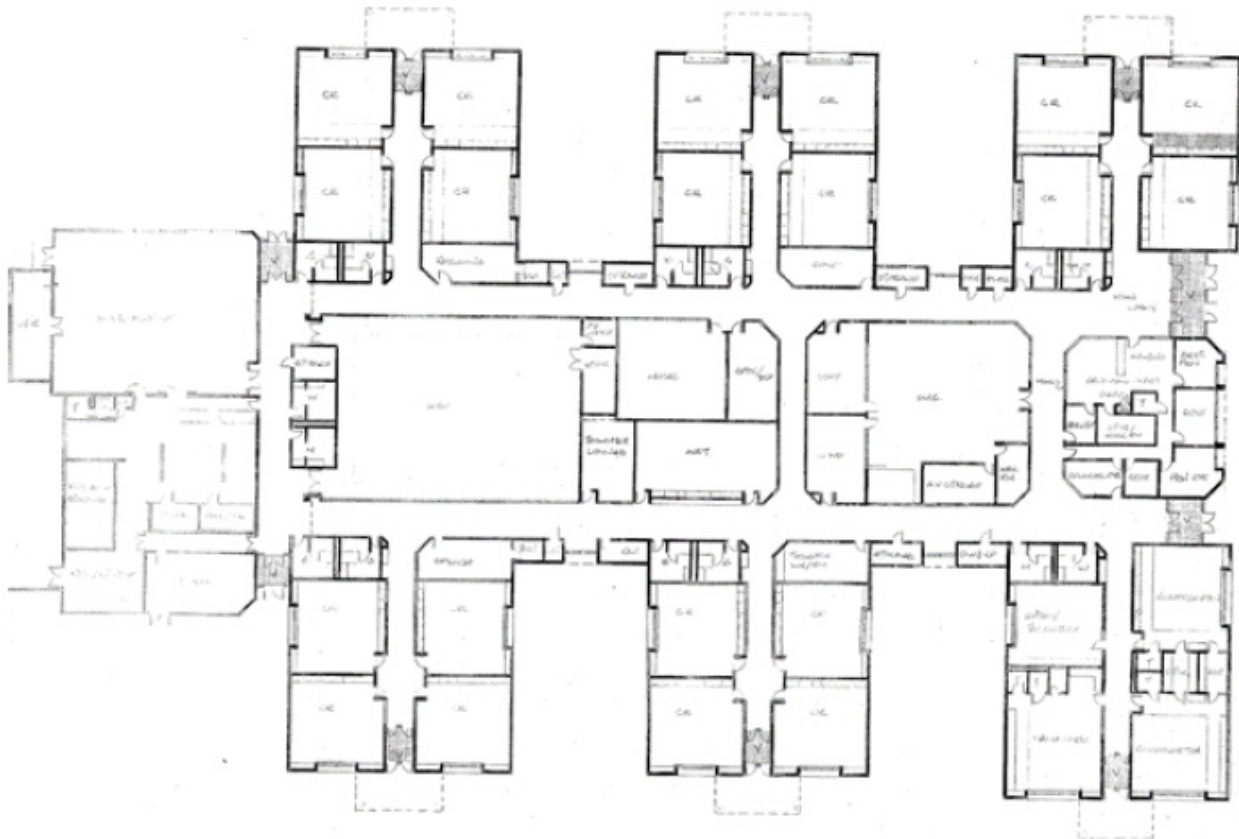


# 04 HIAWATHA ELEMENTARY

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# 04 HIAWATHA ELEMENTARY

|                                         |                  |
|-----------------------------------------|------------------|
| <b>Use:</b>                             | K-4              |
| <b>Built:</b>                           | 1988             |
| <b>Additions + Renovations:</b>         | n/a              |
| <b>Total Building Area:</b>             | 62,000 SF        |
| <b>Site Area:</b>                       | 19 Acres         |
| <b>Enrollment:</b>                      | 471 students     |
| <b>Square Footage per Student:</b>      | 131.6 sf/student |
| <b>Renovation Cost:</b>                 | \$11,685,587     |
| <b>Current Replacement Value [CRV]:</b> | \$19,840,000     |
| <b>Facility Condition Index [FCI]:</b>  | 59%              |





# 04 HIAWATHA ELEMENTARY





# 04 HIAWATHA ELEMENTARY

## 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.

# 04 HIAWATHA ELEMENTARY

## 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.



# 04 HIAWATHA ELEMENTARY

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

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

# 04 HIAWATHA ELEMENTARY

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

| INTERIORS / FINISHES | good | fair | poor | comments                                                                                                                                                                                                                                             |
|----------------------|------|------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Corridors</b>     |      |      |      |                                                                                                                                                                                                                                                      |
| Lights               |      | x    |      | upgrade fixtures - original.                                                                                                                                                                                                                         |
| Flooring             |      | x    |      | replace carpet - near end of life.                                                                                                                                                                                                                   |
| Ceiling/Walls        |      |      | x    | 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.                                                                   |
| Lockers              |      | x    |      | Appears to be in good condition, original lockers - consider replacing with similar lockers a Bennett Woods (wide with shoe cubbies below).                                                                                                          |
| Doors                |      |      | x    | should be removed and replaced. Most doors do not have barrier free hardware.                                                                                                                                                                        |
| Size of Corridor     |      | x    |      | ok - no issues reported.                                                                                                                                                                                                                             |
| Emergency Egress     |      | x    |      | ok.                                                                                                                                                                                                                                                  |
| Interior Signage     |      |      | x    | Not ADA compliant                                                                                                                                                                                                                                    |
| <b>Classrooms</b>    |      |      |      |                                                                                                                                                                                                                                                      |
| Flooring             |      | x    |      | combination of carpet and VCT tile flooring currently - should be considered for replacement.                                                                                                                                                        |
| Ceiling              |      | x    | x    | original - replace with new grid and tiles, many stained ceiling tiles - investigate above for leaks                                                                                                                                                 |
| Egress Windows       |      | x    |      | present - did not test function.                                                                                                                                                                                                                     |
| Casework             |      | x    |      | 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 new/mobile casework? |
| Marker/Chalkboards   |      | x    |      | upgrade - combo chalk and marker (smartboards) current in use - too small ?                                                                                                                                                                          |
| Heat                 |      |      |      |                                                                                                                                                                                                                                                      |
| Air-Conditioning     |      |      |      |                                                                                                                                                                                                                                                      |
| Daylight             |      | x    |      | Minimal - would be difficult to install larger perimeter windows given brick exterior details around current windows.                                                                                                                                |
| Overall Size         |      | x    |      | compact - discuss further with teachers/class sizes.                                                                                                                                                                                                 |
| Doors                |      | x    |      | should be considered for replacement.                                                                                                                                                                                                                |
| Lighting             |      | x    |      | upgrade.                                                                                                                                                                                                                                             |
| <b>Toilet Rooms</b>  |      |      |      |                                                                                                                                                                                                                                                      |
| Fixtures Operational | x    | x    |      | Yes.                                                                                                                                                                                                                                                 |
| Toilet Partitions    | x    | x    |      | Nice in renovated toilet rooms/need to be replace in existing toilet rooms.                                                                                                                                                                          |
| Walls                | x    |      |      | Ok condition.                                                                                                                                                                                                                                        |
| Floors               | x    | x    |      | New epoxy poured in place floors at renovated locations. Old 2x2 ceramic tile at toilet rooms that were not updated.                                                                                                                                 |
| Floor Drains         |      | x    |      | All floors drains should be cleaned and serviced.                                                                                                                                                                                                    |
| Lighting             | x    |      |      |                                                                                                                                                                                                                                                      |
| Hand Dryers          | x    |      |      | only present in updated toilet rooms.                                                                                                                                                                                                                |
| Ceilings             | x    |      |      |                                                                                                                                                                                                                                                      |
| Mirrors              | x    |      |      |                                                                                                                                                                                                                                                      |
| ADA Accessible       |      | x    |      | existing room not renovated with last bond cycle present barrier free challenges.                                                                                                                                                                    |
| Adequate Size        | x    |      |      | Not bad for an elementary school.                                                                                                                                                                                                                    |

# 04 HIAWATHA ELEMENTARY

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



# 04 HIAWATHA ELEMENTARY

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

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

# 04 HIAWATHA ELEMENTARY

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

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

# 04 HIAWATHA ELEMENTARY

## BUDGET DETAIL

| ITEM #: 5                      |                                                                                                                | Acres: 19 |                          |              |            |
|--------------------------------|----------------------------------------------------------------------------------------------------------------|-----------|--------------------------|--------------|------------|
| Hiawatha Elementary - Sitework |                                                                                                                |           |                          |              |            |
| Description                    |                                                                                                                | Quantity  | UOM                      | Unit Cost    | Total Cost |
| Sitework                       | SITWORK                                                                                                        |           |                          |              | \$ -       |
| Drainage                       | Stone drainage area adjacent to the teacher parking creates maintenance issues, should be removed if possible. | 1         | ALLOW                    | \$ 5,000.00  | \$ 5,000   |
| 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 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 included             |              | \$ -       |
| Adequate Parking               |                                                                                                                |           | assume work not required |              | \$ -       |
| Bus Loop                       | Bus loop is separated from parent drop-off                                                                     |           | assume work not required |              | \$ -       |
| Playgrounds                    |                                                                                                                |           | assume work not required |              | \$ -       |
| Student Drop off Area          | Works well                                                                                                     |           | assume work not required |              | \$ -       |
| Landscaping                    |                                                                                                                |           | assume work not required |              | \$ -       |
| Irrigation Systems             |                                                                                                                |           | assume work not required |              | \$ -       |
| Athletic fields                |                                                                                                                |           | assume work not required |              | \$ -       |
| Fencing                        |                                                                                                                |           | assume work not required |              | \$ -       |
| Service Entrance               |                                                                                                                |           | assume work not required |              | \$ -       |
| Signage                        |                                                                                                                |           | assume work not required |              | \$ -       |
| Dumpster Location              | Concrete pad, but no dumpster enclosure.                                                                       |           | not included             |              | \$ -       |
| Traffic Directions             |                                                                                                                |           | assume work not required |              | \$ -       |
| Parking Lot Lighting           |                                                                                                                |           | assume by owner          |              | \$ -       |
| Retaining Walls                |                                                                                                                |           | assume work not required |              | \$ -       |
|                                |                                                                                                                |           |                          |              | \$ -       |
| Direct Trade                   |                                                                                                                | 19        |                          | \$ 3,843.42  | \$ 73,025  |

| ITEM #: 6                                   |                                                                                                                                                                                    | Gross Area: |                          |              | 62,000     |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------|--------------|------------|
| Hiawatha Elementary - Building Improvements |                                                                                                                                                                                    |             |                          |              | Elementary |
| Description                                 |                                                                                                                                                                                    | Quantity    | UOM                      | Unit Cost    | Total Cost |
| Building Shell                              | BUILDING SHELL                                                                                                                                                                     |             |                          |              | \$ -       |
| Roofing                                     | Leaks reported by the teachers lounge, issues with flashing at main entrance canopy. 2012 Carlisle membrane                                                                        | 62,000      | SF                       | \$ 3.00      | \$ 186,000 |
| 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 parking lot.                                                                                        | 1           | LS                       | \$ 10,000.00 | \$ 10,000  |
| Defined Entry                               |                                                                                                                                                                                    |             | assume work not required |              | \$ -       |
| Accessibility                               |                                                                                                                                                                                    |             | assume work not required |              | \$ -       |
| 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 conditions). Rusted lintels. Some brick spalling at sloped brick sills                            |             |                          |              | \$ -       |
| 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  |
| Caulk Joints                                | Consider further inspection, replacement. Noticed some recent updates but sealant color selected did not match original/existing.                                                  | 27,300      | SF                       | \$ 0.50      | \$ 13,650  |
| Water Stains                                | Present on brick ledges, sills above window heads                                                                                                                                  | 27,300      | SF                       | \$ 2.00      | \$ 54,600  |
| Exterior Doors                              | 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

|                      |                                                                                                                                                                                                                                                      |               |           |                          |            |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------|--------------------------|------------|
| Walls                | Patch walls/paint                                                                                                                                                                                                                                    | 28,000        | SF        | \$ 2.00                  | \$ 56,000  |
| Heating              | Assume add diffuser with new ceilings                                                                                                                                                                                                                | 13,800        | SF        | \$ 0.50                  | \$ 6,900   |
| Lockers              | Appears to be in good condition, original lockers - consider replacing with similar lockers a Bennett Woods (wide with shoe cubbie below).                                                                                                           | 650           | EA        | \$ 300.00                | \$ 195,000 |
| Doors                | should be removed and replaced. Most doors do not have barrier free hardware.                                                                                                                                                                        | 74            | EA        | \$ 3,500.00              | \$ 259,000 |
| Size of Corridor     | ok - no issues reported.                                                                                                                                                                                                                             |               |           | assume work not required | \$ -       |
| Flow of Corridor     |                                                                                                                                                                                                                                                      |               |           | assume work not required | \$ -       |
| Emergency Egress     | ok.                                                                                                                                                                                                                                                  |               |           | assume work not required | \$ -       |
| Interior Signage     | Not ADA compliant, include for entire school                                                                                                                                                                                                         | 62,000        | SF        | \$ 0.55                  | \$ 34,100  |
| <b>Classrooms</b>    | <b>Classrooms</b>                                                                                                                                                                                                                                    | <b>22,600</b> | <b>SF</b> |                          | \$ -       |
| Flooring             | combination of carpet and VCT tile flooring currently - should be considered for replacement.                                                                                                                                                        |               |           | see item below           | \$ -       |
| Flooring             | Carpet 90%                                                                                                                                                                                                                                           | 20,340        | SF        | \$ 7.06                  | \$ 143,510 |
| Flooring             | VCT 10%                                                                                                                                                                                                                                              | 2,260         | SF        | \$ 5.00                  | \$ 11,300  |
| Ceilings             | original - replace with new grid and tiles, many stained ceiling tiles - investigate above for leaks                                                                                                                                                 | 22,600        | SF        | \$ 9.00                  | \$ 203,400 |
| Egress Windows       | present - did not test function.                                                                                                                                                                                                                     |               |           | see building shell       | \$ -       |
| Casework             | 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 new/mobile casework? | 864           | LF        | \$ 170.00                | \$ 146,880 |
| Casework             | Casework - remove/replace assume 8 lf per classroom                                                                                                                                                                                                  | 216           | LF        | \$ 450.00                | \$ 97,200  |
| Casework             | Remove/replace countertops - assume 40 lf per classroom                                                                                                                                                                                              | 1,080         | LF        | \$ 170.00                | \$ 183,600 |
| Marker/Chalkboards   | upgrade - combo chalk and marker (smartboards) current in use - too small                                                                                                                                                                            | 27            | RMS       | \$ 3,360.00              | \$ 90,720  |
| Heat                 |                                                                                                                                                                                                                                                      |               |           | see item below           | \$ -       |
| Air-Conditioning     |                                                                                                                                                                                                                                                      |               |           | assume work not required | \$ -       |
| Daylight             | Minimal - would be difficult to install larger perimeter windows given brick exterior details around current windows.                                                                                                                                |               |           | assume work not required | \$ -       |
| Overall Size         | compact - discuss further with teachers/class sizes.                                                                                                                                                                                                 |               |           | assume work not required | \$ -       |
| Doors                | should be considered for replacement.                                                                                                                                                                                                                |               |           | see corridor doors       | \$ -       |
| Lighting             | upgrade.                                                                                                                                                                                                                                             | 22,600        | SF        | \$ 7.00                  | \$ 158,200 |
| Heating              | Assume add diffuser with new ceilings                                                                                                                                                                                                                | 22,600        | SF        | \$ 0.50                  | \$ 11,300  |
| General Note 1       |                                                                                                                                                                                                                                                      |               |           |                          | \$ -       |
| General Note 2       |                                                                                                                                                                                                                                                      |               |           |                          | \$ -       |
| <b>Toilet Rooms</b>  | <b>Toilet Rooms</b>                                                                                                                                                                                                                                  | <b>650</b>    | <b>SF</b> |                          | \$ -       |
| Fixtures Operational | Yes.                                                                                                                                                                                                                                                 |               |           | assume work not required | \$ -       |
| Toilet Partitions    | Nice in renovated toilet rooms/need to be replace in existing toilet rooms.                                                                                                                                                                          |               |           | see item below           | \$ -       |
| Walls                | Ok condition.                                                                                                                                                                                                                                        |               |           | assume work not required | \$ -       |
| Floors               | New epoxy poured in place floors at renovated locations. Old 2x2 ceramic tile at toilet rooms that were not updated.                                                                                                                                 |               |           | see item below           | \$ -       |
| Floor Drains         | All floors drains should be cleaned and serviced.                                                                                                                                                                                                    | 1             | LS        | \$ 6,000.00              | \$ 6,000   |
| Lighting             |                                                                                                                                                                                                                                                      |               |           | see item below           | \$ -       |
| Hand Dryers          | only present in updated toilet rooms.                                                                                                                                                                                                                |               |           | see item below           | \$ -       |
| Ceilings             |                                                                                                                                                                                                                                                      |               |           | see item below           | \$ -       |
| Mirrors              |                                                                                                                                                                                                                                                      |               |           | see item below           | \$ -       |
| ADA Accessible       | existing room not renovated with last bond cycle present barrier free challenges.                                                                                                                                                                    |               |           | see item below           | \$ -       |
| Adequate Size        | Not bad for an elementary school.                                                                                                                                                                                                                    |               |           | assume work not required | \$ -       |
| Toilet Room Upgrade  | All restrooms have been renovated except the staff and kindergarten toilet rooms. These need to be remodeled.                                                                                                                                        | 650           | SF        | \$ 400.00                | \$ 260,000 |
| <b>Gymnasium</b>     | <b>Gymnasium</b>                                                                                                                                                                                                                                     | <b>4,500</b>  | <b>SF</b> |                          | \$ -       |
| Flooring             | wood floor needs to be refinished. The district was planning to refinish this floor over Christmas.                                                                                                                                                  |               |           | assume by owner          | \$ -       |
| Lighting             | newer upgrade - consistent with other schools.                                                                                                                                                                                                       |               |           | assume work not required | \$ -       |
| HVAC                 | Performing commissioning/TAB analysis.                                                                                                                                                                                                               | 4,750         | SF        | \$ 1.05                  | \$ 5,000   |
| Daylight             | None.                                                                                                                                                                                                                                                |               |           | assume work not required | \$ -       |
| Gym Equipment        | Need wall padding - sound panels installed above CMU walls - 8' AFF.                                                                                                                                                                                 |               |           | see items below          | \$ -       |
| Gym Equipment        | Sound panels                                                                                                                                                                                                                                         | 2,280         | SF        | \$ 40.00                 | \$ 91,200  |
| Gym Equipment        | Wall pads                                                                                                                                                                                                                                            | 1,140         | SF        | \$ 25.00                 | \$ 28,500  |
| Doors                | consider door and hardware upgrades.                                                                                                                                                                                                                 | 6             | EA        | \$ 3,500.00              | \$ 21,000  |
| Size of Corridor     |                                                                                                                                                                                                                                                      |               |           | assume work not required | \$ -       |
| Bleachers            | none.                                                                                                                                                                                                                                                |               |           | assume work not required | \$ -       |
| Egress               | Interior and exterior egress present.                                                                                                                                                                                                                |               |           | assume work not required | \$ -       |
| Locker Rooms         |                                                                                                                                                                                                                                                      |               |           | assume work not required | \$ -       |
| Walls/Ceilings       |                                                                                                                                                                                                                                                      |               |           | assume work not required | \$ -       |
| Size                 |                                                                                                                                                                                                                                                      |               |           | assume work not required | \$ -       |
| <b>Cafeteria</b>     | <b>Cafeteria</b>                                                                                                                                                                                                                                     | <b>3,600</b>  | <b>SF</b> |                          | \$ -       |
| Flooring             | Mark F pricing floor updates ahead of bond work. current sheet vinyl product - separation/movement/failures present.                                                                                                                                 | 3,600         | SF        | \$ 10.50                 | \$ 37,800  |

# 04 HIAWATHA ELEMENTARY

|                         |                                                                                                                                                               |              |           |    |          |    |        |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------|----|----------|----|--------|
| Ceilings/Walls          | 2x2 grid and fiberglass pads - needs to be replaced, leaks in Storage ceiling - investigate flashing above.                                                   | 3,600        | SF        | \$ | 12.00    | \$ | 43,200 |
| Accessibility           | ok.                                                                                                                                                           |              |           |    |          | \$ | -      |
| Lighting                | upgrade light fixtures.                                                                                                                                       | 3,600        | SF        | \$ | 8.50     | \$ | 30,600 |
| Heating                 | Assume add diffuser with new ceilings                                                                                                                         | 3,600        | SF        | \$ | 0.50     | \$ | 1,800  |
| Seating                 | old tables with integral benches.                                                                                                                             |              |           |    |          | \$ | -      |
| size                    |                                                                                                                                                               |              |           |    |          | \$ | -      |
| Air-Conditioning        |                                                                                                                                                               |              |           |    |          | \$ | -      |
| Daylight                | 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                   | Remove and replace.                                                                                                                                           | 6            | EA        | \$ | 3,500.00 | \$ | 21,000 |
| General Note            |                                                                                                                                                               |              |           |    |          | \$ | -      |
| <b>Offices</b>          | <b>Offices</b>                                                                                                                                                | <b>2,300</b> | <b>SF</b> |    |          | \$ | -      |
| Flooring                | replace.                                                                                                                                                      | 2,300        | SF        | \$ | 7.50     | \$ | 17,250 |
| Furniture               | replace.                                                                                                                                                      |              |           |    |          | \$ | -      |
| Ceilings                | remove and replace.                                                                                                                                           | 2,300        | SF        | \$ | 12.00    | \$ | 27,600 |
| Paging                  | update.                                                                                                                                                       | 2,300        |           |    |          | \$ | -      |
| Master Clock            | update.                                                                                                                                                       | 2,300        |           |    |          | \$ | -      |
| Phone System            | update.                                                                                                                                                       | 2,300        |           |    |          | \$ | -      |
| Lighting                | upgrade fixtures.                                                                                                                                             | 2,300        | SF        | \$ | 8.00     | \$ | 18,400 |
| Heating                 | 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 casework and fridge. Staff deserve upgrade.                                  | 180          | SF        | \$ | 120.00   | \$ | 21,600 |
| Meeting Rooms           | upgrade - renovate.                                                                                                                                           | 234          | SF        | \$ | 120.00   | \$ | 28,080 |
| Coffee Break Area       | not present.                                                                                                                                                  |              |           |    |          | \$ | -      |
| Bathroom(s)             | not present.                                                                                                                                                  |              |           |    |          | \$ | -      |
| Visibility              | limited visibility to exterior. Main office is centrally located between main and secondary school entrances                                                  |              |           |    |          | \$ | -      |
| Health Room with Toilet | upgrade school nurse area                                                                                                                                     | 100          | SF        | \$ | 300.00   | \$ | 30,000 |
| Accessibility           | ok - barrier free hardware issues on doors                                                                                                                    | 13           | EA        | \$ | 1,000.00 | \$ | 13,000 |
| <b>Media Center</b>     | <b>Media Center</b>                                                                                                                                           | <b>3,330</b> | <b>SF</b> |    |          | \$ | -      |
| Size                    | good.                                                                                                                                                         |              |           |    |          | \$ | -      |
| Flooring                | carpet ok condition - but will need to be replaced.                                                                                                           | 3,330        | SF        | \$ | 7.06     | \$ | 23,510 |
| Lighting                | upgrade lights.                                                                                                                                               | 3,330        | SF        | \$ | 11.00    | \$ | 36,630 |
| Heating                 | 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 |
| Ventilation             | minimal - not sure if performance issues are present within the space.                                                                                        |              |           |    |          | \$ | -      |
| Doors                   | ADA hardware updates required                                                                                                                                 | 4            | EA        | \$ | 1,000.00 | \$ | 4,000  |
| Ceilings                | consider removal and replacement - fire suppression/mech diffusers/fire alarm/ all present in space.                                                          | 3,330        | SF        | \$ | 12.00    | \$ | 39,960 |
| Acoustics               | no issues noted                                                                                                                                               |              |           |    |          | \$ | -      |
| Seating                 | need new tables and chairs                                                                                                                                    |              |           |    |          | \$ | -      |
| Perimeter Window Frames | Painted hollow-metal with clear glass - good visibility for centrally located Media Center.                                                                   |              |           |    |          | \$ | -      |
| General Note            | small / compact. Building has dedicated Art Room and Music Room                                                                                               |              |           |    |          | \$ | -      |
| <b>Kitchen</b>          | <b>Kitchen</b>                                                                                                                                                | <b>3,000</b> | <b>SF</b> |    |          | \$ | -      |
| Program                 | 300 meals served daily. Was full functional satellite kitchen for the district previously.                                                                    |              |           |    |          | \$ | -      |
| Equipment               | Need New Commercial Fridge/Coolers. Need new sink disposals.                                                                                                  |              |           |    |          | \$ | -      |
| Ceilings                | Replace with wipeable ceiling tiles. Need new diffusers and grills.                                                                                           |              |           |    |          | \$ | -      |
| Ceilings                | Remove/replace washable ACT                                                                                                                                   | 3,330        | SF        | \$ | 12.00    | \$ | 39,960 |
| Heating                 | Add diffuser and grilles with new ceilings                                                                                                                    | 3,330        | SF        | \$ | 0.50     | \$ | 1,665  |
| Cooler/Freezer          | Walk-in cooler and freezer present. Tile floor needs to be replaced. Consider replacement of both walk-ins.                                                   |              |           |    |          | \$ | -      |
| Floors                  | 4x4 Quarry Tile/Base/Grout. Floor drains need to be cleaned and serviced.                                                                                     | 3,330        | SF        | \$ | 5.00     | \$ | 16,650 |
| Delivery Space          | Receiving area attached to west elevation staff parking lot. No dock currently at this school.                                                                |              |           |    |          | \$ | -      |
| Storage Space           | Nice space - need new floor and ceilings. Could use new shelving.                                                                                             |              |           |    |          | \$ | -      |
| Ceilings                | Remove/replace ceiling                                                                                                                                        |              |           |    |          | \$ | -      |
| Flooring                | Remove/replace flooring                                                                                                                                       |              |           |    |          | \$ | -      |
| Casework                | New shelving                                                                                                                                                  |              |           |    |          | \$ | -      |
| Kitchen Hood            | Present and large, should be considered for replacement.                                                                                                      |              |           |    |          | \$ | -      |
| Make-up Air             |                                                                                                                                                               |              |           |    |          | \$ | -      |
| Serving Line            | One functional line presently. Originally had two functioning lines. If program changes and kitchen becomes full service again then 2 serving lines required. |              |           |    |          | \$ | -      |
| Electrical              | Issue reported by kitchen staff regarding floor outlets not working.                                                                                          | 3,300        | SF        | \$ | 8.00     | \$ | 26,400 |
| Lighting                | Linear surface mounted fluorescent bulb fixtures.                                                                                                             | 3,330        | SF        | \$ | 7.50     | \$ | 24,975 |
| Heating                 |                                                                                                                                                               |              |           |    |          | \$ | -      |

# 04 HIAWATHA ELEMENTARY

|                                                  |                                                                                                                                                                                                                                           |        |       |                                            |            |                 |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------|--------------------------------------------|------------|-----------------|
| Secured                                          | Yes.                                                                                                                                                                                                                                      |        |       | assume work not required                   | \$         | -               |
| Fire Suppression/FA                              | Yes, present. Fully sprinklered with fire alarm coverage.                                                                                                                                                                                 |        |       | assume work not required                   | \$         | -               |
| Overall                                          | 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 recycle/compost program. | I      | LS    | \$                                         | 450,000.00 | \$ 450,000      |
|                                                  |                                                                                                                                                                                                                                           |        |       |                                            |            | \$ -            |
|                                                  |                                                                                                                                                                                                                                           |        |       |                                            |            | \$ -            |
| <b>MECHANICAL</b>                                |                                                                                                                                                                                                                                           |        |       |                                            |            |                 |
| Heating Source and Condition                     | Building served by (2) Cleaver Brooks Boilers at 1,000 MBH each installed in 2013.                                                                                                                                                        |        |       | assume work not required                   | \$         | -               |
| Heating Pumps and Piping                         | Building served by (2) B&G inline pumps with integral VFD installed in 2013. No known issues with piping.                                                                                                                                 |        |       | assume work not required                   | \$         | -               |
| Cooling Source and Condition                     | Individual DX condensing units. Electrical room needs cooling.                                                                                                                                                                            | I      | ALLOW | \$                                         | 9,800.00   | \$ 7,800        |
| Cooling Pumps and Piping                         | N/A.                                                                                                                                                                                                                                      |        |       |                                            |            |                 |
| Terminal Devices                                 | Classrooms served by horizontal unit vents with remote condensing units installed in 2019. Units need water and air rebalancing.                                                                                                          | I      | ALLOW | \$                                         | 7,200.00   | \$ 7,200        |
| AHUs and RTUs                                    | A RTU serves the Offices. (2) AHU's serve the Gym, and Kitchen and all are original to the building. Units need water and air rebalancing.                                                                                                | I      | ALLOW | \$                                         | 1,200.00   | \$ 1,200        |
| AHUs and RTUs                                    | 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                                                                                           | I      | LS    | \$                                         | 162,000.00 | \$ 162,000      |
| Ventilation                                      | All exhaust fans are original to the building.                                                                                                                                                                                            | I      | ALLOW | \$                                         | 12,500.00  | \$ 10,500       |
| Building Management System/Controls              | Building has Trane BMS with pneumatics in Gym, Kitchen, and Offices.                                                                                                                                                                      | 62,000 | SF    | \$                                         | 5.00       | \$ 310,000      |
| Domestic Water Piping                            | No known issues.                                                                                                                                                                                                                          |        |       | assume work not required                   | \$         | -               |
| Water Heaters                                    | Building served by Lochinvar ETN076, 75 gallon, 76 MBH water heater installed around 2017.                                                                                                                                                |        |       | assume work not required                   | \$         | -               |
| Plumbing Fixtures                                | Group restrooms remodeled around 2017. Single restrooms are original ('89).                                                                                                                                                               |        |       | included with toilet rooms above           | \$         | -               |
| Fire Protection                                  | Building is fully sprinkled. 6" Main - with two 4" risers feed the building                                                                                                                                                               |        |       | assume work not required                   | \$         | -               |
| Pool equipment                                   | N/A.                                                                                                                                                                                                                                      |        |       | not applicable                             | \$         | -               |
|                                                  |                                                                                                                                                                                                                                           |        |       |                                            | \$         | -               |
| <b>ELECTRICAL</b>                                |                                                                                                                                                                                                                                           |        |       |                                            |            |                 |
| Transformer size                                 |                                                                                                                                                                                                                                           |        |       |                                            | \$         | -               |
| Primary/Secondary Service                        |                                                                                                                                                                                                                                           |        |       |                                            |            | in panels below |
| Generator                                        | N/A                                                                                                                                                                                                                                       |        |       |                                            | \$         | -               |
| Occupancy Sensors                                | N/A                                                                                                                                                                                                                                       |        |       |                                            | \$         | -               |
| Lighting                                         | Misc. areas unaccounted for                                                                                                                                                                                                               | 7,890  | SF    | \$                                         | 7.00       | \$ 55,230       |
| Lighting Control System                          | Toggle switches. Needs to be replaced.                                                                                                                                                                                                    | 62,000 | SF    | \$                                         | 1.50       | \$ 93,000       |
| Panels                                           | Panels are original to the building and degraded. Consider replacing.                                                                                                                                                                     | 62,000 | SF    | \$                                         | 3.25       | \$ 201,500      |
| Panel Clearance                                  | Remove storage items.                                                                                                                                                                                                                     |        |       |                                            | \$         | -               |
| Exit Signs                                       | Exit signs are very old and letters are dim.                                                                                                                                                                                              |        |       |                                            |            | in above        |
| Security Camera System                           | District would like to add more cameras                                                                                                                                                                                                   | 62,000 | SF    | \$                                         | 1.00       | \$ 62,000       |
| Clocks                                           | Clocks need to be replaced                                                                                                                                                                                                                | 62,000 | SF    | \$                                         | 0.25       | \$ 15,500       |
| Fire Alarm                                       |                                                                                                                                                                                                                                           | 62,000 | SF    | \$                                         | 0.75       | \$ 46,500       |
| Paging                                           |                                                                                                                                                                                                                                           | 62,000 | SF    | \$                                         | 0.60       | \$ 37,200       |
| Phone System                                     |                                                                                                                                                                                                                                           | 62,000 | SF    | \$                                         | 2.00       | \$ 124,000      |
| Branch                                           |                                                                                                                                                                                                                                           | 62,000 | SF    | \$                                         | 2.00       | \$ 124,000      |
|                                                  |                                                                                                                                                                                                                                           |        |       |                                            |            |                 |
| <b>TECHNOLOGY</b>                                |                                                                                                                                                                                                                                           |        |       |                                            |            |                 |
| IT Rooms                                         | MDF is combination storage/office space. No separate AC.                                                                                                                                                                                  |        |       |                                            | \$         | -               |
| Fiber Optic Cabling (between buildings/IT rooms) | Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks.                                                                                                                                  |        |       | included in "Phone System" above           | \$         | -               |
| 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.                                                                                                                                                                               |        |       | 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                    | \$         | -               |
| Large Space Audio/Video Systems                  | Gym needs new audio system and installed projector & screen. Cafeteria has a screen but needs new audio and installed projector.                                                                                                          | 2      | EA    | \$                                         | 25,000.00  | \$ 50,000       |
| Security Camera System                           | Need to update Sony cameras and VMS (currently exacvision software)                                                                                                                                                                       |        |       | included in "Security Camera System" above | \$         | -               |
| Access Control System                            | Axis intercom at main entrance. Card readers at priority doors. Vanderbilt SMS.                                                                                                                                                           |        |       | assume no work required                    | \$         | -               |
|                                                  |                                                                                                                                                                                                                                           |        |       |                                            | \$         | -               |
|                                                  |                                                                                                                                                                                                                                           |        |       |                                            | \$         | -               |
| Direct Trade                                     |                                                                                                                                                                                                                                           | 62,000 | SF    | \$                                         | 93.42      | \$ 5,791,738    |



# 04 HIAWATHA ELEMENTARY



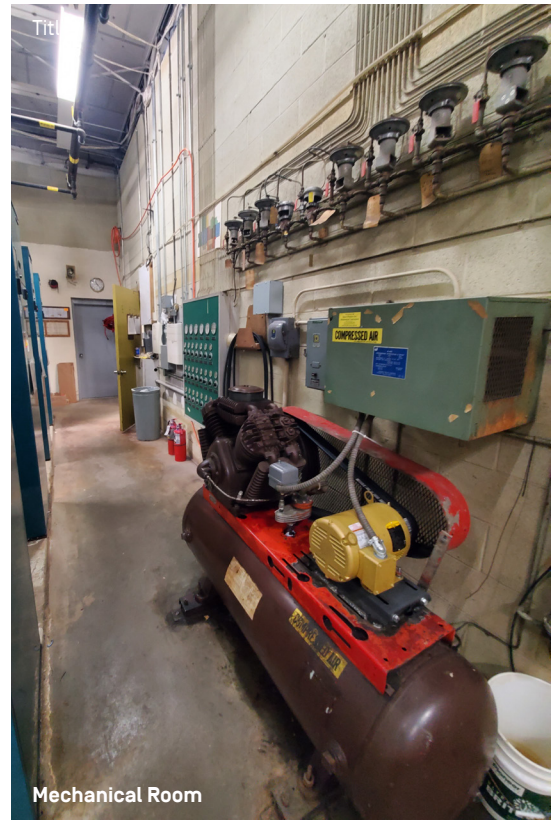
Staff Area



Mechanical Room



Classroom Interior VUV Units



Mechanical Room



Entrance



Corridor



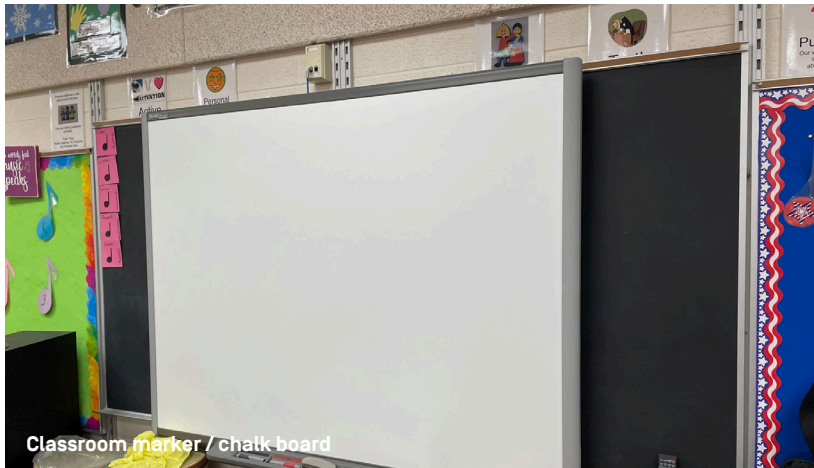
Media Center



Classroom Casework



# 04 HIAWATHA ELEMENTARY



Classroom marker / chalk board



Cafeteria



Main office reception



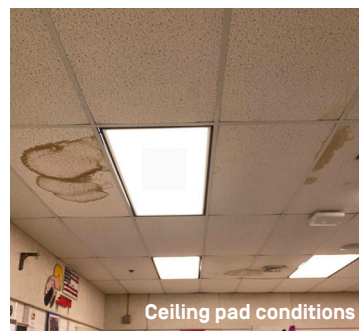
Main entrance - condition of doors and frames



Media Center



Cafeteria



Ceiling pad conditions



Exterior classroom brick ledge condition



# 04 HIAWATHA ELEMENTARY





# 05 WARDCLIFF ELEMENTARY

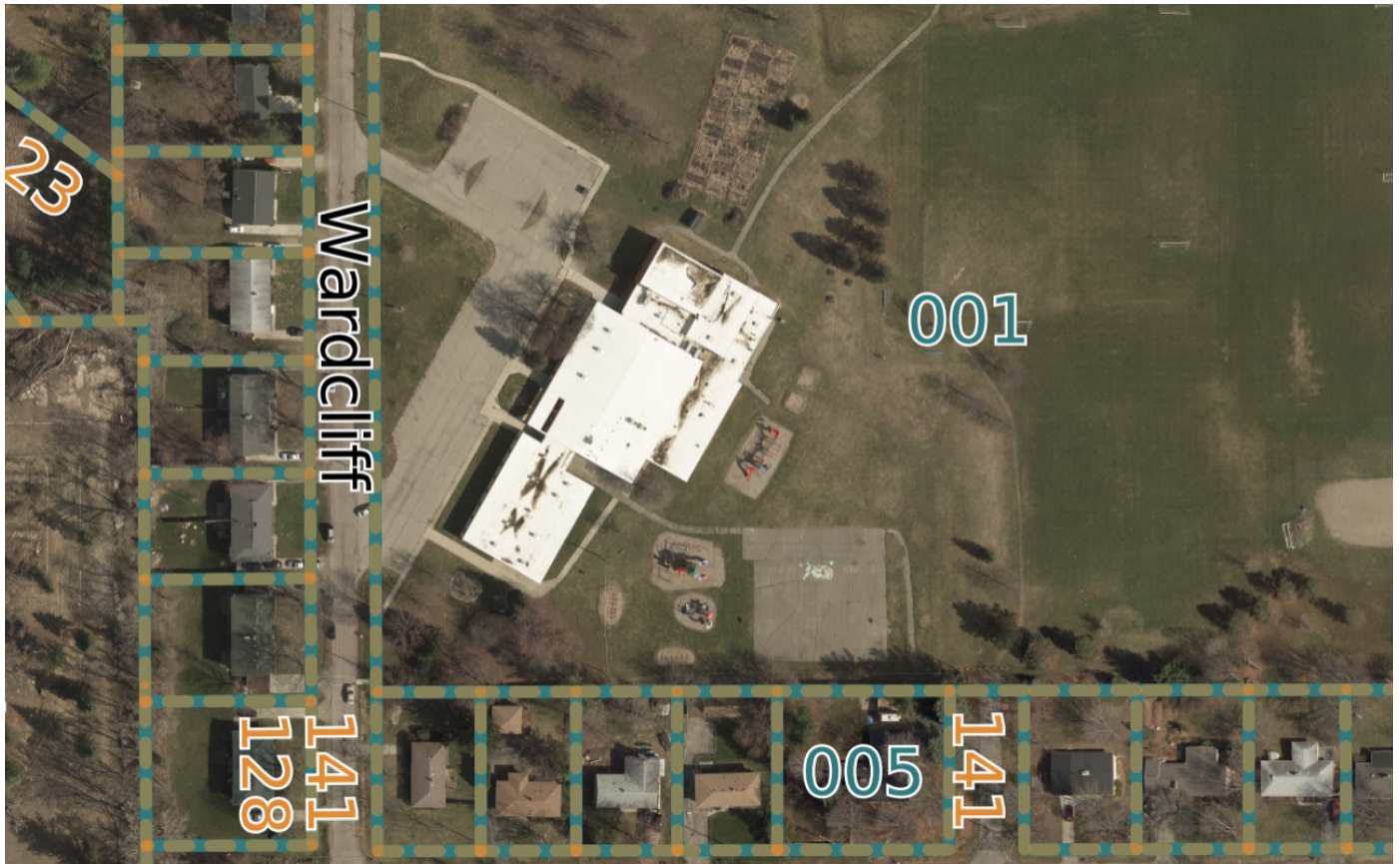
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# 05 WARDCLIFF ELEMENTARY

|                                         |                                 |
|-----------------------------------------|---------------------------------|
| <b>Use:</b>                             | Closed /<br>Community Functions |
| <b>Built:</b>                           | 1955                            |
| <b>Additions + Renovations:</b>         | 1967 / 1987 / 2012              |
| <b>Total Building Area:</b>             | 33,000 SF                       |
| <b>Site Area:</b>                       | 20 Acres                        |
| <b>Enrollment:</b>                      | N/A                             |
| <b>Square Footage per Student:</b>      | N/A                             |
| <b>Renovation Cost:</b>                 | \$12,672,912                    |
| <b>Current Replacement Value [CRV]:</b> | \$10,560,000                    |
| <b>Facility Condition Index [FCI]:</b>  | 120%                            |



# 05 WARDCLIFF ELEMENTARY





# 05 WARDCLIFF ELEMENTARY

## 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.

# 05 WARDCLIFF ELEMENTARY

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## 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.

# 05 WARDCLIFF ELEMENTARY

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

| ARCHITECTURAL          | good | fair | poor | comments                                                                                                                                                                                                                                                                        |
|------------------------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Shell         | x    |      |      |                                                                                                                                                                                                                                                                                 |
| Roofing                |      |      | x    | 2004 Firestone membrane. Leaks present. Membrane needs to be inspected and replaced. Exterior gravel stop fascia needs to be reinstalled as well.                                                                                                                               |
| Exterior Windows       |      |      | x    | 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). |
| Defined Entry          | x    |      |      | Two entrances at front of building. Main entrance is not prominent.                                                                                                                                                                                                             |
| Accessibility          |      | x    |      | Building does not have vestibules or automatic door hardware for ADA access. No exterior curb at main entrance lot sidewalk.                                                                                                                                                    |
| Fascia/Soffits         |      | x    |      | Main entrance canopy needs to be removed and replaced. Seeing signs of failing soffit panels, exposed structural signs has rust present.                                                                                                                                        |
| Maintenance Room Entry |      |      | x    | Maintenance Room in back of building - no vehicular access                                                                                                                                                                                                                      |
| Masonry                | x    |      |      | 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)                                                                                              |
| EIFS                   |      |      | x    | EIFS fascia - Bird Damage to be repaired                                                                                                                                                                                                                                        |
| Caulk Joints           |      | x    |      |                                                                                                                                                                                                                                                                                 |
| Water Stains           |      | x    |      | Mildew present on exterior brick. Exterior facade in.                                                                                                                                                                                                                           |
| Exterior Doors         |      | x    |      | Decent condition overall - most exterior entrances are aluminum frames with insulated glass units.                                                                                                                                                                              |
| Vestibule Entries      |      |      | x    | No secure vestibule, no card readers                                                                                                                                                                                                                                            |



# 05 WARDCLIFF ELEMENTARY

| INTERIORS / FINISHES | good | fair | poor | comments                                                                                                                                                                                                                                                                                                                   |
|----------------------|------|------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Corridors</b>     |      |      |      |                                                                                                                                                                                                                                                                                                                            |
| Lights               |      |      | x    | Replace.                                                                                                                                                                                                                                                                                                                   |
| Flooring             |      |      | x    | Mixture of Carpet and VCT - all should be replaced. Need walk off carpet at exterior doors.                                                                                                                                                                                                                                |
| Ceiling/Walls        |      |      | x    | Replace ceiling. Walls in good condition in all areas (most have brick and painted CMU).                                                                                                                                                                                                                                   |
| Lockers              |      |      |      | No corridor lockers                                                                                                                                                                                                                                                                                                        |
| Doors                |      |      | x    | Wood doors and hardware should be replaced. Hollow metal frames and wire glass to be replaced.                                                                                                                                                                                                                             |
| Size of Corridor     |      | x    |      | 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     |      | x    |      |                                                                                                                                                                                                                                                                                                                            |
| Vestibules           |      |      | x    | Not present (only main exterior entrances)                                                                                                                                                                                                                                                                                 |
| <b>Classrooms</b>    |      |      |      |                                                                                                                                                                                                                                                                                                                            |
| Flooring             |      |      | x    | Replace carpet.                                                                                                                                                                                                                                                                                                            |
| Ceiling              |      |      | x    | 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).                                                                                                                                                   |
| Egress Windows       |      |      | x    | Classrooms do not have exterior egress doors.... did not test operation of emergency operable windows. Noticed labels only on some windows in certain classrooms.                                                                                                                                                          |
| Casework             |      |      | x    | Remove and replace.                                                                                                                                                                                                                                                                                                        |
| Marker/Chalkboards   |      |      | x    | Remove and replace.                                                                                                                                                                                                                                                                                                        |
| Daylight             |      | x    |      | Ok - most classrooms have (2) individual windows in each classroom.                                                                                                                                                                                                                                                        |
| Overall Size         |      | x    |      |                                                                                                                                                                                                                                                                                                                            |
| Doors                |      |      | x    | Replace wood doors, hardware, and hollow metal frames if possible.                                                                                                                                                                                                                                                         |
| Lighting             |      |      | x    | Upgrade.                                                                                                                                                                                                                                                                                                                   |
| General Note 1       |      |      |      | 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. |
| <b>Toilet Rooms</b>  |      |      |      |                                                                                                                                                                                                                                                                                                                            |
| Fixtures Operational |      |      | x    | 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.                                                                                                                               |
| Toilet Partitions    |      |      | x    | Upgrade. Most bathrooms do not have partitions. Some corridor common bathrooms in the facility. Smaller single bathrooms also present within the facility.                                                                                                                                                                 |
| Walls                |      | x    |      | in decent condition (be aware of exposed steel structural columns within the corridors). Mixture of drywall, CMU and brick present.                                                                                                                                                                                        |
| Floors               |      |      | x    | All original tile flooring should be replaced.                                                                                                                                                                                                                                                                             |
| Floor Drains         |      | x    | x    | Have not been in use, some reports of bad sanitary piping, possible root damage. Should be inspected for operation.                                                                                                                                                                                                        |
| Lighting             |      |      | x    | Upgrade.                                                                                                                                                                                                                                                                                                                   |
| Ceilings             |      | x    |      | Upgrade.                                                                                                                                                                                                                                                                                                                   |
| Mirrors              |      | x    |      | Upgrade.                                                                                                                                                                                                                                                                                                                   |
| ADA Accessible       |      |      | x    | No ADA compliant.                                                                                                                                                                                                                                                                                                          |
| <b>Gymnasium</b>     |      |      |      |                                                                                                                                                                                                                                                                                                                            |
| Flooring             | x    |      |      | New rubber floor.                                                                                                                                                                                                                                                                                                          |
| Lights               | x    |      |      | New fixtures and bulbs in the room.                                                                                                                                                                                                                                                                                        |
| Daylight             |      |      | x    | None.                                                                                                                                                                                                                                                                                                                      |
| Gym Equipment        |      | x    |      | Hoops could be replaced and updated. No wall padding present.                                                                                                                                                                                                                                                              |
| Doors                |      | x    |      | Replace wood doors and entrance hollow metal frame and glass.                                                                                                                                                                                                                                                              |

# 05 WARDCLIFF ELEMENTARY

| INTERIORS / FINISHES<br>(CON'T) |      |      |      | comments                                                                                                                                                                                                                                                                  |
|---------------------------------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | good | fair | poor |                                                                                                                                                                                                                                                                           |
| Size                            |      | x    |      | Small and compact but similar to the other elementary schools in the district.                                                                                                                                                                                            |
| Bleachers                       |      |      |      | None.                                                                                                                                                                                                                                                                     |
| Egress                          | x    |      |      | Exterior and interior egress. Exit signs present.                                                                                                                                                                                                                         |
| Walls/Ceilings                  | x    |      |      |                                                                                                                                                                                                                                                                           |
| <b>Cafeteria</b>                |      |      |      |                                                                                                                                                                                                                                                                           |
| Flooring                        |      |      | x    | Replace - new sheet vinyl, but tearing, prep issues. Same as kitchen.                                                                                                                                                                                                     |
| Ceilings/Walls                  |      | x    |      | Replace ceiling pads/grid/fixture. Walls in good condition - to be repainted                                                                                                                                                                                              |
| Accessibility                   | x    |      |      |                                                                                                                                                                                                                                                                           |
| Lighting                        |      |      | x    | Upgrade.                                                                                                                                                                                                                                                                  |
| Seating                         |      | x    |      |                                                                                                                                                                                                                                                                           |
| size                            | x    |      |      |                                                                                                                                                                                                                                                                           |
| Daylight                        |      | x    |      | Aluminum window frame with integral blinds on north elevation.                                                                                                                                                                                                            |
| Overall Size                    |      | x    |      | Good.                                                                                                                                                                                                                                                                     |
| Doors                           |      | x    |      | Entrance doors should be upgraded, hollow-metal frames ok.                                                                                                                                                                                                                |
| 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                          | x    |      |      | Interior and Exterior egress paths                                                                                                                                                                                                                                        |
| <b>Offices</b>                  |      |      |      |                                                                                                                                                                                                                                                                           |
| Flooring                        |      |      | x    | Entire area should be upgraded based on building function in the future. Offices not required if not an elementary school.                                                                                                                                                |
| Furniture                       |      |      | x    |                                                                                                                                                                                                                                                                           |
| Ceilings                        |      |      | x    |                                                                                                                                                                                                                                                                           |
| Paging                          |      |      | x    |                                                                                                                                                                                                                                                                           |
| Master Clock                    |      |      | x    |                                                                                                                                                                                                                                                                           |
| Phone System                    |      |      | x    |                                                                                                                                                                                                                                                                           |
| Lighting                        |      |      | x    |                                                                                                                                                                                                                                                                           |
| Copy/Work Room                  |      |      | x    |                                                                                                                                                                                                                                                                           |
| Meeting Rooms                   |      |      | x    |                                                                                                                                                                                                                                                                           |
| Coffee Break Area               |      |      | x    |                                                                                                                                                                                                                                                                           |
| Bathroom(s)                     |      |      | x    |                                                                                                                                                                                                                                                                           |
| Visibility                      |      |      | x    |                                                                                                                                                                                                                                                                           |
| <b>Media Center</b>             |      |      |      |                                                                                                                                                                                                                                                                           |
| Size                            |      |      |      | N/A - not dedicated or currently media center in use                                                                                                                                                                                                                      |
| Flooring                        |      |      | x    | Carpet to be replaced                                                                                                                                                                                                                                                     |
| Lighting                        |      |      | x    | Upgrades needed                                                                                                                                                                                                                                                           |
| Office Space                    |      | x    |      |                                                                                                                                                                                                                                                                           |
| Doors                           |      | x    |      | Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers.                                                                                                                                                                |
| Ceilings                        |      | x    |      | Ceilings to be replaced                                                                                                                                                                                                                                                   |
| <b>Kitchen</b>                  |      |      |      |                                                                                                                                                                                                                                                                           |
| Program                         |      |      |      | Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building.                                                                                                                                                              |
| Equipment                       |      | x    |      | JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range.                                                                                                                                                     |
| Ceilings                        |      |      | x    | ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced.                                                                                                                                                    |
| Cooler/Freezer                  |      |      |      | Walk-in units not present.                                                                                                                                                                                                                                                |
| Floors                          |      |      | x    | Replace- currently rubber sheet vinyl in kitchen and cafeteria.                                                                                                                                                                                                           |

# 05 WARDCLIFF ELEMENTARY

| INTERIORS / FINISHES<br>(CON'T) | good | fair | poor | comments                                                                                                                                                                                              |
|---------------------------------|------|------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Delivery Space                  |      | x    |      | 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.                   |
| Storage Space                   |      | x    |      | No storage space.                                                                                                                                                                                     |
| Kitchen Hood                    |      | x    |      | Hood present above range. Can be removed and replaced based on new design.                                                                                                                            |
| Serving Line                    | x    |      |      | Compact, one serving line, need to redesign/reformat. Space closed off from Cafeteria (open up).                                                                                                      |
| Electrical                      | x    |      |      | No issues noted - such as too few outlets/location/breaker capacity.                                                                                                                                  |
| Lighting                        | x    |      |      | Upgrade light fixtures.                                                                                                                                                                               |
| Fire Suppression/FA             |      |      |      | Not present in kitchen.                                                                                                                                                                               |
| Overall                         |      |      |      | 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                          | good | fair | poor | comments                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------|------|------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heating Source and Condition        | x    |      |      | Building served by (2) Thermal Solutions, 1,000 MBH each heating hot water boilers installed in 2004.                                                                                                                                                                                                                                                                            |
| Heating Pumps and Piping            | x    |      |      | Building is served by (2) B&G, 60 gpm, 35' HD base mounted pumps installed in 2004.                                                                                                                                                                                                                                                                                              |
| Cooling Source and Condition        |      | x    |      | Individual DX cooling.                                                                                                                                                                                                                                                                                                                                                           |
| Cooling Pumps and Piping            |      |      |      | N/A.                                                                                                                                                                                                                                                                                                                                                                             |
| Terminal Devices                    |      | x    |      | (15) Classrooms served by horizontal unit vents that are original.                                                                                                                                                                                                                                                                                                               |
| AHUs and RTUs                       |      | x    |      | 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. |
| Ventilation                         |      | x    |      | Exhaust fans are at the end of life. (2) 300 cfm EF's, (2) 500 cfm EF, and (7) 100 cfm EF's.                                                                                                                                                                                                                                                                                     |
| Building Management System/Controls |      | x    |      | Building served by Trane BMS with partial pneumatics.                                                                                                                                                                                                                                                                                                                            |
| Domestic Water Piping               | x    |      |      | No known issues.                                                                                                                                                                                                                                                                                                                                                                 |
| Water Heaters                       |      | x    |      | 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.                                                                                                                                                                                                                 |
| Plumbing Fixtures                   |      | x    |      | Plumbing fixtures are at end of life.                                                                                                                                                                                                                                                                                                                                            |
| Fire Protection                     |      |      |      | N/A.                                                                                                                                                                                                                                                                                                                                                                             |
| Pool equipment                      |      |      |      | N/A.                                                                                                                                                                                                                                                                                                                                                                             |

| ELECTRICAL                | good | fair | poor | comments                                                                 |
|---------------------------|------|------|------|--------------------------------------------------------------------------|
| Transformer size          | x    |      |      |                                                                          |
| Primary/Secondary Service | x    |      |      | 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   |      | x    |      | Toggle switches. Needs updating.                                         |
| Panels                    | x    |      |      | Majority of panels are in good shape.                                    |
| Panel Clearance           | x    |      |      | Need to remove storage items.                                            |



# 05 WARDCLIFF ELEMENTARY

| ELECTRICAL (CON'T) |      |      |      | comments                                                                                     |
|--------------------|------|------|------|----------------------------------------------------------------------------------------------|
|                    | good | fair | poor |                                                                                              |
| Fire Alarm         | x    |      |      | Upgraded in the last 5 years. Future upgrades could include voice activation (district wide) |
| Interior Lighting  |      |      | x    | Fluorescent fixtures throughout need to be replaced.                                         |
| Exit Signs         |      |      | x    | Exit signs are very old and letters are dim.                                                 |

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

# 05 WARDCLIFF ELEMENTARY

## BUDGET DETAIL

| ITEM #: 15                      |                                                                                                                                                                         | Acres:   |                       |               | 20         |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------|---------------|------------|
| Wardcliff Elementary - Sitework |                                                                                                                                                                         |          |                       |               |            |
|                                 | Description                                                                                                                                                             | Quantity | UOM                   | Unit Cost     | Total Cost |
| Sitework                        | SITWORK                                                                                                                                                                 |          |                       |               | \$ -       |
| 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 new parking  |               | \$ -       |
| Bus Loop                        | No separate bus loop                                                                                                                                                    |          | excluded new bus loop |               | \$ -       |
| Playgrounds                     | Community requesting upgrades - neighborhood location - cause for lots of use.<br>Community garden located here.                                                        | 1        | LS                    | \$ 300,000.00 | \$ 300,000 |
| Student Drop off Area           | One loop with parking                                                                                                                                                   |          |                       |               | \$ -       |
| Landscaping                     | Front landscaping is overgrown.                                                                                                                                         | 1        | LS                    | \$ 10,000.00  | \$ 10,000  |
| Irrigation Systems              |                                                                                                                                                                         |          |                       |               | \$ -       |
| Athletic fields                 | Adjacent soccer fields rented and used by the community. Asphalt pavement for basketball is cracked and in poor condition.                                              | 1        |                       | \$ 25,000.00  | \$ 25,000  |
| 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)<br>located on SE corner of site, runs in close proximity to current playground location. | 250      | LF                    | \$ 65.00      | \$ 16,250  |
| 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 Improvements |                                                                                                                                                                                                                                                                                 |             |                          |               |            |
|                                              | 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.                                                                                                                           | 33,000      | SF                       | \$ 28.00      | \$ 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). | 1           | LS                       | \$ 150,000.00 | \$ 150,000 |
| Positive Drainage                            |                                                                                                                                                                                                                                                                                 |             |                          |               | \$ -       |
| Defined Entry                                | Two entrances at front of building. Main entrance is not prominent.                                                                                                                                                                                                             |             |                          |               | \$ -       |
| Accessibility                                | Building does not have vestibules or automatic door hardware for ADA access. No exterior curb at main entrance lot sidewalk.                                                                                                                                                    | 1           | 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                       |                                                                                                                                                                                                                                                                                 |             |                          |               | \$ -       |
| Brick                                        | 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)                                                                                              | 1           | 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                                 |                                                                                                                                                                                                                                                                                 |             |                          |               | \$ -       |
| Water Stains                                 | Mildew present on exterior brick. Exterior facade in.                                                                                                                                                                                                                           |             |                          |               | \$ -       |
| Exterior Doors                               | Decent condition overall - most exterior entrances are aluminum frames with insulated glass units.                                                                                                                                                                              |             | assume work not required |               | \$ -       |
| Vestibule Entries                            | No secure vestibule, no card readers                                                                                                                                                                                                                                            | 1           | LS                       | \$ 75,000.00  | \$ 75,000  |
| Exterior Lighting                            |                                                                                                                                                                                                                                                                                 | 1           | LS                       | \$ 15,000.00  | \$ 15,000  |
| General Note                                 |                                                                                                                                                                                                                                                                                 |             |                          |               | \$ -       |

# 05 WARDCLIFF ELEMENTARY

|                      |                                                                                                                                                                                                                                                                                                                            |               |           |                          |           |            |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------|--------------------------|-----------|------------|
|                      |                                                                                                                                                                                                                                                                                                                            |               |           |                          | \$        | -          |
|                      | <b>INTERIORS</b>                                                                                                                                                                                                                                                                                                           |               |           |                          | \$        | -          |
| 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).                                                                                                                                                                                                                                   | 33,000        | SF        | \$                       | 4.00      | \$ 132,000 |
| Lockers              | Remove and replace lockers                                                                                                                                                                                                                                                                                                 | 500           | EA        | \$                       | 350.00    | \$ 175,000 |
| Doors                | Wood doors and hardware should be replaced. Hollow metal frames and wire glass to be replaced.                                                                                                                                                                                                                             | 45            | EA        | \$                       | 5,000.00  | \$ 225,000 |
| 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        | SF        | \$                       | 0.55      | \$ 18,150  |
| <b>Classrooms</b>    | <b>Classrooms</b>                                                                                                                                                                                                                                                                                                          | <b>14,298</b> | <b>SF</b> |                          |           | \$ -       |
| Flooring             | Replace carpet.                                                                                                                                                                                                                                                                                                            | 1,588.67      | SY        | \$                       | 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.                                                                                                                                                          | 1             | 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     |                                                                                                                                                                                                                                                                                                                            |               |           |                          |           | \$ -       |
| Daylight             | 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 |
| Heating              | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                                                                                 | 14,298        | SF        | \$                       | 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. |               |           |                          |           | \$ -       |
|                      |                                                                                                                                                                                                                                                                                                                            |               |           |                          |           | \$ -       |
| <b>Toilet Rooms</b>  | <b>Toilet Rooms</b>                                                                                                                                                                                                                                                                                                        | <b>941</b>    | <b>SF</b> |                          |           | \$ -       |
| Fixtures Operational | 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           | SF        | \$                       | 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 above          |           | \$ -       |
| Walls                | in decent condition (be aware of exposed steel structural columns within the corridors). Mixture of drywall, CMU and brick present.                                                                                                                                                                                        |               |           | with item above          |           | \$ -       |
| Floors               | All original tile flooring should be replaced.                                                                                                                                                                                                                                                                             |               |           | with item above          |           | \$ -       |
| 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   |
| Lighting             | Upgrade.                                                                                                                                                                                                                                                                                                                   | 941           | SF        | \$                       | 8.00      | \$ 7,528   |
| Hand Dryers          |                                                                                                                                                                                                                                                                                                                            |               |           | not applicable           |           | \$ -       |
| Ceilings             | Upgrade.                                                                                                                                                                                                                                                                                                                   |               |           | with item above          |           | \$ -       |
| Mirrors              | Upgrade.                                                                                                                                                                                                                                                                                                                   |               |           | with item above          |           | \$ -       |
| ADA Accessible       | No ADA compliant.                                                                                                                                                                                                                                                                                                          |               |           | with item above          |           | \$ -       |
| Adequate Size        |                                                                                                                                                                                                                                                                                                                            |               |           | with item above          |           | \$ -       |
| <b>Gymnasium</b>     | <b>Gymnasium</b>                                                                                                                                                                                                                                                                                                           | <b>2,577</b>  | <b>SF</b> |                          |           | \$ -       |
| Flooring             | New rubber floor.                                                                                                                                                                                                                                                                                                          |               |           | assume work not required |           | \$ -       |
| Lighting             | New fixtures and bulbs in the room.                                                                                                                                                                                                                                                                                        |               |           | assume work not required |           | \$ -       |
| HVAC                 |                                                                                                                                                                                                                                                                                                                            |               |           | assume work not required |           | \$ -       |
| Daylight             | None.                                                                                                                                                                                                                                                                                                                      |               |           | assume work not required |           | \$ -       |
| Gym Equipment        | Hoops could be replaced and updated. No wall padding present.                                                                                                                                                                                                                                                              | 4             | EA        | \$                       | 7,500.00  | \$ 30,000  |
| Doors                | 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.                                                                                                                                                                                                                                                                                                                      |               |           |                          |           | \$ -       |



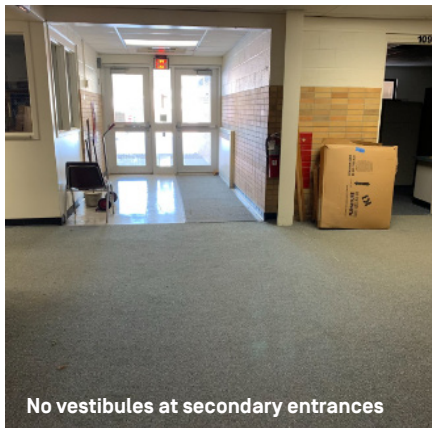
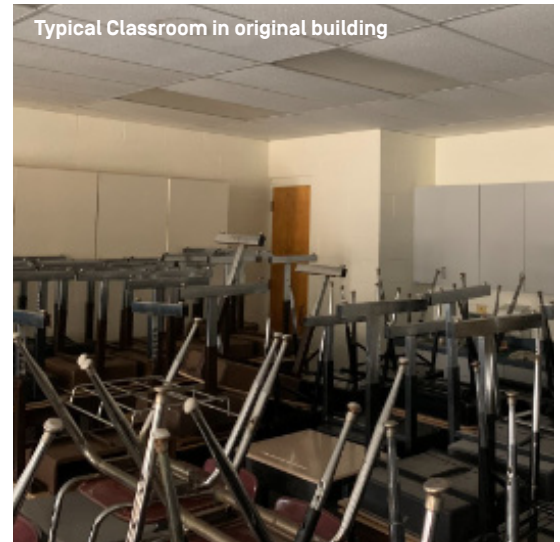
# 05 WARDCLIFF ELEMENTARY

|                     |                                                                                                                                                                                                                                                                           |              |           |    |                          |            |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------|----|--------------------------|------------|
| Egress              | Exterior and interior egress. Exit signs present.                                                                                                                                                                                                                         |              |           |    | \$                       | -          |
| Locker Rooms        |                                                                                                                                                                                                                                                                           |              |           |    | \$                       | -          |
| Walls/Ceilings      | Assume painting of walls                                                                                                                                                                                                                                                  | 2,577        | SF        | \$ | 4.00                     | \$ 10,308  |
| General Note        | currently used as voting center location for the neighborhood.                                                                                                                                                                                                            |              |           |    | \$                       | -          |
| <b>Cafeteria</b>    | <b>Cafeteria</b>                                                                                                                                                                                                                                                          | <b>2,169</b> | <b>SF</b> |    |                          | \$ -       |
| Flooring            | Replace - new sheet vinyl, but tearing, prep issues. Same as kitchen.                                                                                                                                                                                                     | 2,169        | SF        | \$ | 14.00                    | \$ 30,366  |
| Ceilings/Walls      | Replace ceiling pads/grid/fixture. Walls in good condition - to be repainted                                                                                                                                                                                              | 2,169        | SF        | \$ | 12.00                    | \$ 26,028  |
| Accessibility       |                                                                                                                                                                                                                                                                           |              |           |    | \$                       | -          |
| Lighting            | 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                                                                                                                                                                                                                                        |              |           |    | \$                       | -          |
| <b>Offices</b>      | <b>Offices</b>                                                                                                                                                                                                                                                            | <b>1,657</b> | <b>SF</b> |    |                          | \$ -       |
| Flooring            | Entire area should be upgraded based on building function in the future. Offices not required if not an elementary school.                                                                                                                                                | 1,657        | SF        | \$ | 75.00                    | \$ 124,275 |
| Furniture           |                                                                                                                                                                                                                                                                           |              |           |    | assume with owner FF&E % | \$ -       |
| Ceilings            |                                                                                                                                                                                                                                                                           |              |           |    | with item above          | \$ -       |
| Paging              |                                                                                                                                                                                                                                                                           |              |           |    | in elec below            | \$ -       |
| Master Clock        |                                                                                                                                                                                                                                                                           |              |           |    | in elec below            | \$ -       |
| Phone System        |                                                                                                                                                                                                                                                                           |              |           |    | in elec below            | \$ -       |
| Lighting            |                                                                                                                                                                                                                                                                           | 1,657        | SF        | \$ | 8.00                     | \$ 13,256  |
| Heating             | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                                | 1,657        | SF        | \$ | 0.50                     | \$ 829     |
| Copy/Work Room      |                                                                                                                                                                                                                                                                           |              |           |    | with item above          | \$ -       |
| Meeting Rooms       |                                                                                                                                                                                                                                                                           |              |           |    | with item above          | \$ -       |
| Coffee Break Area   |                                                                                                                                                                                                                                                                           |              |           |    | with item above          | \$ -       |
| Bathroom(s)         |                                                                                                                                                                                                                                                                           |              |           |    | with item above          | \$ -       |
| Visibility          |                                                                                                                                                                                                                                                                           |              |           |    | with item above          | \$ -       |
| <b>Media Center</b> | <b>Media Center</b>                                                                                                                                                                                                                                                       | <b>2,435</b> | <b>SF</b> |    |                          | \$ -       |
| Size                | N/A - not dedicated or currently media center in use                                                                                                                                                                                                                      |              |           |    | \$                       | -          |
| Flooring            | Carpet to be replaced                                                                                                                                                                                                                                                     | 271          | SY        | \$ | 63.54                    | \$ 17,191  |
| Lighting            | Upgrades needed                                                                                                                                                                                                                                                           | 2,435        | SF        | \$ | 11.00                    | \$ 26,785  |
| Office Space        |                                                                                                                                                                                                                                                                           |              |           |    | \$                       | -          |
| Ventilation         |                                                                                                                                                                                                                                                                           |              |           |    | \$                       | -          |
| Doors               | Doors in this space are in better condition than the original wing. Door knobs to be replaced with levers.                                                                                                                                                                | 6            | EA        | \$ | 1,000.00                 | \$ 6,000   |
| Ceilings            | Ceilings to be replaced                                                                                                                                                                                                                                                   | 2,435        | SF        | \$ | 9.00                     | \$ 21,915  |
| Heating             | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                                | 2,435        | SF        | \$ | 0.50                     | \$ 1,218   |
| <b>Kitchen</b>      | <b>Kitchen</b>                                                                                                                                                                                                                                                            | <b>557</b>   | <b>SF</b> |    |                          | \$ -       |
| Program             | Not functioning building currently. Existing kitchen (30x40) and cafeteria present on north end of building.                                                                                                                                                              |              |           |    | \$                       | -          |
| Equipment           | JRA to provide list for selecting new equipment. Large 3 compartment sink, residential refrigerators, hood and range.                                                                                                                                                     | 1            | LS        | \$ | 262,500.00               | \$ 262,500 |
| Ceilings            | ACT drop ceiling present. Replace and upgrade lights/wipeable ceiling tiles/diffusers/grilles all need to be replaced.                                                                                                                                                    | 557          | SF        | \$ | 9.00                     | \$ 5,413   |
| Cooler/Freezer      | Walk-in units not present.                                                                                                                                                                                                                                                |              |           |    | \$                       | -          |
| Floors              | Replace- currently rubber sheet vinyl in kitchen and cafeteria.                                                                                                                                                                                                           |              |           |    | \$                       | 12.00      |
| Delivery Space      | 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.                                                                                       | 1            | LS        | \$ | 300,000.00               | \$ 300,000 |
| Storage Space       | No storage space.                                                                                                                                                                                                                                                         |              |           |    | \$                       | -          |
| Kitchen Hood        | Hood present above range. Can be removed and replaced based on new design.                                                                                                                                                                                                |              |           |    | with equipment above     | \$ -       |
| Make-up Air         |                                                                                                                                                                                                                                                                           |              |           |    | \$                       | -          |
| Serving Line        | Compact, one serving line, need to redesign/reformat. Space closed off from Cafeteria (open up).                                                                                                                                                                          | 180          | SF        | \$ | 150.00                   | \$ 27,000  |
| Electrical          | No issues noted - such as too few outlets/location/breaker capacity.                                                                                                                                                                                                      |              |           |    | \$                       | -          |
| Lighting            | Upgrade light fixtures.                                                                                                                                                                                                                                                   | 557          | SF        | \$ | 8.00                     | \$ 4,456   |
| Heating             | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                                | 557          | SF        | \$ | 0.50                     | \$ 679     |
| Secured             |                                                                                                                                                                                                                                                                           |              |           |    | \$                       | -          |
| Fire Suppression/FA | Not present in kitchen.                                                                                                                                                                                                                                                   |              |           |    | \$                       | -          |

# 05 WARDCLIFF ELEMENTARY

|                                                  |                                                                                                                                                                                                                                                                                                                                                                                  |        |    |                                  |    |           |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----|----------------------------------|----|-----------|
| Overall                                          | 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.                                                                                                                                                                            |        |    |                                  | \$ | -         |
|                                                  |                                                                                                                                                                                                                                                                                                                                                                                  |        |    |                                  | \$ | -         |
|                                                  | <b>MECHANICAL</b>                                                                                                                                                                                                                                                                                                                                                                |        |    |                                  | \$ | -         |
| Heating Source and Condition                     | Building served by (2) Thermal Solutions, 1,000 MBH each heating hot water boilers installed in 2004.                                                                                                                                                                                                                                                                            |        |    | assume work not required         | \$ | -         |
| Heating Pumps and Piping                         | Building is served by (2) B&G, 60 gpm, 35' HD base mounted pumps installed in 2004.                                                                                                                                                                                                                                                                                              |        |    | assume work not required         | \$ | -         |
| Cooling Source and Condition                     | Individual DX cooling.                                                                                                                                                                                                                                                                                                                                                           |        |    |                                  | \$ | -         |
| Cooling Pumps and Piping                         | N/A.                                                                                                                                                                                                                                                                                                                                                                             |        |    |                                  | \$ | -         |
| Terminal 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. | 1      | 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 System/Controls              | Building served by Trane BMS with partial pneumatics.                                                                                                                                                                                                                                                                                                                            | 33,000 | SF | \$ 5.00                          | \$ | 165,000   |
| Domestic Water Piping                            | No known issues.                                                                                                                                                                                                                                                                                                                                                                 |        |    | assume work not required         | \$ | -         |
| Water Heaters                                    | 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.                                                                                                                                                                                                                 | 1      | EA | \$ 12,000.00                     | \$ | 12,000    |
| Plumbing Fixtures                                | Plumbing fixtures are at end of life.                                                                                                                                                                                                                                                                                                                                            |        |    | covered in item above            | \$ | -         |
| Fire Protection                                  | N/A.                                                                                                                                                                                                                                                                                                                                                                             |        |    |                                  | \$ | -         |
| Pool equipment                                   | N/A.                                                                                                                                                                                                                                                                                                                                                                             |        |    |                                  | \$ | -         |
|                                                  |                                                                                                                                                                                                                                                                                                                                                                                  |        |    |                                  | \$ | -         |
|                                                  | <b>ELECTRICAL</b>                                                                                                                                                                                                                                                                                                                                                                |        |    |                                  | \$ | -         |
| Transformer size                                 |                                                                                                                                                                                                                                                                                                                                                                                  |        |    |                                  | \$ | -         |
| Primary/Secondary Service                        | Owner would like to relocate overhead power feed to building underground                                                                                                                                                                                                                                                                                                         |        |    | in site elec above               | \$ | -         |
| Generator                                        | There is no generator on site.                                                                                                                                                                                                                                                                                                                                                   |        |    |                                  | \$ | -         |
| Lighting                                         | Misc. areas unaccounted for                                                                                                                                                                                                                                                                                                                                                      | 2,786  | SF | \$ 7.00                          | \$ | 19,502    |
| Occupancy Sensors                                | N/A.                                                                                                                                                                                                                                                                                                                                                                             |        |    |                                  | \$ | -         |
| Lighting Control System                          | Toggle switches. Needs updating.                                                                                                                                                                                                                                                                                                                                                 | 33,000 | SF | \$ 1.50                          | \$ | 49,500    |
| Panels                                           | Majority of panels are in good shape.                                                                                                                                                                                                                                                                                                                                            |        |    |                                  | \$ | -         |
| Panel Clearance                                  | Need to remove storage items.                                                                                                                                                                                                                                                                                                                                                    |        |    |                                  | \$ | -         |
| Frequency Drives                                 |                                                                                                                                                                                                                                                                                                                                                                                  |        |    |                                  | \$ | -         |
| Fire Alarm                                       | Upgraded in the last 5 years. Future upgrades could include voice activation (district wide)                                                                                                                                                                                                                                                                                     |        |    |                                  | \$ | -         |
| Lighting                                         | Fluorescent fixtures throughout need to be replaced.                                                                                                                                                                                                                                                                                                                             |        |    | in areas above                   | \$ | -         |
| Exit Signs                                       | Exit signs are very old and letters are dim.                                                                                                                                                                                                                                                                                                                                     |        |    | in areas above                   | \$ | -         |
| Clocks                                           |                                                                                                                                                                                                                                                                                                                                                                                  | 33,000 | SF | \$ 0.25                          | \$ | 8,250     |
| Paging                                           |                                                                                                                                                                                                                                                                                                                                                                                  | 33,000 | SF | \$ 0.60                          | \$ | 19,800    |
| Phone System                                     |                                                                                                                                                                                                                                                                                                                                                                                  | 33,000 | SF | \$ 2.00                          | \$ | 66,000    |
| Branch                                           |                                                                                                                                                                                                                                                                                                                                                                                  | 33,000 | SF | \$ 2.00                          | \$ | 66,000    |
|                                                  |                                                                                                                                                                                                                                                                                                                                                                                  |        |    |                                  | \$ | -         |
|                                                  | <b>TECHNOLOGY</b>                                                                                                                                                                                                                                                                                                                                                                |        |    |                                  | \$ | -         |
| IT Rooms                                         | Bare minimum MDF. Needs AC.                                                                                                                                                                                                                                                                                                                                                      |        |    | included in "Phone System" above | \$ | -         |
| Fiber Optic Cabling (between buildings/IT rooms) | Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks.                                                                                                                                                                                                                                                                         |        |    | included in "Phone System" above | \$ | -         |
| 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. Limited atomic clocks                                                                                                                                                                                                                                                                                                                     |        |    | included in "Master Clock" above | \$ | -         |
| Classroom Audio/Video Systems                    | No AV.                                                                                                                                                                                                                                                                                                                                                                           | 33,000 | SF | \$ 0.50                          | \$ | 16,500    |
| Large Space Audio/Video Systems                  | No AV.                                                                                                                                                                                                                                                                                                                                                                           | 1      | LS | \$ 100,000.00                    | \$ | 100,000   |
| Security Camera System                           | Need to update Sony cameras and VMS (currently exacqvision software)                                                                                                                                                                                                                                                                                                             | 33,000 | SF | \$ 1.00                          | \$ | 33,000    |
| Access Control System                            | Limited access control. School not in active use.                                                                                                                                                                                                                                                                                                                                | 33,000 | SF | \$ 1.00                          | \$ | 33,000    |
|                                                  |                                                                                                                                                                                                                                                                                                                                                                                  |        |    |                                  | \$ | -         |
|                                                  |                                                                                                                                                                                                                                                                                                                                                                                  |        |    |                                  | \$ | -         |
| Direct Trade                                     |                                                                                                                                                                                                                                                                                                                                                                                  | 33,000 |    | \$ 173.71                        | \$ | 5,732,448 |

# 05 WARDCLIFF ELEMENTARY

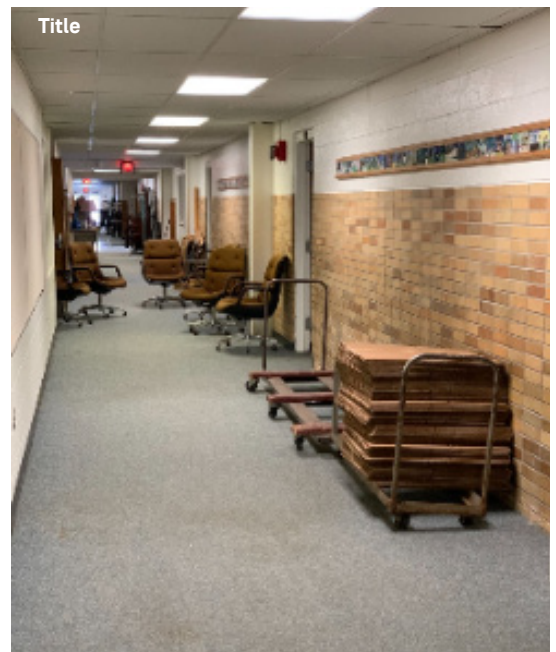




# 05 WARDCLIFF ELEMENTARY



Cafeteria



Title



Typical toilet room in building addition



Limestone sills to be cleaned



Title



No prominent main entrance, soffit damage



Main Entrance



Playground

**06**

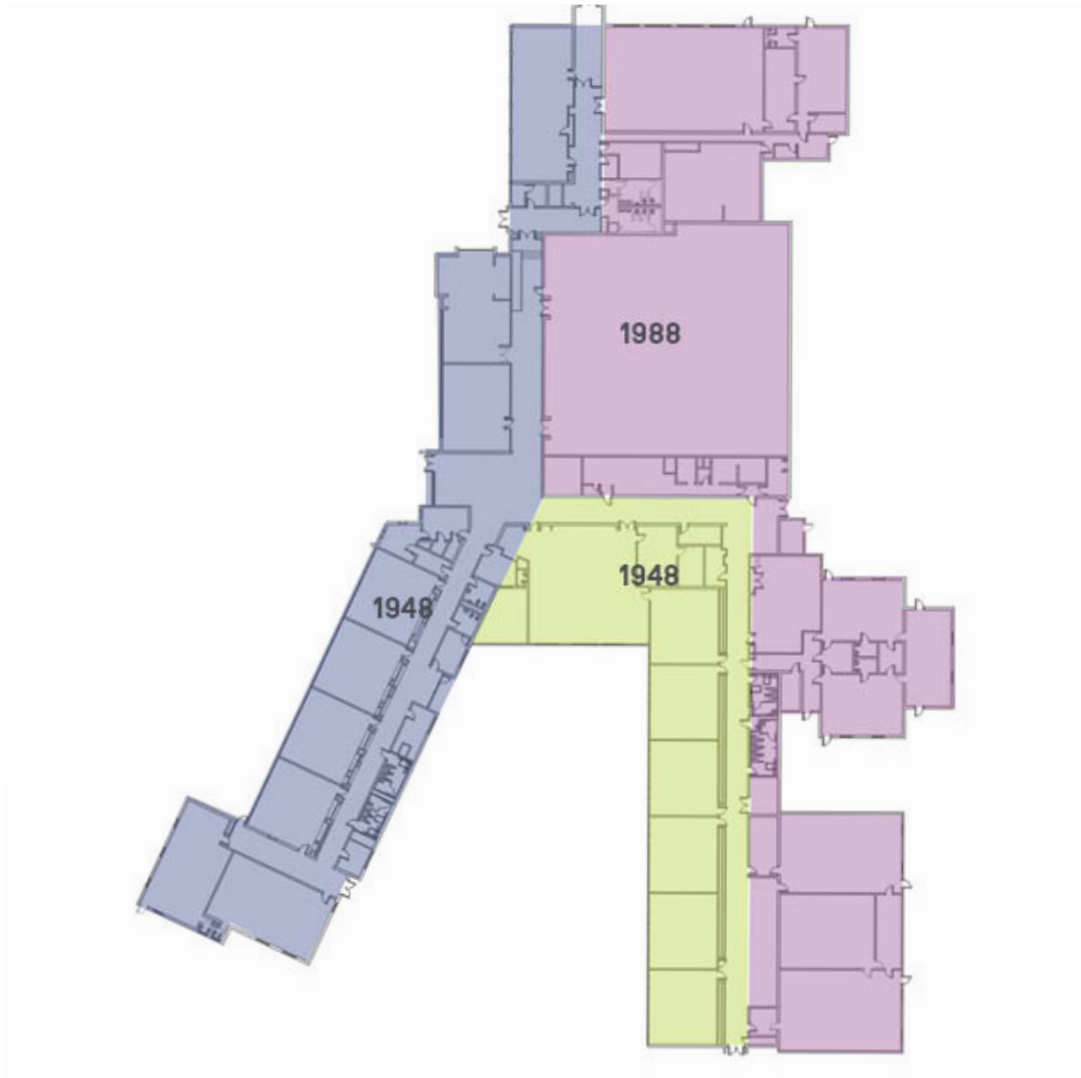
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**CENTRAL  
MONTESSORI  
SCHOOL /  
DISTRICT  
ADMINISTRATION**

# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

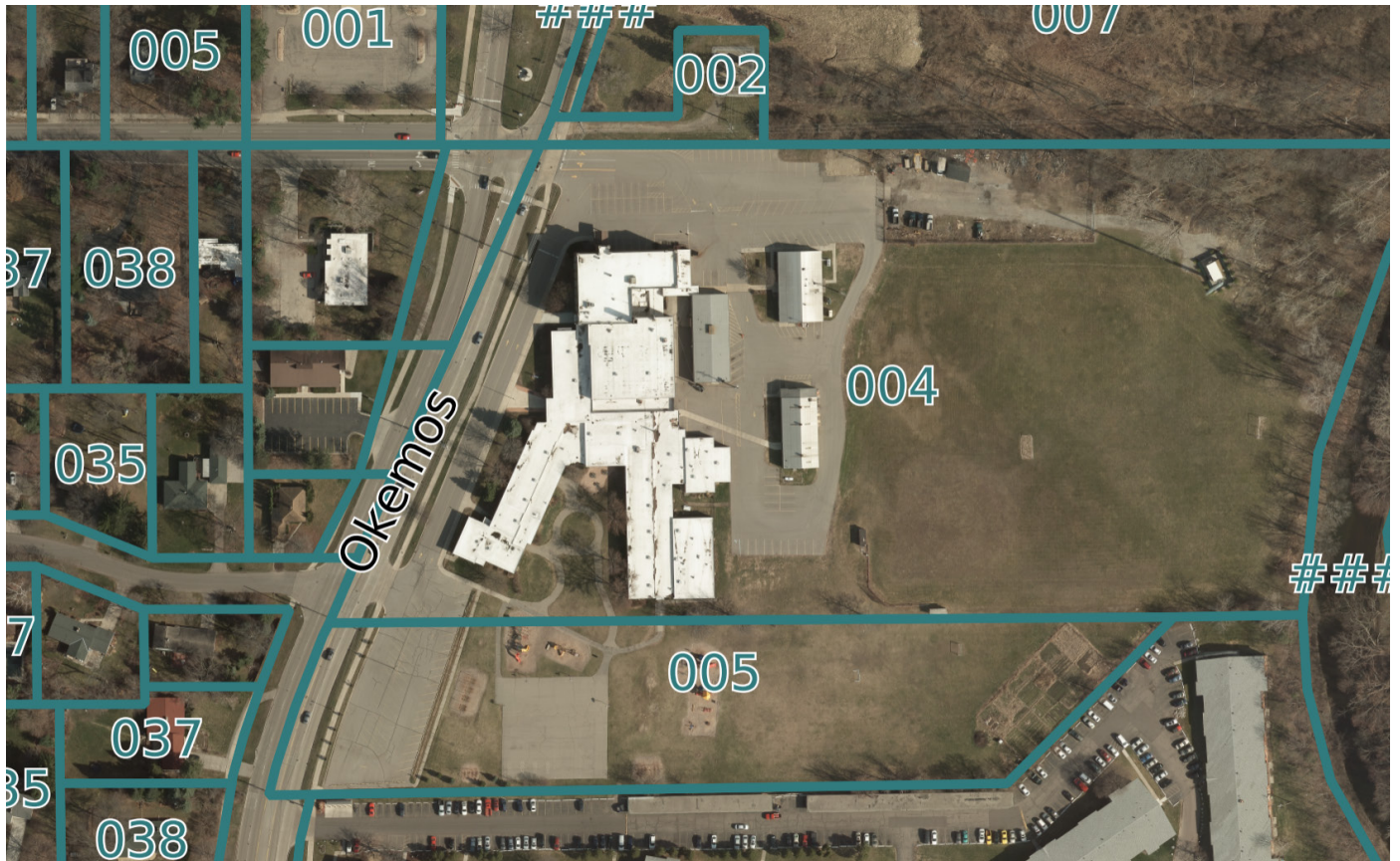
|                                         |                   |
|-----------------------------------------|-------------------|
| <b>Use:</b>                             | PK-4              |
| <b>Built:</b>                           | 1948              |
| <b>Additions + Renovations:</b>         | 1963 / 1988       |
| <b>Total Building Area:</b>             | 68,400 SF         |
| <b>Site Area:</b>                       | 28 Acres          |
| <b>Enrollment:</b>                      | 345 students      |
| <b>Square Footage per Student:</b>      | 145.1* sf/student |
| <b>Renovation Cost:</b>                 | \$18,257,287      |
| <b>Current Replacement Value [CRV]:</b> | \$21,888,000      |
| <b>Facility Condition Index [FCI]:</b>  | 83%               |

\* Calculation based on school building's square footage only.





# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION





# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

## 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.

# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

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## 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.



# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

## DATA SHEETS

### Facility Assessment

Building Name

Central Montessori/District Admin

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 its useful life, current need, should be replaced in the next 3-5 years

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

| ARCHITECTURAL     | good | fair | poor | comments                                                                                                                                                                                                                                                                                                     |
|-------------------|------|------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Shell    |      |      |      |                                                                                                                                                                                                                                                                                                              |
| Roofing           |      | x    |      | Central Elementary 2005 Single-ply membrane. New roofing installed in 2016 Firestone single-ply membrane. District reports no issues.                                                                                                                                                                        |
| Exterior Windows  |      | x    |      | 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.                                                                                                         |
| Positive Drainage |      | x    |      | 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. |
| Defined Entry     |      | x    |      | 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.                                                                                                                                      |

# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

| ARCHITECTURAL (CON'T) | good | fair | poor | comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accessibility         |      |      | x    | 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. |
| Fascia/Soffits        |      |      | x    | Canopy at north entrance should be removed and replaced. Wood fascia and soffits at the school building should be replaced with prefinished metal trim.                                                                                                                                                                                                                                                                                                                                                                                                       |
| Brick / CMU           |      | x    |      | 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.                                                                                                                                                                                                                                                            |
| Wall panels           |      |      | x    | Wall panels at window infill to be replaced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Caulk Joints          |      |      |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Water Stains          |      | x    |      | 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                                                                                                                                                                                                                                                                                                                                                                          |
| Exterior Doors        |      | x    |      | Decent aluminum frames/electronic locksets present. Not all entrances have barrier free access and snowmelt concrete should be considered at all locations.                                                                                                                                                                                                                                                                                                                                                                                                   |
| Vestibule Entries     |      |      | x    | Not present at most locations including Administration building. Main entrance to Central Montessori has exterior secure entrance doors but no secure vestibule entrance                                                                                                                                                                                                                                                                                                                                                                                      |
| Glass Block           |      |      | x    | Found in some locations of the Admin building - should be considered for removal and replacement with windows.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Chimney               |      |      | x    | Remove Chimney (not sure if still functional) on Admin building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Transite Panels       |      |      | x    | Located around Central Mont windows and could be removed and replaced with larger window frames.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| INTERIORS / FINISHES | good | fair | poor | comments                                                                                                                                                                                                                                                                                                                               |
|----------------------|------|------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Corridors</b>     |      |      |      |                                                                                                                                                                                                                                                                                                                                        |
| Lights               |      |      | x    | Upgrade - old/performance/bulb retrofits/lighting controls.                                                                                                                                                                                                                                                                            |
| Flooring             |      |      | x    | Replace all flooring (carpet & VCT). Terrazzo floor in fair condition.                                                                                                                                                                                                                                                                 |
| Ceiling/Walls        |      |      | x    | 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.                                                                                         |
| Lockers              |      |      | x    | Built-in lockers in school corridors. School would like them removed and new reinstalled. Build in metal lockers in CMU walls (extensive work)                                                                                                                                                                                         |
| Doors                |      |      | x    | 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 Admin building have 'knob' hardware. |
| Size of Corridor     | x    |      |      | 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     | x    |      |      | No issues with flow reported. Central Montessori has two major wings connected by passageway at main office.                                                                                                                                                                                                                           |

# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

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



# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

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

# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

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

# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

| MECHANICAL                          | good | fair | poor | comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------|------|------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heating Source and Condition        |      | X    |      | 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.                                                                                                                                                                                                                                                                                                                                                                |
| Heating Pumps and Piping            |      | X    |      | Building is served by (2) B&G base mounted pumps (320 gpm @ 90' HD) installed around 2003. No known issues for piping.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Cooling Source and Condition        |      | X    |      | Individual DX cooling. Administration building and classrooms have cooling. Cafeteria and Gym does not have cooling.                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Cooling Pumps and Piping            |      |      |      | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Terminal Devices                    |      | X    |      | 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.                                                                                                                                                                                                                                                                                                                     |
| AHUs and RTUs                       |      | X    |      | 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. |
| Ventilation                         |      |      | x    | 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 cfm EF's, (4) 560 cfm EF's, (1) 690 cfm EF                                                                                                                                                                                                                                                              |
| Building Management System/Controls |      |      | X    | Building is served by Trane BMS with partial pneumatics.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Domestic Water Piping               |      |      | X    | 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.                                                                                                                                                                                                                                                                                                                                                                                                      |
| Water Heaters                       | X    |      |      | Building is served by a Bradford White water heater, 80 gallon, 200 MBH installed in 2020.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Plumbing Fixtures                   |      | X    |      | Administration Building remodeled within last 5 years. Elementary fixtures are original.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Fire Protection                     |      |      |      | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Pool equipment                      |      |      |      | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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

| TECHNOLOGY | good | fair | poor | comments                                                    |
|------------|------|------|------|-------------------------------------------------------------|
| IT Rooms   |      | x    |      | Shared storage space. Unused equipment needs to be removed. |



# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

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

# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

## BUDGET DETAIL

| ITEM #: 13                                    |                                                                                                                                                            |          | Acres: |                          | 28         |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|--------------------------|------------|
| Central Montessori/District Admin. - Sitework |                                                                                                                                                            |          |        |                          |            |
| 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 this location during heavy rains.                                       | 1        | LS     | \$ 25,000.00             | \$ 25,000  |
| Asphalt Parking/ Drives                       | Asphalt pavement in good condition throughout.                                                                                                             |          |        | assume work not required | \$ -       |
| Sidewalks                                     | Some cracking along main drop-off location.                                                                                                                |          |        |                          | \$ -       |
| Adequate Parking                              | Parking is scattered throughout                                                                                                                            |          |        |                          | \$ -       |
| Bus Loop                                      | N / A - no bus service                                                                                                                                     |          |        |                          | \$ -       |
| Playgrounds                                   | Playground equipment is showing its age and should be replaced in the near term.                                                                           | 1        | LS     | \$ 500,000.00            | \$ 500,000 |
| Student Drop off Area                         | Student drop-off is located at the back of the building. This circulation is convoluted and conflicts with the adjacent Operations/Tech/Grounds functions. | 1        | LS     | \$ 250,000.00            | \$ 250,000 |
| 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 the main student drop-off.                                             | 2        | EA     | \$ 40,000.00             | \$ 80,000  |
| 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. - Building Improvements |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                    |     |                          |              |
|                                                            | 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 work 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.                                                                                                                                                                                                                                                  | 1                  | 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.                                                                                                                                                                                                                                                                                                                                                                                       | 1                  | LS  | \$ 150,000.00            | \$ 150,000   |
| 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. | 1                  | LS  | \$ 200,000.00            | \$ 200,000   |
| Fascia/Soffits                                             | Canopy at north entrance should be removed and replaced. Wood fascia and soffits at the school building should be replaced with prefinished metal trim.                                                                                                                                                                                                                                                                                                                                                                                                       |                    |     | see items below          | \$ -         |
| Fascia/Soffits                                             | Remove/replace wood fascia/soffits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 7,878              | SF  | \$ 35.00                 | \$ 275,730   |
| Fascia/Soffits                                             | Canopy remove and replace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1,000              | SF  | \$ 175.00                | \$ 175,000   |
| 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                  | \$ 110,292   |
| Brick                                                      | Add insulation at admin walls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 6,300              | SF  | \$ 30.00                 | \$ 189,000   |
| Wall Panels                                                | Wall panels at window infill to be replaced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1                  | LS  | \$ 75,000.00             | \$ 75,000    |
| Caulk Joints                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                    |     |                          | \$ -         |

# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

|                                |                                                                                                                                                                                                                                                                                                                                        |               |           |                          |            |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------|--------------------------|------------|
| 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 melt                      | Add snow melt system                                                                                                                                                                                                                                                                                                                   |               | excluded  |                          |            |
| Vestibule Entries              | 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.                                                                                                                                                                                                                                                                       | I             | 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 |
|                                |                                                                                                                                                                                                                                                                                                                                        |               |           |                          | \$ -       |
| <b>INTERIORS</b>               |                                                                                                                                                                                                                                                                                                                                        |               |           |                          |            |
|                                |                                                                                                                                                                                                                                                                                                                                        |               |           |                          | \$ -       |
| Walls                          | Paint/refresh entire building                                                                                                                                                                                                                                                                                                          | 68,400        | SF        | \$ 1.50                  | \$ 102,600 |
| <b>Corridors</b>               | <b>Corridors</b>                                                                                                                                                                                                                                                                                                                       | <b>10,222</b> | <b>SF</b> |                          | \$ -       |
| Lighting                       | Upgrade - old/performance/bulb retrofits/lighting controls.                                                                                                                                                                                                                                                                            | 10,222        | SF        | \$ 7.50                  | \$ 76,665  |
| Flooring                       | Replace all flooring (carpet & VCT)-assume 25% corridor area. Terrazo floor in fair condition.                                                                                                                                                                                                                                         | 283.94        | SY        | \$ 63.54                 | \$ 18,042  |
| Flooring                       | Terrazzo repair allowance                                                                                                                                                                                                                                                                                                              | 7,225.50      | SF        | \$ 20.00                 | \$ 144,510 |
| Ceilings/Walls                 | 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        | SF        | \$ 12.00                 | \$ 122,664 |
| Heating                        | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                                                                                             | 10,222        | SF        | \$ 0.50                  | \$ 5,111   |
| Lockers                        | Built-in lockers in school corridors. School would like them removed and new reinstalled. Build in metal lockers in CMU walls (extensive work)                                                                                                                                                                                         | 450           | EA        | \$ 750.00                | \$ 337,500 |
| Doors                          | 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 Admin building have 'knob' hardware. | 59            | EA        | \$ 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                                                                                                                             |               |           | assume work not required | \$ -       |
| Flow of Corridor               | No issues with flow reported. Central Montessori has two major wings connected by passageway at main office.                                                                                                                                                                                                                           |               |           | assume work not 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 work not required | \$ -       |
| Vestibule Entries              | not present                                                                                                                                                                                                                                                                                                                            |               |           |                          | \$ -       |
| Cabinets at Building Entrances | Replace at Central Mont.                                                                                                                                                                                                                                                                                                               | 25            |           | \$ 750.00                | \$ 18,750  |
| Stairs                         | Administration stair handrails and guardrail height do not meet today's code requirements                                                                                                                                                                                                                                              | I             | 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.                                                                                                                                                                     | I             | 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  |
| <b>Classrooms</b>              | <b>Classrooms</b>                                                                                                                                                                                                                                                                                                                      | <b>15,665</b> | <b>SF</b> |                          | \$ -       |
| Flooring                       | classrooms could use carpet and VCT upgrade.                                                                                                                                                                                                                                                                                           | 1,740.56      | SY        | \$ 63.54                 | \$ 110,595 |
| Ceilings                       | Many classrooms have newer 2x4 grid and fixtures.                                                                                                                                                                                                                                                                                      |               | SF        |                          | \$ -       |
| Egress Windows                 | Most window do not have labels, but windows should be removed and replaced.                                                                                                                                                                                                                                                            | I             | LS        | \$ 50,000.00             | \$ 50,000  |
| Casework                       | Casework to be replaced                                                                                                                                                                                                                                                                                                                | 1,000         | LF        | \$ 450.00                | \$ 450,000 |
| Marker/Chalkboards             | Have whiteboards - ready for upgrade. Assume 3 each classroom (8' lf/each MB)                                                                                                                                                                                                                                                          | 20            | RMS       | \$ 3,360.00              | \$ 67,200  |
| Heating                        | Received new VUV units with last bond cycle.                                                                                                                                                                                                                                                                                           |               |           | assume work not required | \$ -       |
| Air-Conditioning               | Received new VUV units with last bond cycle.                                                                                                                                                                                                                                                                                           |               |           | assume work not required | \$ -       |
| Daylight                       | 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 exterior windows     | \$ -       |
| Overall Size                   | No issues reported, school was full (every classroom occupied) when we were onsite for tour.                                                                                                                                                                                                                                           |               |           |                          | \$ -       |



# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

|                          |                                                                                                                                                                                                    |              |           |                               |            |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------|-------------------------------|------------|
| 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. |              |           |                               | \$ -       |
| <b>Toilet Rooms</b>      | <b>Toilet Rooms</b>                                                                                                                                                                                | <b>1,517</b> | <b>SF</b> |                               | \$ -       |
| Fixtures Operational     | Most (not all) toilet rooms were updated. Staff toilet rooms to be updated.                                                                                                                        | 2            | LOC       | \$ 35,000.00                  | \$ 70,000  |
| Toilet Partitions        |                                                                                                                                                                                                    |              |           | assume work not required      | \$ -       |
| Walls                    |                                                                                                                                                                                                    |              |           | assume work not required      | \$ -       |
| Floors                   | Epoxy floor with integral cove base used at bathrooms recently updated (district wide update).                                                                                                     |              |           | assume work not required      | \$ -       |
| Floor Drains             | Some comments from district about tree roots/floor drain conflicts at this building. Inspection should be recommended.                                                                             | 1            | LS        | \$ 6,000.00                   | \$ 6,000   |
| Lighting                 |                                                                                                                                                                                                    |              |           | with item above staff toilets | \$ -       |
| Hand Dryers              | not present.                                                                                                                                                                                       |              |           | excluded                      | \$ -       |
| Ceilings/Walls           | gyp board ceilings with new light fixtures/diffusers                                                                                                                                               |              |           | with item above staff toilets | \$ -       |
| Mirrors                  | new framed mirrors installed.                                                                                                                                                                      |              |           | with item above staff toilets | \$ -       |
| ADA Accessible           | in compliance at new bathrooms. Some staff bathrooms in Central Mont need to be upgraded/updated.                                                                                                  |              |           | with item above staff toilets | \$ -       |
| Adequate Size            | no issues reported.                                                                                                                                                                                |              |           |                               | \$ -       |
| <b>Gymnasium</b>         | <b>Gymnasium</b>                                                                                                                                                                                   | <b>9,915</b> | <b>SF</b> |                               | \$ -       |
| Flooring                 | Flooring being maintained and upgrade by district at winter break 2021.                                                                                                                            |              |           | work by owner                 | \$ -       |
| Lighting                 | recent fixture updates (district wide at gyms).                                                                                                                                                    |              |           | assume work not required      | \$ -       |
| HVAC                     | Recent upgrades (no A/C typical district wide).                                                                                                                                                    |              |           | assume work not required      | \$ -       |
| Daylight                 | none - no exterior windows.                                                                                                                                                                        |              |           | assume work not required      | \$ -       |
| Gym Equipment            | Hoops are fixed but in good condition. Poor acoustics and no wall padding - should be addressed.                                                                                                   | 750          | SF        | \$ 41.00                      | \$ 30,750  |
| Doors                    | Remove, replace, upgrade.                                                                                                                                                                          | 6            | EA        | \$ 3,500.00                   | \$ 21,000  |
| Size                     | nice gym.                                                                                                                                                                                          |              |           |                               | \$ -       |
| Bleachers                | Remove and replace wood bleachers                                                                                                                                                                  | 1,000        | EA        | \$ 185.00                     | \$ 185,000 |
| Egress                   | no issues present - exterior and interior entrances.                                                                                                                                               |              |           |                               | \$ -       |
| Locker Rooms             |                                                                                                                                                                                                    |              |           |                               | \$ -       |
| Walls/Ceilings           | trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling.                                                                                                                    | 9,915        | SF        | \$ 4.00                       | \$ 39,660  |
| General Note             | 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                    | 1            | LS        | \$ 650,000.00                 | \$ 650,000 |
| <b>Cafeteria</b>         | <b>Cafeteria</b>                                                                                                                                                                                   | <b>2,478</b> | <b>SF</b> |                               | \$ -       |
| Flooring                 | Rubber sheet vinyl over old gym flooring not performing well - should be replaced                                                                                                                  | 2,478        |           | \$ 15.00                      | \$ 37,170  |
| Ceilings/Walls           | 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.                                               | 2,478        | SF        | \$ 12.00                      | \$ 29,736  |
| Accessibility            | Acceptable but not ideal (tight/compact).                                                                                                                                                          |              |           |                               | \$ -       |
| Lighting                 | Update fixtures.                                                                                                                                                                                   | 2,478        | SF        | \$ 8.50                       | \$ 21,063  |
| Seating                  | Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows).                                                                                 |              |           |                               | \$ -       |
| size                     | 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.                         |              |           |                               | \$ -       |
| Air-Conditioning         | present with recent unit updates to Admin building.                                                                                                                                                |              |           | assume work not required      | \$ -       |
| Daylight                 | ok - exterior windows (up high on walls) due to ground floor location.                                                                                                                             |              |           |                               | \$ -       |
| Overall Size             |                                                                                                                                                                                                    |              |           |                               | \$ -       |
| Doors                    | remove and replace.                                                                                                                                                                                | 5            | EA        | \$ 3,500.00                   | \$ 17,500  |
| Egress                   | 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. |              |           |                               | \$ -       |
| Heating                  | Add diffuser and grilles with new ceilings                                                                                                                                                         | 2,478        | SF        | \$ 0.50                       | \$ 1,239   |
| Heating                  | Admin building mechanical unit updates recently performed, not issues noted during site visit. Inefficient exterior perimeter windows.                                                             |              |           | assume work not required      | \$ -       |

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| Offices                 | Offices                                                                                                                                                                                                                             | 3,420  | SF              |               | \$ -       |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------|---------------|------------|
| Flooring                | Replace all flooring in Administration and school offices. Includes renovation for office area                                                                                                                                      | 3,420  | SF              | \$ 125.00     | \$ 427,500 |
| Furniture               |                                                                                                                                                                                                                                     |        |                 |               | \$ -       |
| Ceilings                | Administration ceilings (2x4 grid with sagging tiles) to be replaced. Fair to good condition - new ceilings would make a large impact. New light fixtures, may become necessary since campus does not have fire suppression system. |        | with item above |               | \$ -       |
| Paging                  | Upgrade                                                                                                                                                                                                                             |        | in elec below   |               | \$ -       |
| Master Clock            | Upgrade                                                                                                                                                                                                                             |        | in elec below   |               | \$ -       |
| Phone System            | Upgrade                                                                                                                                                                                                                             |        | in elec below   |               | \$ -       |
| Lighting                | Upgrade                                                                                                                                                                                                                             | 3,420  | SF              | \$ 8.00       | \$ 27,360  |
| Heating                 | Add diffuser and grilles with new ceilings                                                                                                                                                                                          | 3,420  | SF              | \$ 0.50       | \$ 1,710   |
| Copy/Work Room          | School office workroom inefficient and small - not functional, Teacher workroom located in former locker room                                                                                                                       |        | with item above |               | \$ -       |
| Meeting Rooms           | Small individual rooms scattered around main office - need to update / reconfigure.                                                                                                                                                 |        | with item above |               | \$ -       |
| Boardroom               | Dated, all finishes and casework to be replaced.                                                                                                                                                                                    |        | with item above |               | \$ -       |
| Coffee Break Area       | Do not have in Administration.                                                                                                                                                                                                      |        |                 |               | \$ -       |
| Bathroom(s)             | Staff bathrooms in corridor outside main office were not updated with other restrooms                                                                                                                                               |        | with item above |               | \$ -       |
| Visibility              | Poor visibility to both the school entrance and administration entrance                                                                                                                                                             |        |                 |               | \$ -       |
| Health Room with Toilet | Present at Central Mont main office near main entrance. Entire main office needs to be upgraded and redesigned.                                                                                                                     |        | with item above |               | \$ -       |
| Accessibility           | No                                                                                                                                                                                                                                  |        |                 |               | \$ -       |
| Child Care Center       | large room located on ground floor of Administration building.                                                                                                                                                                      |        |                 |               | \$ -       |
| Staff Lounge            | Located in East Wing of school, minimal natural light.                                                                                                                                                                              |        |                 |               | \$ -       |
|                         |                                                                                                                                                                                                                                     |        |                 |               | \$ -       |
| Media Center            | Media Center                                                                                                                                                                                                                        | 1,500  | SF              |               | \$ -       |
| Size                    | No limitations reported. IT added room configured within footprint of Media Center.                                                                                                                                                 | 1      | LS              | \$ 35,000.00  | \$ 35,000  |
| Flooring                | Carpet.                                                                                                                                                                                                                             | 166.67 | SY              | \$ 63.54      | \$ 10,590  |
| Lighting                | 2x4 fixtures - ok condition/no building controls other than wall switches. No dimming capacity.                                                                                                                                     | 1,500  | SF              | \$ 11.00      | \$ 16,500  |
| Office Space            | No media center offices - Adjacent meeting rooms used for general building use. Be aware of ceiling types in these rooms (different conditions should be removed and replaced).                                                     |        |                 |               | \$ -       |
| Ventilation             |                                                                                                                                                                                                                                     |        |                 |               | \$ -       |
| Doors                   |                                                                                                                                                                                                                                     |        |                 |               | \$ -       |
| Ceilings                | 2x4 grid/lights/projector/clean.                                                                                                                                                                                                    | 1,500  | SF              | \$ 12.00      | \$ 18,000  |
| Heating                 | Add diffuser and grilles with new ceilings                                                                                                                                                                                          | 1,500  | SF              | \$ 0.50       | \$ 750     |
| Acoustics               | no issues - ceiling height 11' and CMU painted walls                                                                                                                                                                                |        |                 |               | \$ -       |
| Seating                 | furniture ok                                                                                                                                                                                                                        |        |                 |               | \$ -       |
| Auxiliary Spaces        | Auxiliary Spaces                                                                                                                                                                                                                    |        |                 |               | \$ -       |
| Mechanical room         | Mechanical room at the Administration building is small, crowded and difficult to access.                                                                                                                                           | 1      | LS              | \$ 75,000.00  | \$ 75,000  |
| General Note            |                                                                                                                                                                                                                                     |        |                 |               | \$ -       |
| General Note            |                                                                                                                                                                                                                                     |        |                 |               | \$ -       |
| Kitchen                 | Kitchen                                                                                                                                                                                                                             | 1,309  | SF              |               | \$ -       |
| Program                 | Kitchen/Cafeteria located in ground floor of Admin building (original High School footprint). 300 meals daily to Central Montessori Elementary students.                                                                            |        |                 |               | \$ -       |
| Equipment               | 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), prep tables. Serving space in separate room adjacent to kitchen.           | 1      | LS              | \$ 265,500.00 | \$ 265,500 |
| Ceilings                | Replace 2x4 tiles and grid in serving area. Replace and upgrade lights/diffusers/grilles. Kitchen has hard lid gyp ceiling - remove and replace.                                                                                    | 1,309  | SF              | \$ 15.00      | \$ 20,355  |
| Cooler/Freezer          | Walk-in units not present.                                                                                                                                                                                                          |        |                 |               | \$ -       |
| Floors                  | 4x4 quarry tile and rubber base present in kitchen and serving area.                                                                                                                                                                |        |                 |               | \$ -       |

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|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                      |                          |    |         |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------------|--------------------------|----|---------|
| 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 flooding issue at the two doors                                                                                                                                                                                                                                                                       |        | see building shell   |                          | \$ | -       |
| Storage Space                       | Storage room present - between kitchen and mechanical area. Concrete floor (tunnel access here) / CMU walls/ gyp lid.                                                                                                                                                                                                                                                                                                                                                                                                                                |        |                      |                          | \$ | -       |
| Kitchen Hood                        | Old large hood above range and coolers. Remove and replace.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        | with equipment above |                          | \$ | -       |
| Make-up Air                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                      |                          | \$ | -       |
| Serving Line                        | Serving space in separate room adjacent to kitchen. Floor ok, CMU and Gyp walls, replace ceiling. No fire suppression or fire alarm present.                                                                                                                                                                                                                                                                                                                                                                                                         |        |                      |                          | \$ | -       |
| Electrical                          | No issues noted - such as too few outlets/location/breaker capacity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |        |                      |                          | \$ | -       |
| Lighting                            | Upgrade light fixtures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1,309  | SF                   | \$ 8.00                  | \$ | 10,472  |
| Heating                             | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1,309  | SF                   | \$ 0.50                  | \$ | 655     |
| Heating                             | Administration building just received new HVAC units to serve all (3) floors. Heating and A/C.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                      | assume work not required | \$ | -       |
| Secured                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                      |                          | \$ | -       |
| Fire Suppression/FA                 | No fire suppression present. Fire alarm present.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |                      |                          | \$ | -       |
| Overall                             | Final preparations and serving to elementary students. Not a fully functional licensed kitchen. Materials delivered from food service and high school.                                                                                                                                                                                                                                                                                                                                                                                               |        |                      |                          | \$ | -       |
|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                      |                          | \$ | -       |
|                                     | <b>MECHANICAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        |                      |                          | \$ | -       |
| 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 deficiencies in mechanical room - remove all abandoned equipment and piping                                                                                                                                                                                                                                                                        | I      | allow                | \$ 250,000.00            | \$ | 250,000 |
| Heating Pumps and Piping            | Building is served by (2) B&G base mounted pumps (320 gpm @ 90' HD) installed around 2003. No known issues for piping.                                                                                                                                                                                                                                                                                                                                                                                                                               |        |                      | assume work not required | \$ | -       |
| Cooling Source and Condition        | Individual DX cooling. Administration building and classrooms have cooling. Cafeteria and Gym does not have cooling.                                                                                                                                                                                                                                                                                                                                                                                                                                 |        |                      | assume work not required | \$ | -       |
| 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 work not required | \$ | -       |
| 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 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                                                                                                                                                                                                                                                              | I      | LS                   | \$ 25,500.00             | \$ | 25,500  |
| Building Management System/Controls | Building is served by Trane BMS with partial pneumatics.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 68,400 | SF                   | \$ 5.00                  | \$ | 342,000 |
| Domestic Water Piping               | 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.                                                                                                                                                                                                                                                                                                                                                                                                      | 68,400 | SF                   | \$ 3.50                  | \$ | 240,000 |
| Water Heaters                       | Building is served by a Bradford White water heater, 80 gallon, 200 MBH installed in 2020.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |                      | assume work not required | \$ | -       |
| Plumbing Fixtures                   | Administration Building remodeled within last 5 years. Elementary fixtures are original.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |                      |                          | \$ | -       |
| Fire Protection                     | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |        |                      |                          | \$ | -       |
| Pool equipment                      | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |        |                      |                          | \$ | -       |
|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                      |                          | \$ | -       |
|                                     | <b>ELECTRICAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        |                      |                          | \$ | -       |
| Transformer size                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                      |                          | \$ | -       |
| Primary/Secondary Service           | Wiring is original, lacking receptacles throughout building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        |                      |                          | \$ | -       |
| Generator                           | No generator.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |                      |                          | \$ | -       |
| Lighting                            | Misc. areas unaccounted for                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 22,962 | SF                   | \$ 7.00                  | \$ | 160,734 |
| Occupancy Sensors                   | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |                      |                          | \$ | -       |
| Lighting Control System             | Toggle switches. Needs updating.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 68,400 | SF                   | \$ 1.50                  | \$ | 102,600 |
| Panels                              | Majority of panels are in good shape.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |                      |                          | \$ | -       |

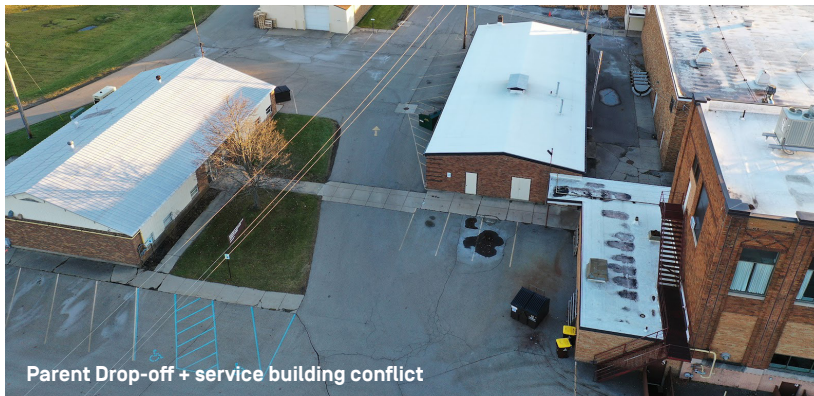


# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

|                                                  |                                                                                                                                          |        |      |                                  |           |              |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------|------|----------------------------------|-----------|--------------|
| Panel Clearance                                  | Need to remove storage items.                                                                                                            |        |      |                                  | \$        | -            |
| Fire Alarm                                       | Upgraded in the last 5 years. Future upgrades could include voice activation (district wide)                                             | 68,400 | SF   | \$                               | 0.75      | \$ 51,300    |
| Lighting                                         | Fluorescent fixtures throughout need to be replaced.                                                                                     |        |      | in areas above                   |           | \$ -         |
| Exit Signs                                       | Exit signs are very old and letters are dim.                                                                                             |        |      | in areas above                   |           | \$ -         |
| Clocks                                           |                                                                                                                                          | 68,400 | SF   | \$                               | 0.25      | \$ 17,100    |
| Paging                                           |                                                                                                                                          | 68,400 | SF   | \$                               | 0.60      | \$ 41,040    |
| Phone System                                     |                                                                                                                                          | 68,400 | SF   | \$                               | 2.00      | \$ 136,800   |
| Branch                                           |                                                                                                                                          | 68,400 | SF   | \$                               | 2.00      | \$ 136,800   |
|                                                  |                                                                                                                                          |        |      |                                  |           |              |
| <b>TECHNOLOGY</b>                                |                                                                                                                                          |        |      |                                  |           | \$ -         |
| IT Rooms                                         | Shared storage space. Unused equipment needs to be removed.                                                                              |        |      | included in "Phone System" above |           | \$ -         |
| Fiber Optic Cabling (between buildings/IT rooms) | Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks.                                 |        |      | included in "Phone System" above |           | \$ -         |
| 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 gym.                                                      |        |      | 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          |           | \$ -         |
| Large Space Audio/Video Systems                  | Gym needs to audio system and installed projector. Admin boardroom/conference room need AV systems to support virtual and in-person.     |        | I LS | \$                               | 35,000.00 | \$ 35,000    |
| 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.                                                          |        |      | assume no work required          |           | \$ -         |
|                                                  |                                                                                                                                          |        |      |                                  |           | \$ -         |
|                                                  |                                                                                                                                          |        |      |                                  |           | \$ -         |
| Direct Trade                                     |                                                                                                                                          | 68,400 |      | \$                               | 119.93    | \$ 8,202,967 |



# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION





# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION



Break-out space in corridor



Typical Classroom



Teacher workroom in old locker room space



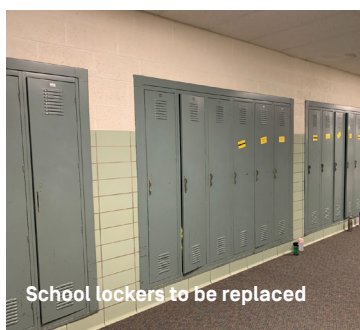
Cafeteria finishes to be replaced



Media Center



No vestibule at school entrance



School lockers to be replaced



School office workroom / copy room



# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION



Gym



Title

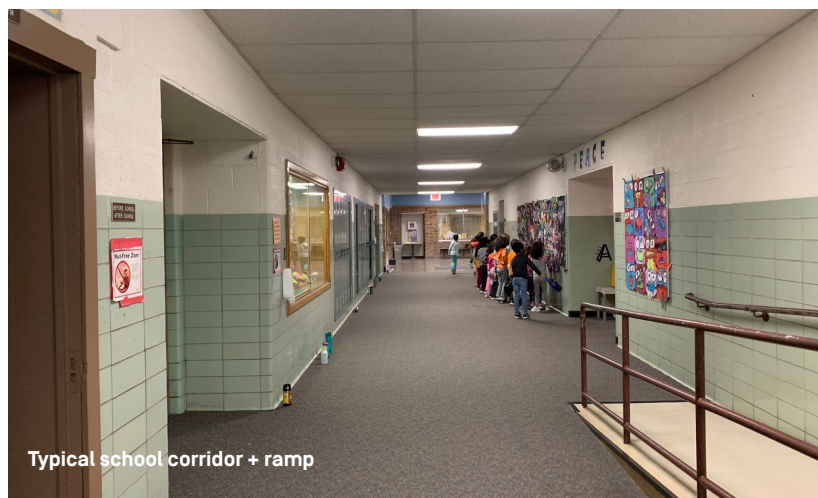
Wood paneling to be refinished



No barrier free parking adjacent to barrier free entrance



VCT to be replaced



Typical school corridor + ramp



Kitchen



# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION



Typical childcare classroom



Admin building mech room



West door to kitchen



Cafeteria finishes to be replaced



Administration entrance



Boardroom



# 06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION



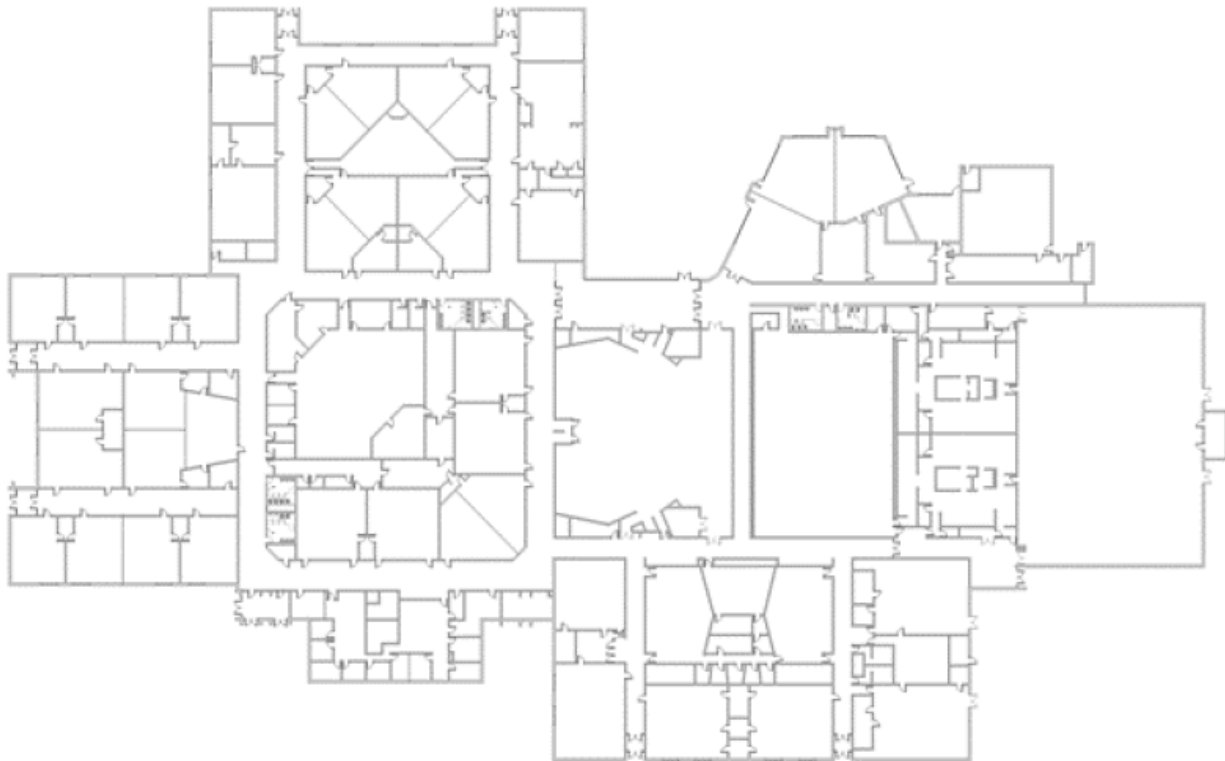


# 07 KINAWA 5-6 SCHOOL

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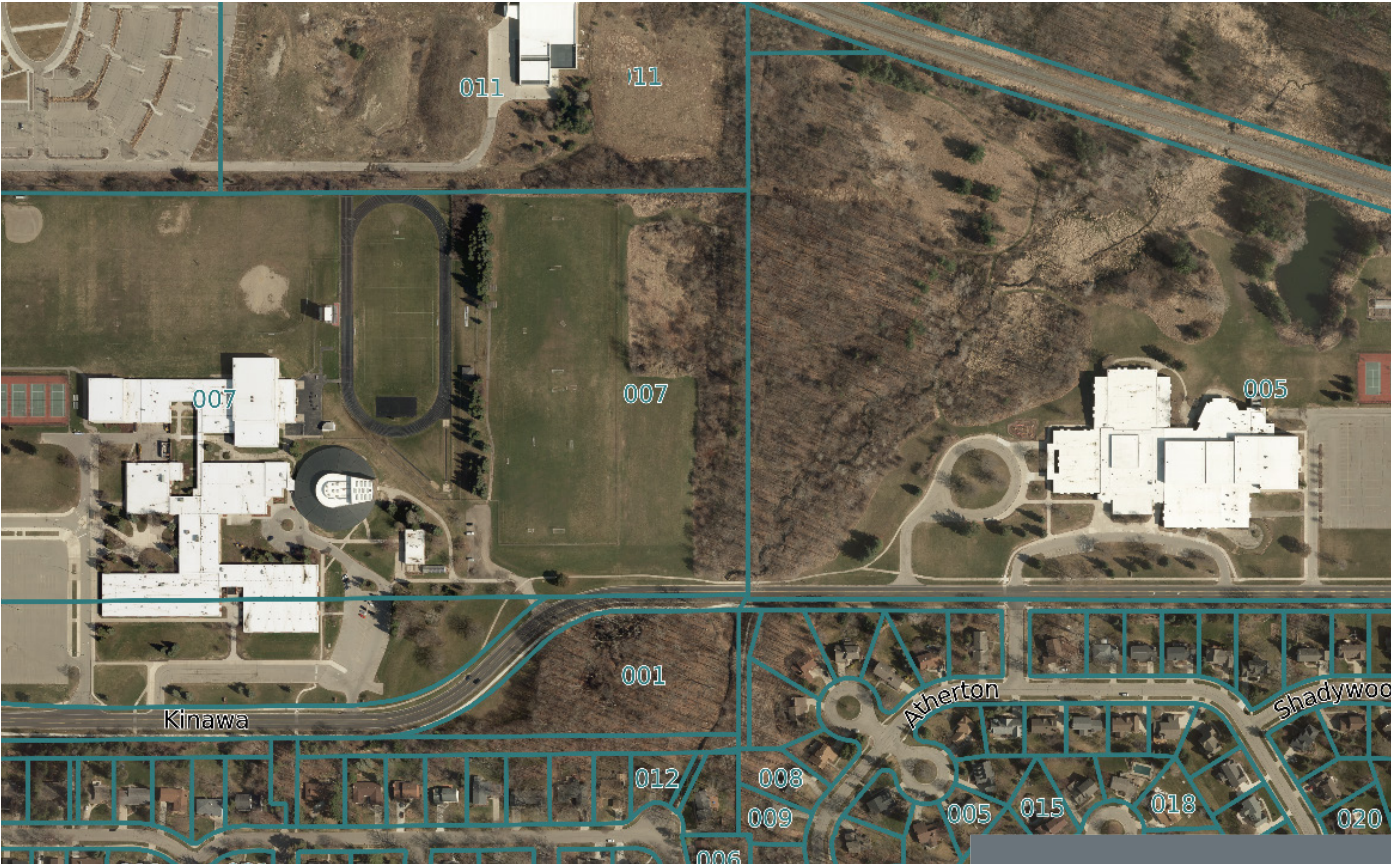
# 07 KINAWA 5-6 SCHOOL

|                                         |                           |
|-----------------------------------------|---------------------------|
| <b>Use:</b>                             | 5-6                       |
| <b>Built:</b>                           | 1965                      |
| <b>Additions + Renovations:</b>         | 1967 / 1994 / 1996 / 2006 |
| <b>Total Building Area:</b>             | 154,000 SF                |
| <b>Site Area:</b>                       | 72 Acres                  |
| <b>Enrollment:</b>                      | 644 students              |
| <b>Square Footage per Student:</b>      | 239.1 sf/student          |
| <b>Renovation Cost:</b>                 | \$41,242,872              |
| <b>Current Replacement Value [CRV]:</b> | \$50,050,000              |
| <b>Facility Condition Index [FCI]:</b>  | 82%                       |





# 07 KINAWA 5-6 SCHOOL





# 07 KINAWA 5-6 SCHOOL

## 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.

# 07 KINAWA 5-6 SCHOOL

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## 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.

# 07 KINAWA 5-6 SCHOOL

## 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                    | good | fair | poor | comments                                                                                                                                                                                                                     |
|-------------------------|------|------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Drainage                |      |      | x    | County drain is becoming overgrown, limiting capacity at viaduct under adjacent 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 | x    |      |      | Pavement in parking is in good condition                                                                                                                                                                                     |
| Sidewalks               |      | x    |      | Sidewalks are heaving and cracked near the pine trees                                                                                                                                                                        |
| Adequate Parking        | x    |      |      |                                                                                                                                                                                                                              |
| Bus Loop                |      | x    |      | Pavement in bus loop is in fair condition, curbs need to be replaced                                                                                                                                                         |
| Playgrounds             | x    |      |      | Playground equipment is in good condition.                                                                                                                                                                                   |
| Student Drop off Area   |      |      | x    | Concrete pavement at drop off is in poor condition.                                                                                                                                                                          |
| Landscaping             | x    |      |      |                                                                                                                                                                                                                              |
| Irrigation Systems      |      |      |      | N/A                                                                                                                                                                                                                          |
| Athletic fields         |      | x    |      | Ball fields are in good condition, tennis courts need to be replaced or removed                                                                                                                                              |
| Fencing                 | x    |      |      |                                                                                                                                                                                                                              |
| Service Entrance        |      |      | x    | Loading dock pavement is in poor condition and current loading area is insufficient to service the building                                                                                                                  |
| Signage                 |      |      | x    | Main entrance sign is in poor condition                                                                                                                                                                                      |
| Dumpster Location       |      |      | x    | No dumpster enclosure                                                                                                                                                                                                        |
| Traffic Directions      | x    |      |      |                                                                                                                                                                                                                              |
| Parking Lot Lighting    |      | x    |      | Concrete poles, fixtures have not yet been replaced with LED                                                                                                                                                                 |
| Retaining Walls         |      |      | x    | Fall protection to be added to the retaining wall on north side of building, Retaining wall on south side needs to be removed and reggraded                                                                                  |

| ARCHITECTURAL      | good | fair | poor | comments                                                                                                                                                                                                                                                                           |
|--------------------|------|------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Shell     |      | x    |      | 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                                                                                                         |
| Roofing            |      | x    |      | 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 band area (flashing). other leaks, address drain collars. |
| Exterior Windows   |      |      | x    | Need to be replaced - uninsulated 1/4" plate glass present in most locations                                                                                                                                                                                                       |
| Defined Entry      | x    |      |      | 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      |      | x    |      | no automatic door operators present                                                                                                                                                                                                                                                |
| Fascia/Soffits     |      |      | x    | Building has exterior 'bump outs' (overhangs-fascia's/soffits) above windows - bulkheads. District opinion is the visual appearance of these are dated. Would prefer to consider removing or updating.                                                                             |
| Building Entrances |      |      | x    | No secure vestibule - entrance is not visible from office                                                                                                                                                                                                                          |



# 07 KINAWA 5-6 SCHOOL

| ARCHITECTURAL (CON'T) | good | fair | poor | comments                                                                                                                                                                                                                                                                        |
|-----------------------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Caulk Joints          |      | x    |      | Ready for inspection and possible repair/replacement.                                                                                                                                                                                                                           |
| Exterior Doors        |      | x    |      | 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                                                           |
| Vestibule Entries     |      | x    |      | Hollow metal frames and glass should be replaced.                                                                                                                                                                                                                               |
| Exterior Light        |      |      | x    | Minimal                                                                                                                                                                                                                                                                         |
| Hazardous Materials   |      | x    |      | 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) - south of audit/pool/gym at east end of building. |

| INTERIORS / FINISHES | good | fair | poor | comments                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------|------|------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Corridors</b>     |      |      |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Lights               |      | x    |      | Fixture upgrade should be considered.                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Flooring             |      | x    |      | District refinishing terrazzo floors in corridor this year. Removed floor base around perimeter to complete work.                                                                                                                                                                                                                                                                                                                                              |
| Ceiling/Walls        |      | x    |      | Need new ceiling updates in most areas - grid and pads (2x4 tiles and grid sagging). Vinyl wrapped drywall (panelized wall system) present. Condition is ok but difficult to renovate/repair.                                                                                                                                                                                                                                                                  |
| Lockers              |      |      | x    | remove and replace, too narrow                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Doors                |      |      | x    | upgrade needed, many doors do not have ADA lever style hardware                                                                                                                                                                                                                                                                                                                                                                                                |
| Interior Storefront  |      | x    |      | Dated, recommend replacement                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Size of Corridor     |      | x    |      | Seems more compact given depth of surface mounted lockers                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flow of Corridor     |      | x    |      | no comments or concerns mentioned during walk-through                                                                                                                                                                                                                                                                                                                                                                                                          |
| Emergency Egress     |      | x    |      | Not all stair handrails meet today's code requirements                                                                                                                                                                                                                                                                                                                                                                                                         |
| Interior Signage     |      |      | x    | Signage is not ADA compliant or lacking                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Barrier Free Access  |      |      | x    | Many level changes - not all levels easily accessible, not all stair handrails meet today's barrier free requirements                                                                                                                                                                                                                                                                                                                                          |
| <b>Classrooms</b>    |      |      |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Flooring             |      |      | x    | Combination of carpet/VCT at most areas                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Ceiling/Walls        |      |      | x    | 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 partitions/dividers are not in good condition and potentially not repairable. |
| Egress Windows       |      | x    |      | Windows and some exterior doors present in classrooms for emergency egress. . Labeling not consistent in all classrooms.                                                                                                                                                                                                                                                                                                                                       |
| Casework             |      | x    |      | upgrade; on site built-in maple casework is hard to repair / match (maintenance issue)                                                                                                                                                                                                                                                                                                                                                                         |
| Marker/Chalkboards   |      | x    |      | upgrade                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Daylight             |      | x    |      | minimal in most classrooms.                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Overall Size         |      | x    |      | ok - dividing partition walls need to be removed, most out of service                                                                                                                                                                                                                                                                                                                                                                                          |
| Doors                |      | x    |      | Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal                                                                                                                                                                                                                                                                                                                                                               |
| Lighting             |      | x    |      | 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.                                                                                                                                                                                                                                      |

# 07 KINAWA 5-6 SCHOOL

| INTERIORS / FINISHES<br>(CON'T) |      |      |      | comments                                                                                                                                                                                                                                           |
|---------------------------------|------|------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | good | fair | poor |                                                                                                                                                                                                                                                    |
| Heating                         |      | x    |      | This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units.                                                                                                    |
| KIVA Rooms                      |      | x    |      | 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                                    |
| Furniture                       |      | x    |      |                                                                                                                                                                                                                                                    |
| <b>Toilet Rooms</b>             |      |      |      |                                                                                                                                                                                                                                                    |
| Fixtures Operational            |      | x    |      | Most (NOT ALL) toilet rooms within this school were updated with last bond cycle                                                                                                                                                                   |
| Toilet Partitions               |      | x    |      | Most (NOT ALL) toilet rooms within this school were updated with last bond cycle                                                                                                                                                                   |
| Walls                           |      | x    |      | wall tile and gyp board combination                                                                                                                                                                                                                |
| Floors                          |      | x    |      | epoxy poured in place floors with cove base below wall tile installed with new renovations                                                                                                                                                         |
| Floor Drains                    |      | x    |      | Not cleaned or serviced with recent renovations - concern for the district.                                                                                                                                                                        |
| Lighting                        |      | x    |      | upgraded in renovated toilet rooms                                                                                                                                                                                                                 |
| Ceilings                        |      | x    |      | gyp board ceiling with fixtures and devices .... some signs of above ceiling piping or possible roof leaks                                                                                                                                         |
| ADA Accessible                  |      | x    |      | existing bathrooms that have not been updated do not meet current barrier free requirements                                                                                                                                                        |
| Adequate Size                   |      | x    |      | Some existing toilet rooms that were not updated (classroom or staff) were smaller and should be considered for expansion or future renovation.                                                                                                    |
| <b>Gymnasium</b>                |      |      |      |                                                                                                                                                                                                                                                    |
| Flooring                        |      | x    |      | Could be considered for refinish - condition ok currently but aging                                                                                                                                                                                |
| Lights                          | x    |      |      | recent upgrade                                                                                                                                                                                                                                     |
| HVAC                            |      |      | x    | A/C does not work well - need commissioning/TAB report completed for further investigation. All schools struggle with humidity and moisture conditions during warmer months.                                                                       |
| Daylight                        |      |      | x    | none present - no exterior windows/translucent panels                                                                                                                                                                                              |
| Gym Equipment                   |      | x    |      | Manually operated hoops only                                                                                                                                                                                                                       |
| Doors                           |      | x    |      |                                                                                                                                                                                                                                                    |
| Size of Corridor                |      | x    |      | one main court                                                                                                                                                                                                                                     |
| Bleachers                       |      | x    |      | looked newer - recently upgraded to this gym                                                                                                                                                                                                       |
| Egress                          |      | x    |      | Ok                                                                                                                                                                                                                                                 |
| Locker Rooms                    |      | x    |      | dated / large / some upgrades to fixtures/showers. Noticed ADA issues in some locations                                                                                                                                                            |
| Walls/Ceilings                  |      | x    |      | Windows to be replaced. A/C does not work well. Louvered vents not operable. Roof vents need to be replaced                                                                                                                                        |
| General Note                    |      |      | x    | Mezzanine present but not ADA accessible                                                                                                                                                                                                           |
| <b>Cafeteria</b>                |      |      |      |                                                                                                                                                                                                                                                    |
| Flooring                        |      |      | x    | VCT. Signs of slab movement/floor separation/cracking noticed                                                                                                                                                                                      |
| Ceilings/Walls                  |      |      | x    | 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. |
| Accessibility                   |      | x    |      | ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe.                                                                                                                      |
| Lighting                        |      | x    |      | Upgrade                                                                                                                                                                                                                                            |
| Seating                         | x    |      |      | recently updated - integral tables and benches                                                                                                                                                                                                     |
| size                            |      |      | x    | CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together.                                                                                                                                                    |

# 07 KINAWA 5-6 SCHOOL

| INTERIORS / FINISHES<br>(CON'T) | good | fair | poor | comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------|------|------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Daylight                        | x    |      |      | Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat.                                                                                                                                                                                                                                                                                                                                                                                                  |
| Overall Size                    |      |      | x    | Too small. Over capacity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Doors                           |      | x    |      | Remove and replace wood doors, wire glass and hollow-metal frames                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| General Note                    |      |      |      | Old/tired/dated exterior/bulkheads need new paint and repair (perimeter ceiling diffusers)                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Offices</b>                  |      |      |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Flooring                        |      |      | x    | replace and upgrade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Furniture                       |      |      | x    | upgrade - remove and replace.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Ceilings                        |      |      | x    | minimal/poor/ main office visibility has been a concern at multiple schools within the district                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Paging                          |      |      | x    | replace and upgrade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Master Clock                    |      |      | x    | replace and upgrade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Phone System                    |      |      | x    | replace and upgrade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Lighting                        |      | x    |      | upgrade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| General Note                    |      |      |      | Door hardware (knobs) to be replaced, original layout - no upgrades in past                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Media Center</b>             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Size                            |      | x    |      | Seems small for a 5/6 middle school. Space could be renovated and considered for expansion into adjacent classrooms. This building has narrow panelized partition walls (not conventional metal 3 5/8" stud with gyp board).                                                                                                                                                                                                                                                                                                                 |
| Flooring                        |      | x    |      | carpet - ok condition. Looks like 9x9 floor tiles present near entry/circ desk.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Lighting                        |      | x    |      | Need upgrades                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Office Space                    |      |      | x    | Technology/Server Room present here. Hazardous floor tiles will need to be replaced throughout office and media center.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Ventilation                     |      |      | x    | requesting A/C . Not currently installed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Doors                           |      | x    |      | consider for replacement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Ceilings                        |      | x    |      | 12x12 and 24x48 present. 12x12 lower elevation around perimeter above bookshelves - needs to be replaced. 24x48 in fair condition.                                                                                                                                                                                                                                                                                                                                                                                                           |
| Seating                         |      | x    |      | Dated, but appears functional                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Shelving / Casework             |      | x    |      | Dated, but appears functional                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Auxiliary Spaces</b>         |      |      |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Pool                            |      |      |      | Pool is out of service - not operational. Structural issue preventing removal of water. Room needs to be renovated and addressed.                                                                                                                                                                                                                                                                                                                                                                                                            |
| Auditorium                      |      | x    |      | 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 due to be replaced. Speakers/audio could be reworked for better coverage. |
| Montessori Classrooms           |      |      |      | Montessori classrooms on the far east end of the building to be addressed - renovation desired by the district to meet their needs                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Kitchen</b>                  |      |      |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Program                         |      |      |      | 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.                                                                                                                                                                                                                                                                                                                              |
| Equipment                       |      | x    |      | JRA to provide list for selecting new equipment. Space currently has nice equipment worth salvaging. Ovens/passthrough oven/prep tables                                                                                                                                                                                                                                                                                                                                                                                                      |
| Ceilings                        |      |      | x    | ACT. Replace ceiling with cleanable ceiling and upgrade lights                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



# 07 KINAWA 5-6 SCHOOL

| INTERIORS / FINISHES (CON'T) | good | fair | poor | comments                                                                                                                                                                                                                                                            |
|------------------------------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cooler/Freezer               |      |      | x    | Cooler located in aux dining room. Mark suggested removing and considering this area a separate receiving area, made accessible by extending current service drive.                                                                                                 |
| Floors                       |      |      | x    | 12x12 vct with rubber base - replace all. Drains/sinks/traps/ all need to be cleaned, maintained, serviced                                                                                                                                                          |
| Delivery Space               |      |      | x    | 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.                                                                                           |
| Storage Space                |      |      | x    | 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 more storage/new receiving and maintenance area. |
| Kitchen Hood                 |      |      | x    | Hood present above ovens. Small retrofit. Should replace.                                                                                                                                                                                                           |
| Serving Line                 |      | x    |      | Need to redesign/reformat. Space closed off from Cafeteria (open up).                                                                                                                                                                                               |
| Electrical                   |      | x    |      | No issues noted - such as too few outlets/location/breaker capacity                                                                                                                                                                                                 |
| Lighting                     |      | x    |      | Upgrade light fixtures                                                                                                                                                                                                                                              |
| Secured                      | x    |      |      | Yes                                                                                                                                                                                                                                                                 |
| Fire Suppression/FA          |      |      |      | Not present in kitchen.                                                                                                                                                                                                                                             |

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

| ELECTRICAL                | good | fair | poor | comments |
|---------------------------|------|------|------|----------|
| Transformer size          | x    |      |      |          |
| Primary/Secondary Service |      |      | x    |          |
| Generator                 |      |      |      | N/A      |
| Occupancy Sensors         |      |      |      | N/A      |

# 07 KINAWA 5-6 SCHOOL

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

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

# 07 KINAWA 5-6 SCHOOL

## BUDGET DETAIL

| ITEM #: 3               |                                                                                                                                                                                                                               | Acres: 72 |                          |               |            |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------|---------------|------------|
| Kinawa 5-6 - Sitework   |                                                                                                                                                                                                                               |           |                          |               | Elementary |
| Description             |                                                                                                                                                                                                                               | Quantity  | UOM                      | Unit Cost     | Total Cost |
| Sitework                | SITWORK                                                                                                                                                                                                                       |           |                          |               | \$ -       |
| Drainage                | County drain is becoming overgrown, limiting capacity at viaduct under adjacent railroad tracks. Segments of 30" dia. RCP leading from parking lot to drainage pond have separated. Drainage issues around NW corner of site. | 1         | ALLOW                    | \$ 100,000.00 | \$ 100,000 |
| Asphalt Parking/ Drives | Pavement in parking is in good condition                                                                                                                                                                                      |           | assume work not required |               | \$ -       |
| Sidewalks               | Sidewalks are heaving and cracked near the pine trees                                                                                                                                                                         | 1         | ALLOW                    | \$ 25,000.00  | \$ 25,000  |
| Adequate Parking        |                                                                                                                                                                                                                               |           | assume work not required |               | \$ -       |
| Bus Loop                | Pavement in bus loop is in fair condition, curbs need to be replaced                                                                                                                                                          | 1         | ALLOW                    | \$ 150,000.00 | \$ 150,000 |
| Playgrounds             | Playground equipment is in good condition.                                                                                                                                                                                    |           | assume work not required |               | \$ -       |
| Student Drop off Area   | Concrete pavement at drop off is in poor condition.                                                                                                                                                                           | 1         | ALLOW                    | \$ 175,000.00 | \$ 175,000 |
| Landscaping             |                                                                                                                                                                                                                               |           | assume work not required |               | \$ -       |
| Irrigation Systems      | N/A                                                                                                                                                                                                                           |           | assume work not required |               | \$ -       |
| Athletic fields         | Ball fields are in good condition, tennis courts need to be replaced or removed                                                                                                                                               |           | see items below          |               | \$ -       |
| 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 work not required |               | \$ -       |
| Service Entrance        | Loading dock pavement is in poor condition and current loading area is insufficient to service the building                                                                                                                   | 4,000     | SF                       | \$ 13.50      | \$ 54,000  |
|                         | Assume new loading dock addition and/or canopy                                                                                                                                                                                |           | not included             |               |            |
| 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 included             |               | \$ -       |
| 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, Retaining wall on south side needs to be removed and regraded                                                                                    | 150       | LF                       | \$ 200.00     | \$ 30,000  |
|                         |                                                                                                                                                                                                                               |           |                          |               | \$ -       |
|                         |                                                                                                                                                                                                                               |           |                          |               | \$ -       |
|                         | Direct Trade                                                                                                                                                                                                                  | 72        | acres                    | \$ 11,988.89  | \$ 863,200 |

| ITEM #: 4                          |                                                                                                                                                                                                                                                                                    | Gross Area: |       |              | 154,000      |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------|--------------|--------------|
| Kinawa 5-6 - Building Improvements |                                                                                                                                                                                                                                                                                    |             |       |              | 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 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. | 154,000     | SF    | \$ 28.00     | \$ 4,312,000 |
| 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 - bulkheads. District opinion is the visual appearance of these are dated. Would prefer to consider removing or updating.                                                                              | 2,200       | LF    | \$ 193.00    | \$ 424,600   |
| Building Entrances                 | No secure vestibule - entrance is not visible from office                                                                                                                                                                                                                          | 1           | 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                                                                                                                                                                                                                     | 1           | ALLOW | \$ 30,000.00 | \$ 30,000    |
| Exterior Doors                     | Remove/replace basement door                                                                                                                                                                                                                                                       | 1           | 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    |



# 07 KINAWA 5-6 SCHOOL

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               |           |                          |            |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------|--------------------------|------------|
| Hazardous Materials  | 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) - south of audit/pool/gym at east end of building.                                                                                                                                                                                | 154,000       | SF        | \$ 2.00                  | \$ 308,000 |
|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               |           |                          | \$ -       |
|                      | <b>INTERIORS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               |               |           |                          | \$ -       |
| Walls                | Paint/refresh entire building                                                                                                                                                                                                                                                                                                                                                                                                                                  | 154,000       | SF        | \$ 1.50                  | \$ 231,000 |
| <b>Corridors</b>     | <b>Corridors</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>25,900</b> | <b>SF</b> |                          | \$ -       |
| Lighting             | Fixture upgrade should be considered.                                                                                                                                                                                                                                                                                                                                                                                                                          | 25,900        | SF        | \$ 7.50                  | \$ 194,250 |
| Flooring             | District refinishing terrazzo floors in corridor this year. Removed floor base around perimeter to complete work.                                                                                                                                                                                                                                                                                                                                              |               |           | see item below           | \$ -       |
| Ceilings/Walls       | Need new ceiling updates in most areas - grid and pads (2x4 tiles and grid sagging). Vinyl wrapped drywall (panelized wall system) present. Condition is ok but difficult to renovate/repair.                                                                                                                                                                                                                                                                  | 25,900        | SF        | \$ 12.00                 | \$ 310,800 |
| 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 |
| Doors                | upgrade needed, many doors do not have ADA lever style hardware                                                                                                                                                                                                                                                                                                                                                                                                | 96            | EA        | \$ 1,000.00              | \$ 96,000  |
| Interior Storefront  | Dated, recommend replacement                                                                                                                                                                                                                                                                                                                                                                                                                                   | 960           | SF        | \$ 90.00                 | \$ 86,400  |
| Size of Corridor     | Seems more compact given depth of surface mounted lockers                                                                                                                                                                                                                                                                                                                                                                                                      |               |           | assume work not required | \$ -       |
| Flow of Corridor     | no comments or concerns mentioned during walk-through                                                                                                                                                                                                                                                                                                                                                                                                          |               |           | assume work 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 today's barrier free requirements                                                                                                                                                                                                                                                                                                                                          | 154,000       | SF        | \$ 2.00                  | \$ 308,000 |
| <b>Classrooms</b>    | <b>Classrooms</b>                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>46,300</b> | <b>SF</b> |                          | \$ -       |
| Flooring             | Combination of carpet/VCT at most areas                                                                                                                                                                                                                                                                                                                                                                                                                        |               |           | see items below          | \$ -       |
| Flooring             | Carpet 90%                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 41,670        | SF        | \$ 7.06                  | \$ 294,005 |
| Flooring             | VCT 10%                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4,630         | SF        | \$ 5.00                  | \$ 23,150  |
| Ceilings             | 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 partitions/dividers are not in good condition and potentially not repairable. | 46,300        | SF        | \$ 12.00                 | \$ 555,600 |
| Egress Windows       | Windows and some exterior doors present in classrooms for emergency egress. Never did test function or locate emergency egress windows during walk-through. Labeling not consistent in all classrooms.                                                                                                                                                                                                                                                         |               |           | see building shell       | \$ -       |
| Casework             | upgrade; on site built-in maple casework is hard to repair / match (maintenance issue) - assume remove/replace 30 lineal foot per room                                                                                                                                                                                                                                                                                                                         | 1,350         | LF        | \$ 450.00                | \$ 607,500 |
| Marker/Chalkboards   | upgrade - remove and replace markerboards                                                                                                                                                                                                                                                                                                                                                                                                                      | 45            | RMS       | \$ 3,360.00              | \$ 151,200 |
| Heating              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               |           | see item below           | \$ -       |
| Air-Conditioning     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               |           | assume work not required | \$ -       |
| Daylight             | minimal in most classrooms.                                                                                                                                                                                                                                                                                                                                                                                                                                    |               |           | assume work not required | \$ -       |
| Overall Size         | ok - dividing partition walls need to be removed, most out of service and permanently closed OR open currently.                                                                                                                                                                                                                                                                                                                                                |               |           | see items below          | \$ -       |
| Operable Partitions  | Divider walls                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 335           | LF        | \$ 400.00                | \$ 134,000 |
| Operable Partitions  | Ceiling modifications/patching/painting at operable partitions                                                                                                                                                                                                                                                                                                                                                                                                 | 335           | LF        | \$ 75.00                 | \$ 25,125  |
| Doors                | Doors showing signs of age/use/wear. Ready for replacement - frames to be considered for removal                                                                                                                                                                                                                                                                                                                                                               | 60            | EA        | \$ 3,500.00              | \$ 210,000 |
| Lighting             | 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.                                                                                                                                                                                                                                      |               |           | see item below           | \$ -       |
| Lighting             | Assume new lighting at new ceilings                                                                                                                                                                                                                                                                                                                                                                                                                            | 46,300        | SF        | \$ 7.00                  | \$ 324,100 |
| Heating              | Assume add diffuser with new ceilings                                                                                                                                                                                                                                                                                                                                                                                                                          | 46,300        | SF        | \$ 0.45                  | \$ 22,500  |
| Heating              | This building needs a full service commissioning inspection and TAB analysis to analyze overall performance/function/controls of current units.                                                                                                                                                                                                                                                                                                                | 154,000       | SF        | \$ 0.50                  | \$ 77,200  |
| KIVA Rooms           | 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                                                                                                                                                                                                                                                |               |           | divider walls with above | \$ -       |
| Furniture            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               |           | owner FF&E budget %      | \$ -       |
| Science Rooms        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               |           | assume work not required | \$ -       |
| <b>Toilet Rooms</b>  | <b>Toilet Rooms</b>                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>2,375</b>  | <b>SF</b> |                          | \$ -       |
| Fixtures Operational | Most (NOT ALL) toilet rooms within this school were updated with last bond cycle                                                                                                                                                                                                                                                                                                                                                                               |               |           | see below                | \$ -       |
| Toilet Partitions    | Most (NOT ALL) toilet rooms within this school were updated with last bond cycle                                                                                                                                                                                                                                                                                                                                                                               |               |           | see below                | \$ -       |
| Walls                | wall tile and gyp board combination                                                                                                                                                                                                                                                                                                                                                                                                                            |               |           | see below                | \$ -       |
| Floors               | epoxy poured in place floors with cove base below wall tile installed with new renovations                                                                                                                                                                                                                                                                                                                                                                     |               |           | see below                | \$ -       |
| Floor Drains         | Not cleaned or serviced with recent renovations - concern for the district.                                                                                                                                                                                                                                                                                                                                                                                    | 1             | ALLOW     | \$ 6,000.00              | \$ 6,000   |

# 07 KINAWA 5-6 SCHOOL

|                  |                                                                                                                                                                                                                                                    |               |               |                                 |            |             |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|---------------------------------|------------|-------------|
| Lighting         | upgraded in renovated toilet rooms                                                                                                                                                                                                                 |               |               | new lighting with toilets below | \$         | -           |
| Hand Dryers      |                                                                                                                                                                                                                                                    |               |               | assume work not required        | \$         | -           |
| Ceilings         | gyp board ceiling with fixtures and devices .... some signs of above ceiling piping or possible roof leaks - assume patch and paint                                                                                                                | 1,804         | SF            | \$                              | 5.00       | \$ 9,020    |
| Mirrors          |                                                                                                                                                                                                                                                    |               |               | see below                       |            | \$ -        |
| ADA Accessible   | existing bathrooms that have not been updated do not meet current barrier free requirements                                                                                                                                                        |               |               | see below                       |            | \$ -        |
| Adequate Size    | Some existing toilet rooms that were not updated (classroom or staff) were smaller and should be considered for expansion or future renovation.                                                                                                    | 571           | SF            | \$                              | 250.00     | \$ 142,750  |
| <b>Gymnasium</b> | <b>Gymnasium</b>                                                                                                                                                                                                                                   | <b>11,300</b> | <b>SF</b>     |                                 |            | <b>\$ -</b> |
| Flooring         | Could be considered for refinish - condition ok currently but aging                                                                                                                                                                                |               |               | assume work not required        | \$         | -           |
| Lighting         | recent upgrade                                                                                                                                                                                                                                     |               |               | assume work not required        | \$         | -           |
| HVAC             | A/C does not work well - need commissioning/TAB report completed for further investigation. All schools struggle with humidity and moisture conditions during warmer months.                                                                       | 11,300        | SF            | \$                              | 0.53       | \$ 6,000    |
| Daylight         | none present - no exterior windows/translucent panels                                                                                                                                                                                              |               |               | assume work not required        | \$         | -           |
| Gym Equipment    | Manually operated hoops only                                                                                                                                                                                                                       |               |               | assume work not required        | \$         | -           |
| Doors            | Ok                                                                                                                                                                                                                                                 |               |               | assume work not required        | \$         | -           |
| Size of Corridor | one main court                                                                                                                                                                                                                                     |               |               | assume work not required        | \$         | -           |
| Bleachers        | looked newer - recently upgraded to this gym                                                                                                                                                                                                       |               |               | assume work not required        | \$         | -           |
| Egress           | Ok                                                                                                                                                                                                                                                 |               |               | assume work not required        | \$         | -           |
| Locker Rooms     | dated / large / some upgrades to fixtures/showers. Noticed ADA issues in some locations                                                                                                                                                            | 5,480         | SF            | \$                              | 35.00      | \$ 191,800  |
| Locker Rooms     | ADA modifications                                                                                                                                                                                                                                  | 312           | 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   |
| Walls/Ceilings   | Windows to be replaced. A/C does not work well. Louvered vents not operable. Roof vents need to be replaced                                                                                                                                        |               |               | see items below                 | \$         | -           |
| Air-Conditioning | Air conditioning                                                                                                                                                                                                                                   |               |               | not included                    |            |             |
| Windows          | Remove/replace windows                                                                                                                                                                                                                             |               |               | see building shell              |            |             |
| Air-Conditioning | Roof vents/louvered vents                                                                                                                                                                                                                          | 4             | EA            | \$                              | 5,000.00   | \$ 20,000   |
| General Note     | Mezzanine present but not ADA accessible                                                                                                                                                                                                           | 1             | ALLOW         | \$                              | 100,000.00 | \$ 100,000  |
| <b>Cafeteria</b> | <b>Cafeteria</b>                                                                                                                                                                                                                                   | <b>3,760</b>  | <b>SF</b>     |                                 |            | <b>\$ -</b> |
| Flooring         | VCT. Signs of slab movement/floor separation/cracking noticed                                                                                                                                                                                      |               |               | see items below                 | \$         | -           |
| Flooring         | Concrete slab repair allowance                                                                                                                                                                                                                     | 376           | SF            | \$                              | 15.00      | \$ 5,640    |
| Flooring         | Remove/replace VCT                                                                                                                                                                                                                                 | 3,760         | SF            | \$                              | 5.00       | \$ 18,800   |
| Ceilings/Walls   | 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. |               |               | see items below                 | \$         | -           |
| Exterior Walls   | Remove/replace curtainwall                                                                                                                                                                                                                         | 1,772         | SF            | \$                              | 125.00     | \$ 221,500  |
| Doors            | Remove/replace exterior doors                                                                                                                                                                                                                      | 3             | EA            | \$                              | 8,000.00   | \$ 24,000   |
| Exterior Walls   | Temporary facade enclosure                                                                                                                                                                                                                         | 1,772         | SF            | \$                              | 15.00      | \$ 26,580   |
| Ceilings/Walls   | New ACT and paint walls                                                                                                                                                                                                                            | 1,261         | SF            | \$                              | 12.00      | \$ 15,132   |
| Ceilings/Walls   | New Gypboard Bulkheads                                                                                                                                                                                                                             | 3,240         | SF            | \$                              | 32.00      | \$ 103,680  |
| Accessibility    | ok - district commented it may be challenging for students to progress through kitchen space servery and then back into cafe.                                                                                                                      |               |               | assume work not required        | \$         | -           |
| Lighting         | Upgrade                                                                                                                                                                                                                                            | 3,760         | SF            | \$                              | 8.50       | \$ 31,960   |
| Seating          | recently updated - integral tables and benches                                                                                                                                                                                                     |               |               | assume work not required        | \$         | -           |
| size             | CAFE needs to be expanded - not large enough for occupancy. Tables are packed closely together.                                                                                                                                                    |               |               | excluded new addition           | \$         | -           |
| Air-Conditioning |                                                                                                                                                                                                                                                    |               |               | not included                    | \$         | -           |
| Daylight         | Cafeteria has large old inefficient window wall (frames and glass). Not thermally efficient. Not a comfortable space to take break and eat.                                                                                                        |               |               | see item above                  | \$         | -           |
| Overall Size     | Too small. Over capacity.                                                                                                                                                                                                                          |               |               | excluded new addition           | \$         | -           |
| Doors            | Remove and replace wood doors, wire glass and hollow-metal frames                                                                                                                                                                                  |               |               | see items below                 | \$         | -           |
| Doors            | Remove/replace wood doors                                                                                                                                                                                                                          | 2             | EA            | \$                              | 3,500.00   | \$ 7,000    |
| Doors            | Remove/replace HM storefront glazing                                                                                                                                                                                                               | 500           | SF            | \$                              | 75.00      | \$ 37,500   |
| General Note     | Old/tired/dated exterior/bulkheads need new paint and repair (perimeter ceiling diffusers)                                                                                                                                                         |               |               | see new ceiling above           | \$         | -           |
| Heating          | Assume add diffuser with new ceilings                                                                                                                                                                                                              | 3,760         | SF            | \$                              | 1.00       | \$ 3,760    |
| <b>Offices</b>   | <b>Offices</b>                                                                                                                                                                                                                                     | <b>4,000</b>  | <b>SF</b>     |                                 |            | <b>\$ -</b> |
| Flooring         | replace and upgrade                                                                                                                                                                                                                                | 4,000         | SF            | \$                              | 7.23       | \$ 28,920   |
| Furniture        | upgrade - remove and replace.                                                                                                                                                                                                                      |               |               | owner FF&E budget %             | \$         | -           |
| Ceilings         | minimal/poor/ main office visibility has been a concern at multiple schools within the district                                                                                                                                                    | 4,000         | SF            | \$                              | 9.00       | \$ 36,000   |
| Paging           | replace and upgrade                                                                                                                                                                                                                                | 4,000         | in elec below | \$                              |            | -           |
| Master Clock     | replace and upgrade                                                                                                                                                                                                                                | 4,000         | in elec below | \$                              |            | -           |
| Phone System     | replace and upgrade                                                                                                                                                                                                                                | 4,000         | in elec below | \$                              |            | -           |
| Lighting         | upgrade                                                                                                                                                                                                                                            | 4,000         | SF            | \$                              | 8.00       | \$ 32,000   |

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|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |           |    |                          |    |         |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------|----|--------------------------|----|---------|
| Heating                      | Assume add diffuser with new ceilings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4,000        | SF        | \$ | 0.60                     | \$ | 2,400   |
| Copy/Work Room               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |           |    | with item above          | \$ | -       |
| Meeting Rooms                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |           |    | with item above          | \$ | -       |
| Coffee Break Area            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |           |    | with item above          | \$ | -       |
| Bathroom(s)                  | Assume remove/replace at new toilet room flooring                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2            | EA        | \$ | 7,500.00                 | \$ | 15,000  |
| General Note                 | Door hardware (knobs) to be replaced, original layout - no upgrades in past                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 20           | EA        | \$ | 1,000.00                 | \$ | 20,000  |
| <b>Media Center</b>          | <b>Media Center</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>4,800</b> | <b>SF</b> |    |                          | \$ | -       |
| Size                         | Seems small for a 5/6 middle school. Space could be renovated and considered for expansion into adjacent classrooms. This building has narrow panelized partition walls (not conventional metal 3 5/8" stud with gyp board).                                                                                                                                                                                                                                                                                                                 |              |           |    | assume work not required | \$ | -       |
| 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 included             | \$ | -       |
| Flooring                     | VCT Flooring                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 200          | SF        | \$ | 3.00                     | \$ | 600     |
| Lighting                     | Need upgrades                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 4,800        | SF        | \$ | 11.00                    | \$ | 52,800  |
| Office Space                 | Technology/Server Room present here. Hazardous floor tiles will need to be replaced throughout office and media center.                                                                                                                                                                                                                                                                                                                                                                                                                      | 4,800        | SF        | \$ | 1.00                     | \$ | 4,800   |
| Flooring                     | VCT flooring                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1,300        | SF        | \$ | 3.00                     | \$ | 3,900   |
| Ventilation                  | requesting A/C . Not currently installed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4,800        | sf        | \$ | 48.00                    | \$ | 230,400 |
| Doors                        | consider for replacement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10           | EA        | \$ | 3,500.00                 | \$ | 35,000  |
| Ceilings                     | 12x12 and 24x48 present. 12x12 lower elevation around perimeter above bookshelves - needs to be replaced. 24x48 in fair condition.                                                                                                                                                                                                                                                                                                                                                                                                           |              |           |    | see items below          | \$ | -       |
| Ceilings                     | ACT 2x2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1,620        | SF        | \$ | 9.00                     | \$ | 14,580  |
| Ceilings                     | ACT 2x4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2,880        | SF        | \$ | 8.50                     | \$ | 24,480  |
| Ceilings                     | Gypboard Soffit Allowance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 300          | LF        | \$ | 55.00                    | \$ | 16,500  |
| Heating                      | Assume add diffuser with new ceilings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4,800        | SF        | \$ | 0.60                     | \$ | 2,880   |
| Seating                      | Dated, but appears functional                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |           |    | owner FF&E budget %      | \$ | -       |
| Shelving / Casework          | Dated, but appears functional                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |           |    | owner FF&E budget %      | \$ | -       |
| <b>Pool</b>                  | <b>Auxiliary Spaces - Pool</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>6,900</b> | <b>SF</b> |    |                          | \$ | -       |
| Pool                         | Pool is out of service - not operational. Structural issue preventing removal of water. Room needs to be renovated and addressed.                                                                                                                                                                                                                                                                                                                                                                                                            | 6,900        | SF        | \$ | 75.00                    | \$ | 517,500 |
| <b>Auditorium</b>            | <b>Auxiliary Spaces - Auditorium</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>9,100</b> | <b>SF</b> |    |                          |    |         |
| Auditorium                   | 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 due to be replaced. Speakers/audio could be reworked for better coverage. |              |           |    | see items below          | \$ | -       |
| Auditorium                   | Abatement allowance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 9,100        | SF        | \$ | 2.00                     | \$ | 18,200  |
| Auditorium                   | ADA Access Improvement allowance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1            | ALLOW     | \$ | 75,000.00                | \$ | 75,000  |
| Auditorium                   | Flooring replacement at ACM tile                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 3,000        | SF        | \$ | 3.00                     | \$ | 9,000   |
| Auditorium                   | Remove/replace wood stage floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2,100        | SF        | \$ | 50.00                    | \$ | 105,000 |
| Auditorium                   | Remove/replace operable partions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |           |    | not included             | \$ | -       |
| Auditorium                   | Remove/replace wall finishes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |           |    | not included             | \$ | -       |
| Auditorium                   | Remove/replace ceiling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |           |    | not included             | \$ | -       |
| Auditorium                   | Remove/replace flooring                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |           |    | not included             | \$ | -       |
| Auditorium                   | Remove/replace seating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |           |    | not included             | \$ | -       |
| Auditorium                   | Remove/replace lighting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 9,100        | SF        | \$ | 7.50                     | \$ | 68,250  |
| Auditorium                   | Projector and screen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1            | LS        | \$ | 13,500.00                | \$ | 13,500  |
| Auditorium                   | AV/Theatrical lighting upgrades                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1            | LS        | \$ | 100,000.00               | \$ | 100,000 |
| <b>Montessori Classrooms</b> | <b>Auxiliary Spaces - Montessori Classrooms</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>4,300</b> | <b>SF</b> |    |                          |    |         |
| Montessori Classrooms        | Montessori classrooms on the far east end of the building to be addressed - renovation desired by the district to meet their needs                                                                                                                                                                                                                                                                                                                                                                                                           | 4,300        | SF        | \$ | 75.00                    | \$ | 322,500 |
| Montessori Classrooms        | Remove/replace finishes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |           |    | not included             | \$ | -       |
| Montessori Classrooms        | Toilet room ADA modifications                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 180          | SF        | \$ | 250.00                   | \$ | 45,000  |
| Montessori Classrooms        | ADA Access Improvement allowance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 3            | LOC       | \$ | 75,000.00                | \$ | 225,000 |
| <b>Kitchen</b>               | <b>Kitchen</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>2,300</b> | <b>SF</b> |    |                          | \$ | -       |
| Program                      | 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.                                                                                                                                                                                                                                                                                                                              |              |           |    | excluded new addition    | \$ | -       |
| Equipment                    | JRA to provide list for selecting new equipment. Space currently has nice equipment worth salvaging. Ovens/passthrough oven/prep tables                                                                                                                                                                                                                                                                                                                                                                                                      | 1            | LS        | \$ | 525,000.00               | \$ | 525,000 |
| Ceilings                     | ACT. Replace ceiling with cleanable ceiling and upgrade lights                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2,300        | SF        | \$ | 12.00                    | \$ | 27,600  |
| Cooler/Freezer               | Cooler located in aux dining room. Mark suggested removing and considering this area a separate receiving area, made accessible by extending current service drive.                                                                                                                                                                                                                                                                                                                                                                          |              |           |    | not included             | \$ | -       |



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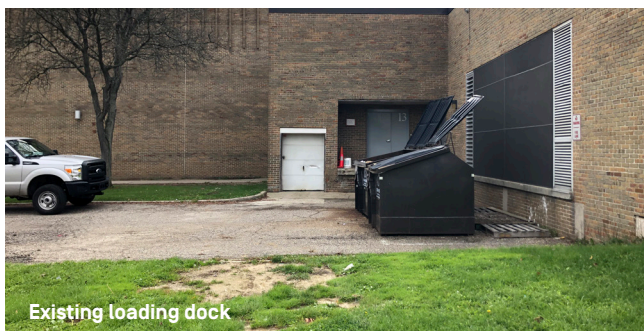
|                                     |                                                                                                                                                                                                                                                                     |         |                          |                 |                 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------------|-----------------|-----------------|
| Floors                              | 12x12 vct with rubber base - replace all. Drains/sinks/traps/ all need to be cleaned, maintained, serviced                                                                                                                                                          |         | see items below          | \$              | -               |
| Plumbing Fixtures                   | Plumbing                                                                                                                                                                                                                                                            | I       | LS                       | \$ 3,000.00     | \$ 3,000        |
| Flooring                            | Remove/replace VCT flooring                                                                                                                                                                                                                                         | 2,300   | SF                       | \$ 3.50         | \$ 8,050        |
| Delivery Space                      | 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.                                                                                           |         | excluded new addition    |                 | \$ -            |
| Storage Space                       | 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 more storage/new receiving and maintenance area. |         | excluded new addition    |                 | \$ -            |
| Kitchen Hood                        | Hood present above ovens. Small retrofit. Should replace.                                                                                                                                                                                                           |         | with equipment above     |                 | \$ -            |
| Make-up Air                         |                                                                                                                                                                                                                                                                     |         |                          |                 | \$ -            |
| Serving Line                        | Need to redesign/reformat. Space closed off from Cafeteria (open up).                                                                                                                                                                                               |         |                          |                 | \$ -            |
| Electrical                          | No issues noted - such as too few outlets/location/breaker capacity                                                                                                                                                                                                 |         |                          |                 | \$ -            |
| Lighting                            | Upgrade light fixtures                                                                                                                                                                                                                                              | 2,300   | SF                       | \$ 7.50         | \$ 17,250       |
| Heating                             | Assume add diffuser with new ceilings                                                                                                                                                                                                                               | 2,300   | SF                       | \$ 0.60         | \$ 1,380        |
| Heating                             |                                                                                                                                                                                                                                                                     |         |                          |                 | \$ -            |
| Secured                             | Yes                                                                                                                                                                                                                                                                 |         |                          |                 | \$ -            |
| Fire Suppression/FA                 | Not present in kitchen.                                                                                                                                                                                                                                             |         | assume work not required |                 | \$ -            |
| <b>Athletic Complex</b>             | <b>Athletic Complex</b>                                                                                                                                                                                                                                             |         |                          |                 | \$ -            |
| Concessions                         |                                                                                                                                                                                                                                                                     |         | assume work not required |                 | \$ -            |
| Ticket Booth                        |                                                                                                                                                                                                                                                                     |         | assume work not required |                 | \$ -            |
| Entrances                           |                                                                                                                                                                                                                                                                     |         | assume work not required |                 | \$ -            |
| Mechanical Closets                  |                                                                                                                                                                                                                                                                     |         | assume work not required |                 | \$ -            |
| Bathroom(s)                         |                                                                                                                                                                                                                                                                     |         | assume work not required |                 | \$ -            |
| Locker Rooms                        |                                                                                                                                                                                                                                                                     |         | assume work not required |                 | \$ -            |
| Fields                              | Issue noted with ADA access/sidewalks from parking lots to fields complex.                                                                                                                                                                                          | I       | ALLOW                    | \$ 30,000.00    | \$ 30,000       |
| Fencing                             |                                                                                                                                                                                                                                                                     |         | assume work not required |                 | \$ -            |
| scoreboard                          |                                                                                                                                                                                                                                                                     |         | assume work not required |                 | \$ -            |
| Bleachers                           |                                                                                                                                                                                                                                                                     |         | assume work not required |                 | \$ -            |
| Walls                               |                                                                                                                                                                                                                                                                     |         | assume work not required |                 | \$ -            |
| Egress                              |                                                                                                                                                                                                                                                                     |         | assume work not required |                 | \$ -            |
| Press Box                           |                                                                                                                                                                                                                                                                     |         | assume work not required |                 | \$ -            |
| Roof Access                         |                                                                                                                                                                                                                                                                     |         | assume work not required |                 | \$ -            |
|                                     |                                                                                                                                                                                                                                                                     |         |                          |                 | \$ -            |
|                                     | <b>MECHANICAL</b>                                                                                                                                                                                                                                                   |         |                          |                 | \$ -            |
| Heating Source and Condition        | Building is served by (2) Cleaver Brooks boilers installed in '06.                                                                                                                                                                                                  |         | assume work not required |                 | \$ -            |
| Heating Pumps and Piping            | Pumps were installed in '06. No known issues with piping.                                                                                                                                                                                                           |         | assume work not required |                 | \$ -            |
| Cooling Source and Condition        | Building is served by (2) chillers installed in '06.                                                                                                                                                                                                                |         | assume work not required |                 | \$ -            |
| Cooling Pumps and Piping            | Pumps were installed in '06. No known issues with piping.                                                                                                                                                                                                           |         | assume work not required |                 | \$ -            |
| Terminal Devices                    | Classrooms served by dual duct mixing boxes.                                                                                                                                                                                                                        |         | assume work not required |                 | \$ -            |
| AHUs and RTUs                       | (12) dual duct AHUs serve the building.                                                                                                                                                                                                                             | I       | LS                       | \$ 1,972,000.00 | \$ 1,972,000    |
| Ventilation                         | Exhaust systems original to building. Upgrade/replace.                                                                                                                                                                                                              | I       | ALLOW                    | \$ 15,000.00    | \$ 14,000       |
| Building Management System/Controls | Building served by Trace Summit. Pneumatics throughout.                                                                                                                                                                                                             | 154,000 | SF                       | \$ 5.00         | \$ 772,000      |
| Domestic Water Piping               | Valves outside of group restroom are bad. Some leaks from roof drains. Basement floods from under door. Floor drain in Kitchen doesn't work.                                                                                                                        | I       | ALLOW                    | \$ 25,000.00    | \$ 25,000       |
| Water Heaters                       | (2) newer units (around 10 years old)                                                                                                                                                                                                                               |         |                          |                 | \$ -            |
| Plumbing Fixtures                   | Group restrooms remodeled in '19 and in good condition. All others are at end of life.                                                                                                                                                                              |         | see toilet rooms         |                 | \$ -            |
| Fire Protection                     | Coverage present at auditorium stage/boiler room and receiving dock.                                                                                                                                                                                                | 154,000 | SF                       | \$ 3.25         | \$ 501,800      |
| Pool equipment                      | N/A                                                                                                                                                                                                                                                                 |         |                          |                 | \$ -            |
|                                     |                                                                                                                                                                                                                                                                     |         |                          |                 | \$ -            |
|                                     | <b>ELECTRICAL</b>                                                                                                                                                                                                                                                   |         |                          |                 | \$ -            |
| Transformer size                    |                                                                                                                                                                                                                                                                     |         |                          |                 | \$ -            |
| Primary/Secondary Service           |                                                                                                                                                                                                                                                                     |         |                          |                 | in panels below |
| Generator                           | N/A                                                                                                                                                                                                                                                                 |         |                          |                 | \$ -            |
| Lighting                            | Misc. areas unaccounted for                                                                                                                                                                                                                                         | 44,165  | SF                       | \$ 7.00         | \$ 309,155      |
| Occupancy Sensors                   | N/A                                                                                                                                                                                                                                                                 |         |                          |                 | \$ -            |
| Lighting Control System             | Toggle switches. Needs to be replaced.                                                                                                                                                                                                                              | 154,000 | SF                       | \$ 1.50         | \$ 231,000      |
| Panels                              | Panels are original to the building and degraded. Consider replacing.                                                                                                                                                                                               | 154,000 | SF                       | \$ 3.25         | \$ 500,500      |
| Panel Clearance                     | Remove storage items.                                                                                                                                                                                                                                               |         |                          |                 | \$ -            |
| Exit Signs                          | Exit signs are very old and letters are dim.                                                                                                                                                                                                                        |         |                          |                 | in above        |
| Fire alarm                          |                                                                                                                                                                                                                                                                     | 154,000 | SF                       | \$ 0.75         | \$ 115,500      |
| Paging                              |                                                                                                                                                                                                                                                                     | 154,000 | SF                       | \$ 0.60         | \$ 92,400       |
| Master Clock                        |                                                                                                                                                                                                                                                                     | 154,000 | SF                       | \$ 0.25         | \$ 38,500       |
| Phone System                        |                                                                                                                                                                                                                                                                     | 154,000 | SF                       | \$ 2.00         | \$ 308,000      |
| Branch                              |                                                                                                                                                                                                                                                                     | 154,000 | SF                       | \$ 2.00         | \$ 308,000      |
|                                     |                                                                                                                                                                                                                                                                     |         |                          |                 | \$ -            |

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|                                                  | TECHNOLOGY                                                                                                                               |         |     |                                  | \$ | -          |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------|-----|----------------------------------|----|------------|
| IT Rooms                                         | Most rooms are sharing space with electrical, janitorial equipment, mop sinks and/or storage. Rooms are sprinkled. Need AC installed.    |         |     | included in "Phone System" above | \$ | -          |
| Fiber Optic Cabling (between buildings/IT rooms) | Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks.                                 |         |     | included in "Phone System" above | \$ | -          |
| 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 gyms/large spaces.                                            |         |     | 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          | \$ | -          |
| Large Space Audio/Video Systems                  | Audio for gym needs upgrade. Auditorium AV needs reworked for better audio coverage and control.                                         | I       | EA  | \$ 25,000.00                     | \$ | 25,000     |
| 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 |



# 07 KINAWA 5-6 SCHOOL

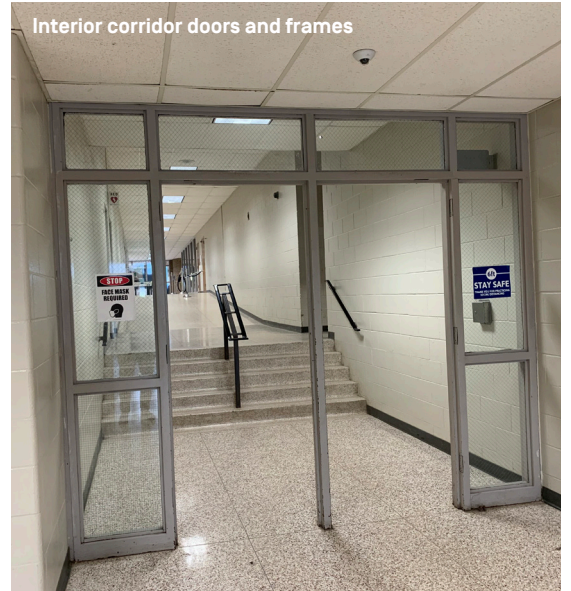




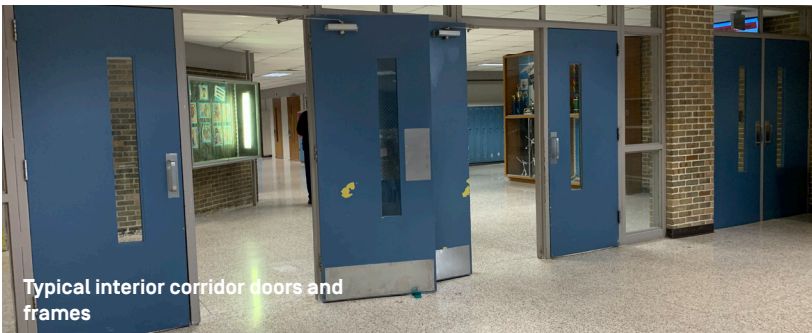
# 07 KINAWA 5-6 SCHOOL



KIVA Room



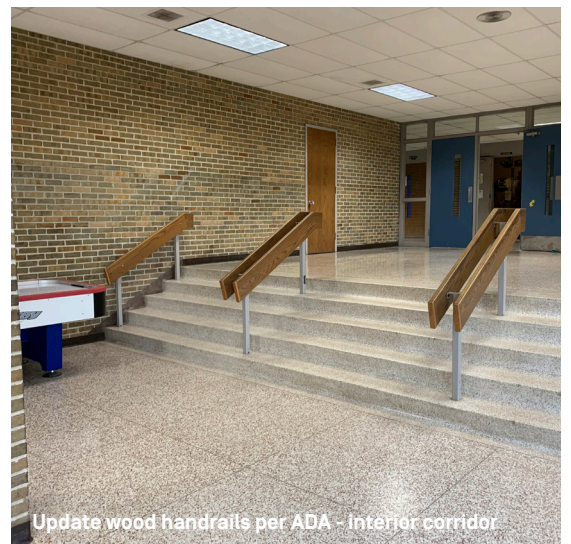
Interior corridor doors and frames



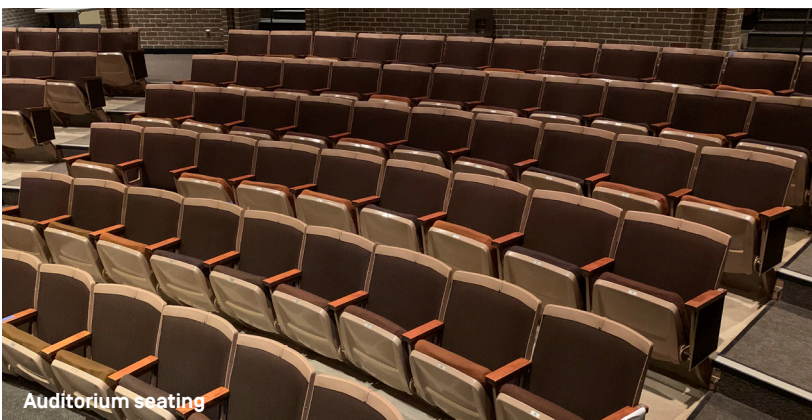
Typical interior corridor doors and frames



Pool - closed



Update wood handrails per ADA - interior corridor



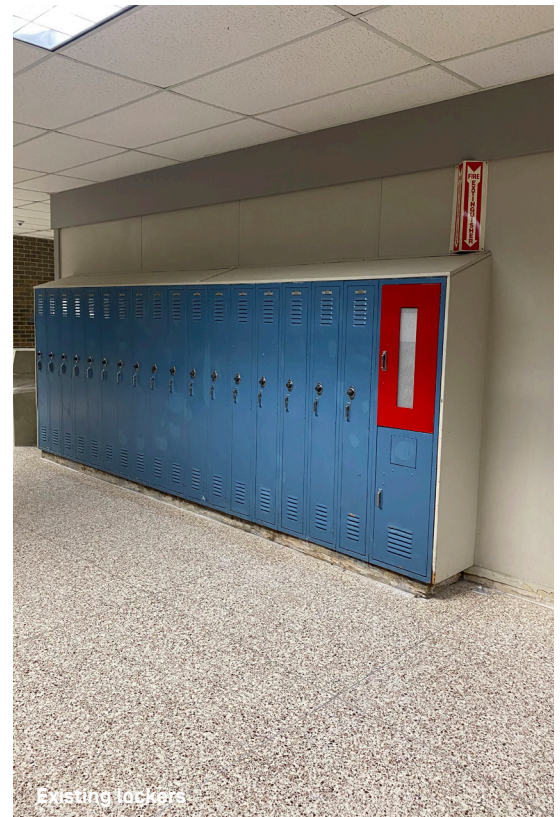
Auditorium seating



Main entrance reception casework / desks



# 07 KINAWA 5-6 SCHOOL





# 07 KINAWA 5-6 SCHOOL



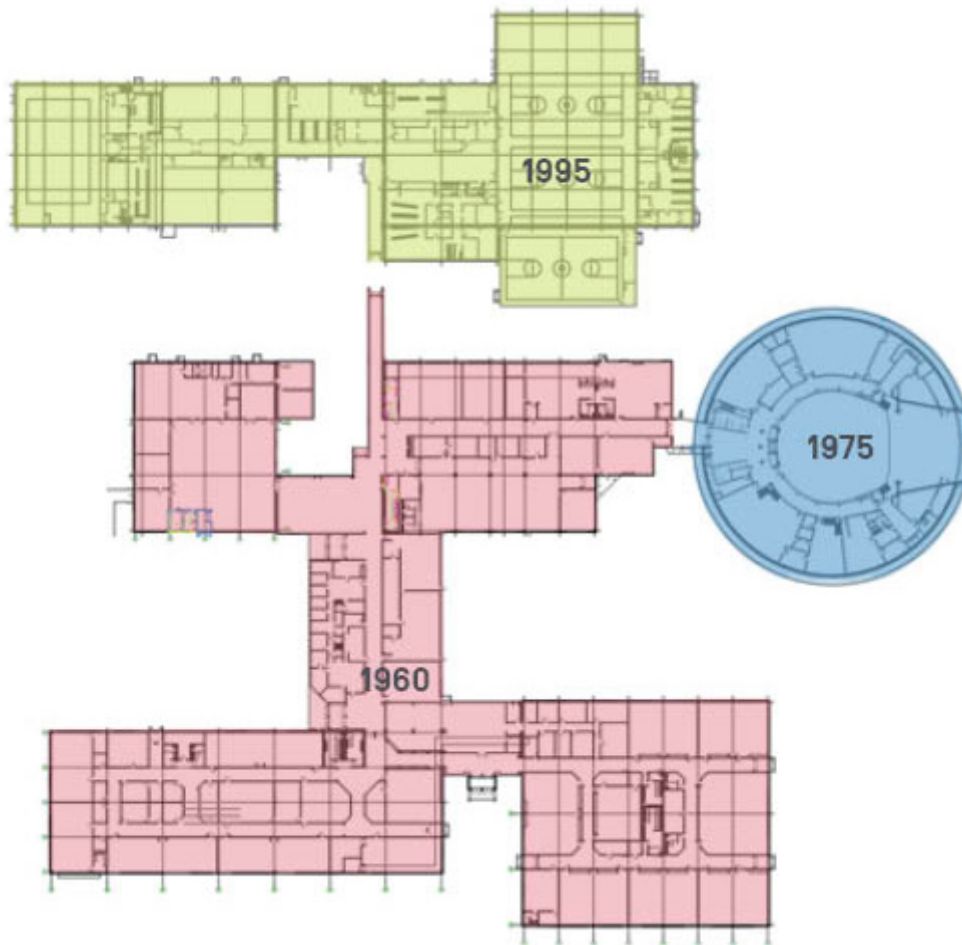


# 08 CHIPPEWA 7-8 SCHOOL

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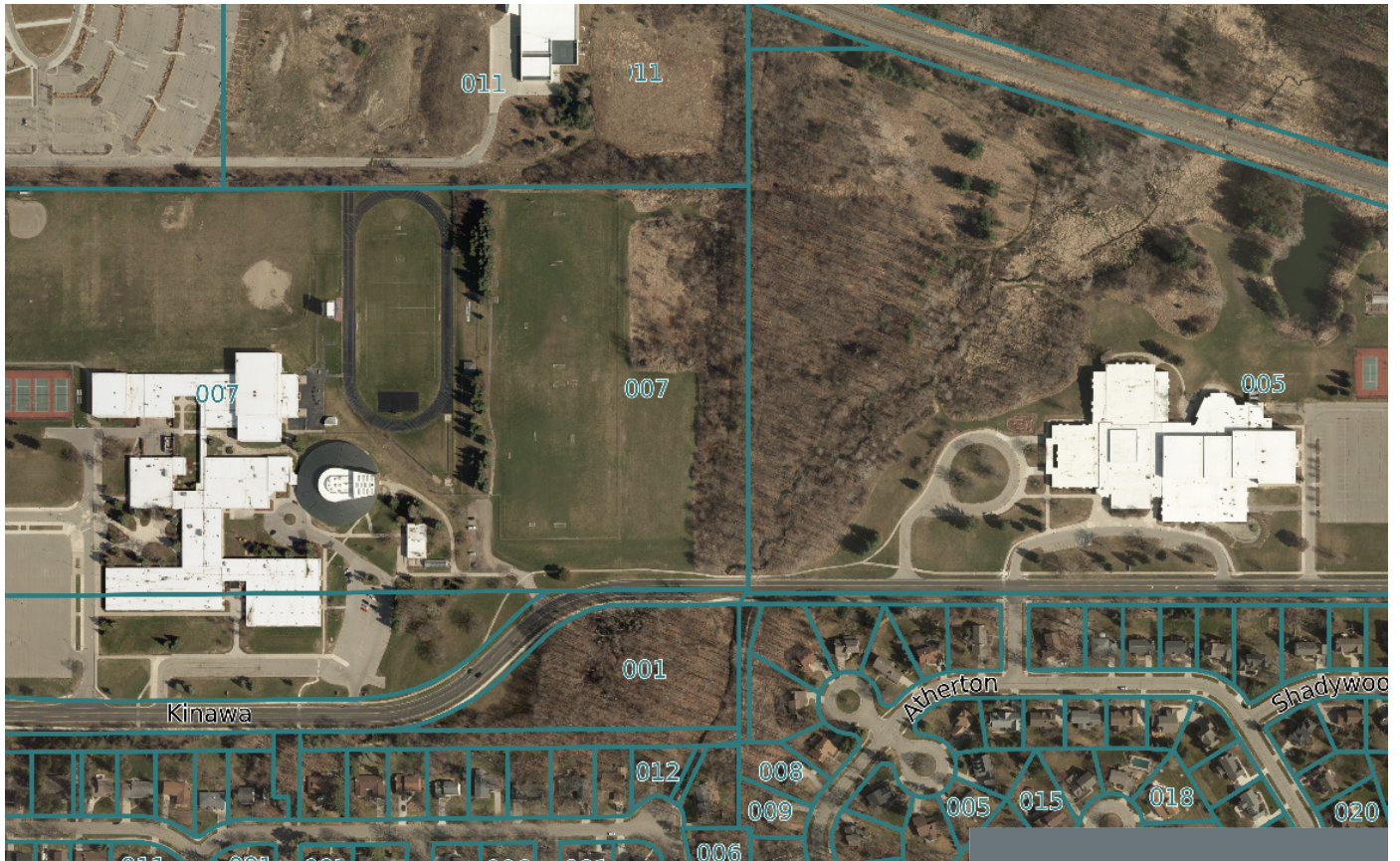
# 08 CHIPPEWA 7-8 SCHOOL

|                                         |                           |
|-----------------------------------------|---------------------------|
| <b>Use:</b>                             | 7-8                       |
| <b>Built:</b>                           | 1958                      |
| <b>Additions + Renovations:</b>         | 1963 / 1966 / 1977 / 1995 |
| <b>Total Building Area:</b>             | 196,000 SF                |
| <b>Site Area:</b>                       | 78 Acres                  |
| <b>Enrollment:</b>                      | 712 students              |
| <b>Square Footage per Student:</b>      | 275.3 sf/student          |
| <b>Renovation Cost:</b>                 | \$58,909,697              |
| <b>Current Replacement Value [CRV]:</b> | \$63,700,000              |
| <b>Facility Condition Index [FCI]:</b>  | 82%                       |





# 08 CHIPPEWA 7-8 SCHOOL





# 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.

# 08 CHIPPEWA 7-8 SCHOOL

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## 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.

# 08 CHIPPEWA 7-8 SCHOOL

## DATA SHEETS

### Facility Assessment

Building Name

Chippewa 7-8 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                            | good | fair | poor | comments                                                                                                                                                                                                                         |
|---------------------------------|------|------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Drainage                        |      |      | x    | Having issues with township backups (large stormwater events). Property sees back-ups floods from downstream within the system.                                                                                                  |
| Asphalt Parking/ Drives         | x    |      |      | Main parking lot pavement is in good condition (resurfaced 10 years ago). Some curbs need to be repaired.                                                                                                                        |
| Sidewalks                       |      |      | x    | 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 |
| Adequate Parking                | x    |      |      |                                                                                                                                                                                                                                  |
| Bus Loop                        |      |      | x    | Pavement at bus loop at south entrance is in poor condition.                                                                                                                                                                     |
| Playgrounds                     |      |      |      | Not present.                                                                                                                                                                                                                     |
| Student Drop off Area           |      | x    | x    | There is a conflict with the shared parent drop-off loop and service/loading access drive.                                                                                                                                       |
| Landscaping                     |      |      | x    | Landscaping at south entrance is in poor condition; recommend the addition of a maintenance strip around the building                                                                                                            |
| Irrigation Systems              |      |      |      | N/A except some athletic fields in the district.                                                                                                                                                                                 |
| Athletic fields                 |      | x    |      | 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.                                                                   |
| Fencing                         |      |      | x    | The fence at the track is in fair/poor condition.                                                                                                                                                                                |
| Service Entrance                |      |      | x    | There is a conflict with the shared parent drop-off loop and service/loading access drive.                                                                                                                                       |
| Signage                         |      |      | x    | Main entrance sign is in poor condition.                                                                                                                                                                                         |
| Dumpster Location               |      |      | x    | 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                                                                            |
| Traffic Directions              |      | x    |      |                                                                                                                                                                                                                                  |
| Parking Lot Lighting            |      | x    |      | Concrete poles, fixtures have not yet been replaced with LED.                                                                                                                                                                    |
| Barrier Free Access             |      | x    |      | Barrier free parking is located far from entrances. No barrier free access from the school to the track.                                                                                                                         |
| Concrete Pads at Exterior Doors |      |      | x    | landscape is overgrown and pads in poor condition; existing in-ground concrete door stops to be removed                                                                                                                          |

| ARCHITECTURAL  | good | fair | poor | comments                                                                                                                                                                                                                                                  |
|----------------|------|------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Shell |      |      |      |                                                                                                                                                                                                                                                           |
| Roofing        |      |      | x    | 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 leaks visible in ceiling tiles |



# 08 CHIPPEWA 7-8 SCHOOL

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

| INTERIORS / FINISHES | good | fair | poor | comments                                                                                                                                                                                           |
|----------------------|------|------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Corridors</b>     |      |      |      |                                                                                                                                                                                                    |
| Flooring             |      | x    |      | 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 |
| Ceiling/Walls        |      |      | x    | sagging 2x4 suspended acoustical ceiling tiles - Recommend new 2x2 ceiling grid and tiles, brick walls need to be repainted in Area F                                                              |
| Lockers              |      | x    |      | should be considered for replacement - not uniform type throughout school. Original lockers rusted out at bottoms.                                                                                 |
| Doors                |      | x    |      | Many doors scratched / chipped. Recommend selective replacement - not uniform type throughout school.                                                                                              |
| Size of Corridor     | x    |      |      |                                                                                                                                                                                                    |
| Flow of Corridor     |      | x    |      | School has wings with main corridors.                                                                                                                                                              |
| Emergency Egress     |      | x    |      | Have issues with current fire (cross corridor) doors. Need to investigate and address issues in A, B, & C wings or replace.                                                                        |
| Locker Rooms         |      |      | x    | Original to this wing/addition/tired/dated/need upgrades                                                                                                                                           |
| Interior Signage     |      |      | x    | Replace with consistent wayfinding and room signage.                                                                                                                                               |
| <b>Classrooms</b>    |      |      |      |                                                                                                                                                                                                    |
| Flooring             |      | x    |      | Consider replacement with upcoming bond cycle.                                                                                                                                                     |

# 08 CHIPPEWA 7-8 SCHOOL

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

# 08 CHIPPEWA 7-8 SCHOOL

| INTERIORS / FINISHES<br>(CON'T) |      |      |      | comments                                                                                                                                                                                                                                                                                      |
|---------------------------------|------|------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | good | fair | poor |                                                                                                                                                                                                                                                                                               |
| Ceilings/Walls                  |      | x    |      | Recommend replacement of the suspended tectum ceiling & grid. Walls need to be painted.                                                                                                                                                                                                       |
| Accessibility                   |      | x    |      | This cafeteria has classrooms present within the space, toilet rooms within the space, and interior access to the kitchen.                                                                                                                                                                    |
| Lighting                        |      | x    |      | upgrade. Retrofit bulb replacements being completed. Fixtures will need to be replaced - not efficient, not high performing.                                                                                                                                                                  |
| Seating                         | x    |      |      | district purchasing new tables/chairs/seating.                                                                                                                                                                                                                                                |
| size                            |      | x    |      | need more seating to accommodate occupancy.                                                                                                                                                                                                                                                   |
| Daylight                        |      |      | x    | Recommend removing classrooms on west side to allow exterior exposure                                                                                                                                                                                                                         |
| Doors                           |      |      | x    | Exterior doors need to be replaced. Some doors do not have barrier free hardware.                                                                                                                                                                                                             |
| <b>Offices</b>                  |      |      |      |                                                                                                                                                                                                                                                                                               |
| Flooring                        |      | x    |      | Carpet; consider replacement                                                                                                                                                                                                                                                                  |
| Furniture                       |      |      | x    | remove and replace.                                                                                                                                                                                                                                                                           |
| Ceilings/Walls                  |      |      | x    | sagging 2x4 suspended acoustical ceiling tiles - replace ceiling tiles, consider new 2x2 ceiling grid; repaint walls                                                                                                                                                                          |
| Doors                           |      | x    |      | Wood doors - recommend selective replacement, recommend replacing hardware with barrier free hardware; storefront entrance dated - recommend repainting or replacement                                                                                                                        |
| Paging                          |      |      | x    | replace                                                                                                                                                                                                                                                                                       |
| Master Clock                    |      |      | x    | replace                                                                                                                                                                                                                                                                                       |
| Phone System                    |      |      | x    | replace                                                                                                                                                                                                                                                                                       |
| Lighting                        |      |      | x    | replace                                                                                                                                                                                                                                                                                       |
| Copy/Work Room                  |      |      | x    | Flooring, ceiling, and casework to be replaced                                                                                                                                                                                                                                                |
| Coffee Break Area               |      |      | x    | Combined with workroom                                                                                                                                                                                                                                                                        |
| Bathroom(s)                     |      |      | x    | Toilet room needs to be updated                                                                                                                                                                                                                                                               |
| Visibility                      |      |      | x    | poor visibility to the main entrance                                                                                                                                                                                                                                                          |
| <b>Media Center</b>             |      |      |      |                                                                                                                                                                                                                                                                                               |
| Size                            |      |      |      | no issues noted.                                                                                                                                                                                                                                                                              |
| Flooring                        |      | x    |      | Powerbond carpet, mid-nineties                                                                                                                                                                                                                                                                |
| Lighting                        | x    |      |      |                                                                                                                                                                                                                                                                                               |
| Doors                           |      | x    |      |                                                                                                                                                                                                                                                                                               |
| Ceilings                        | x    |      |      | Paint/drywall/CMU   ceiling pads and grid.                                                                                                                                                                                                                                                    |
| Acoustics                       |      |      |      | no issues noted                                                                                                                                                                                                                                                                               |
| Seating                         |      | x    |      | dated tables and chairs. Chairs and tables not appropriately sized for each other.                                                                                                                                                                                                            |
| Shelving                        |      | x    |      | dated, but appeared functional.                                                                                                                                                                                                                                                               |
| <b>Kitchen</b>                  |      |      |      |                                                                                                                                                                                                                                                                                               |
| Program                         |      |      |      | 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. Building has tunnels and basement below grade. |
| Equipment                       |      | x    |      | JRA to provide list for selecting new equipment. All items need to be considered from replacement. School plumbing is old and new supply lines for domestic/gas/sanitary would be needed.                                                                                                     |
| Ceilings                        |      |      | x    | 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 ceiling tiles. Need new diffusers and grills                 |
| Cooler/Freezer                  |      |      | x    | Present - but old and should be replaced.                                                                                                                                                                                                                                                     |
| Floors                          |      |      | x    | 6x6 tile and rubber base. Drains/sinks/traps/ all need to be cleaned, maintained, serviced.                                                                                                                                                                                                   |



# 08 CHIPPEWA 7-8 SCHOOL

| INTERIORS / FINISHES<br>(CON'T) |      |      |      | comments                                                                                                                                                                                                                                                            |
|---------------------------------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | good | fair | poor |                                                                                                                                                                                                                                                                     |
| Delivery Space                  |      |      | x    | 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.                                                                                 |
| Storage Space                   |      |      | x    | 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 more storage/new receiving and maintenance area. |
| Kitchen Hood                    |      |      | x    | Hood present. Old. Replace.                                                                                                                                                                                                                                         |
| Serving Line                    |      | x    |      | Compact space - not fully functional. (2) lines presently. Reuse service food service casework, possibility.                                                                                                                                                        |
| Electrical                      |      | x    |      | No issues noted - such as too few outlets/location/breaker capacity.                                                                                                                                                                                                |
| Lighting                        |      | x    |      | Upgrade light fixtures.                                                                                                                                                                                                                                             |
| Heating                         |      |      | x    | Issues - new units needed per building facilities.                                                                                                                                                                                                                  |
| Secured                         | x    |      |      | Yes.                                                                                                                                                                                                                                                                |
| Fire Suppression/FA             | x    |      |      | Not present.                                                                                                                                                                                                                                                        |
| Overall                         |      | x    |      | Kitchen needs to be fully renovated. Remove all equipment to be salvaged/dispose of items not to be reused. Remove floors/ walls/ceilings and redesign space.                                                                                                       |
| <b>Auditorium</b>               |      |      |      |                                                                                                                                                                                                                                                                     |
| Size                            | x    |      |      | good size for middle school auditorium (old high school auditorium)                                                                                                                                                                                                 |
| Flooring                        |      |      | x    | Stage floor in fair condition, carpet to be replaced                                                                                                                                                                                                                |
| Ceilings / walls                |      | x    |      | dated, space needs to be updated                                                                                                                                                                                                                                    |
| Lighting                        |      |      | x    | 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 control)                  |
| Acoustics                       |      |      | x    | Acoustics are poor - too much reverberation. Reconfiguration of walls/ceilings and the addition of acoustical panels recommended                                                                                                                                    |
| Egress                          |      |      | x    | Instrument storage in corridors causing emergency egress concerns, landing at egress doors by stage is too shallow (per today's code)                                                                                                                               |
| Accessibility                   |      |      | x    | barrier free seating in auditorium is minimal, no barrier free access to the stage from the auditorium                                                                                                                                                              |
| Aux Rooms                       |      |      | x    | practice rooms on mezzanine are not barrier free accessible, band lockers in corridors - fire code violation, poor condition,                                                                                                                                       |
| Doors                           |      |      | x    | Recommend replacement, narrow doors for auditorium access - does not meet barrier free standards (width & hardware).                                                                                                                                                |
| Seating                         |      |      | x    | Original seats do not meet current barrier free requirements; functional but dated                                                                                                                                                                                  |
| AV / stage lighting systems     |      | x    |      | Appears to be original speakers/lights in place, recommend updates; lighting console are sufficient but dated, no LED stage light fixtures, recommend new projector and screen no direct access to control booth from auditorium                                    |
| Mechanical                      |      | x    |      | Just added new RTUs for this space                                                                                                                                                                                                                                  |
| Support Spaces                  |      |      | x    | Not adequate - room shape inefficient, mezzanine practice rooms impractical, rooms are aged and should be replaced                                                                                                                                                  |
| <b>Senior Center</b>            |      |      |      |                                                                                                                                                                                                                                                                     |
| Size                            | x    |      |      | District maintains this space in conjunction with users. Dedicated entrance and parking on the east side of school                                                                                                                                                  |
| Flooring                        |      | x    |      | carpet; should be considered for replacement                                                                                                                                                                                                                        |
| Ceilings                        |      | x    |      | Suspended tectum ceiling panels.                                                                                                                                                                                                                                    |
| Lighting                        | x    |      |      | Ok                                                                                                                                                                                                                                                                  |

# 08 CHIPPEWA 7-8 SCHOOL

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

| MECHANICAL                          | good | fair | poor | comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------|------|------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heating Source and Condition        |      | x    |      | Building is served by two boiler rooms with two 1,000 MBH boilers in each. Boilers replaced in 2010 and 2013.                                                                                                                                                                                                                                                                                                                                                                     |
| Heating Pumps and Piping            |      | x    |      | Pumps replaced in 2010 and 2013. No issues with piping. (2) 150 gpm @ 65' HD.                                                                                                                                                                                                                                                                                                                                                                                                     |
| Cooling Source and Condition        |      | x    |      | Parts of the building served by DX cooling (gyms and auditorium are not cooled)                                                                                                                                                                                                                                                                                                                                                                                                   |
| Cooling Pumps and Piping            |      |      |      | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Terminal Devices                    |      | x    |      | (36) Horizontal unit vents serve classrooms.                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| AHUs and RTUs                       |      | x    |      | 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 |
| Ventilation                         |      |      | x    | 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                                                                                                                                                                                                                                                     |
| Building Management System/Controls |      |      | x    | Older Trane SC with partial pneumatics in the building.                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Domestic Water Piping               |      | x    |      | If system sits over the summer rusting occurs. Have some main breaks.                                                                                                                                                                                                                                                                                                                                                                                                             |
| Sanitary Piping                     |      | x    |      | Sectioned together in 60's and 70's. Known to have backups from Township - backup in gym (rubber floor), boiler room floods in big rains.                                                                                                                                                                                                                                                                                                                                         |
| Water Heaters                       |      | x    |      | 85 gallon, 365 MBH water heater installed in '15, 100 gallon, 200 MBH water heater installed in '08.                                                                                                                                                                                                                                                                                                                                                                              |
| Plumbing Fixtures                   |      | x    |      | Plumbing fixtures are in decent condition. Some drinking fountains replaced with electric water coolers with bottle fillers.                                                                                                                                                                                                                                                                                                                                                      |
| Fire Protection                     |      |      | x    | Area of building adjacent to the Auditorium is sprinkled (1995 renovation). Area B. The rest of the building is non-sprinkled.                                                                                                                                                                                                                                                                                                                                                    |
| Pool equipment                      |      |      |      | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Mechanical Tunnels                  |      |      | x    | 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.                                                                                                                                                                                                                                                                     |

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

# 08 CHIPPEWA 7-8 SCHOOL

| ELECTRICAL (CON'T) |      |      |      | comments                                           |
|--------------------|------|------|------|----------------------------------------------------|
|                    | good | fair | poor |                                                    |
| Fire Alarm         |      | x    |      | Siemens (strobe & horn). Not complete in fine arts |

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



# 08 CHIPPEWA 7-8 SCHOOL

## BUDGET DETAIL

Facility Assessment  
Cost Detail by Building

2/18/2022

| ITEM #: 1                         |                                                                                                                                                                                                                                                  | Acres: 78 |                             |               |               |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------|---------------|---------------|
| Chippewa Middle School - Sitework |                                                                                                                                                                                                                                                  |           |                             |               | Middle School |
|                                   | Description                                                                                                                                                                                                                                      | Quantity  | UOM                         | Unit Cost     | Total Cost    |
| <b>Sitework</b>                   | <b>SITWORK</b>                                                                                                                                                                                                                                   |           |                             |               | \$ -          |
| Drainage                          | Having issues with township backups (large stormwater events). Property sees back-ups floods from downstream within the system.                                                                                                                  | 1         | ALLOW                       | \$ 150,000.00 | \$ 150,000    |
| Asphalt Parking/ Drives           | Main parking lot pavement is in good condition (resurfaced 10 years ago). Some curbs need to be repaired.                                                                                                                                        |           | see item below              |               | \$ -          |
| Asphalt Parking/ Drives           | Asphalt paving                                                                                                                                                                                                                                   |           | assume work not required    |               | \$ -          |
| Concrete Curbs                    | Concrete curbs - assume 25% remove and replace                                                                                                                                                                                                   | 1,000     | LF                          | \$ 35.00      | \$ 35,000     |
| 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 below             |               | \$ -          |
| Asphalt Parking/ Drives           | Remove & replace asphalt paving near track                                                                                                                                                                                                       | 1         | ALLOW                       | \$ 25,000.00  | \$ 25,000     |
| Sidewalks                         | Sidewalks - remove & replace (assumed sf)                                                                                                                                                                                                        | 15,000    | SF                          | \$ 11.50      | \$ 172,500    |
| Sidewalks                         | Track resurfacing Assume partial patch & resurface/restripe (exclude remove & replace asphalt)                                                                                                                                                   | 45,000    | SF                          | \$ 4.00       | \$ 180,000    |
| Adequate Parking                  |                                                                                                                                                                                                                                                  |           | assume work not required    |               | \$ -          |
| Bus Loop                          | Pavement at bus loop at south entrance is in poor condition:                                                                                                                                                                                     |           | see items below             |               | \$ -          |
| Bus Loop                          | Remove & replace asphalt paving                                                                                                                                                                                                                  | 16,200    | SF                          | \$ 6.39       | \$ 103,500    |
| Bus Loop                          | Sidewalks - remove & replace (assumed sf)                                                                                                                                                                                                        | 3,000     | SF                          | \$ 11.50      | \$ 34,500     |
| Bus Loop                          | Striping and signage                                                                                                                                                                                                                             | 16,200    | SF                          | \$ 0.14       | \$ 2,260      |
| Bus Loop                          | Remove & replace concrete curbs                                                                                                                                                                                                                  | 1,100     | LF                          | \$ 30.00      | \$ 33,000     |
| Bus Loop                          | Adjust storm structures                                                                                                                                                                                                                          | 8         | EA                          | \$ 800.00     | \$ 6,400      |
| Bus Loop                          | Site restoration/landscaping                                                                                                                                                                                                                     | 1         | LS                          | \$ 5,000.00   | \$ 5,000      |
| Playgrounds                       | Not present.                                                                                                                                                                                                                                     |           | assume work not required    |               | \$ -          |
| Student Drop off Area             | There is a conflict with the shared parent drop-off loop and service/loading access drive.                                                                                                                                                       | 1         | ALLOW                       | \$ 300,000.00 | \$ 300,000    |
| Landscaping                       | Landscaping at south entrance is in poor condition.                                                                                                                                                                                              | 1         | LS                          | \$ 35,000.00  | \$ 35,000     |
| Irrigation Systems                | N/A except some athletic fields in the district.                                                                                                                                                                                                 |           | assume work not required    |               | \$ -          |
| 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 court     |               | \$ -          |
| Athletic fields                   | Remove athletic facility                                                                                                                                                                                                                         | 1         | ls                          | \$ 15,000.00  | \$ 15,000     |
| Athletic fields                   | Construct new athletic facility                                                                                                                                                                                                                  | 1         | ls                          | \$ 150,000.00 | \$ 150,000    |
| Athletic fields                   | Remove/replace concession stand                                                                                                                                                                                                                  | 600       | SF                          | \$ 400.00     | \$ 240,000    |
| Athletic fields                   | Track resurfacing - see item above                                                                                                                                                                                                               |           | see item above              |               | \$ -          |
| Fencing                           | The fence at the track is in fair/poor condition.                                                                                                                                                                                                | 2,000     | LF                          | \$ 35.00      | \$ 70,000     |
| 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  | \$ 35,000     |
| 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.                                                                               | 1         | LS                          | \$ 15,000.00  | \$ 15,000     |
| Dumpster Location                 | Electrical service                                                                                                                                                                                                                               |           | see building new electrical |               | \$ -          |
| Dumpster Location                 | Wood fence - remove & replace                                                                                                                                                                                                                    | 100       | lf                          | \$ 200.00     | \$ 20,000     |
| Traffic Directions                |                                                                                                                                                                                                                                                  |           | assume work not required    |               | \$ -          |
| Parking Lot Lighting              | Concrete poles, fixtures have not yet been replaced with LED.                                                                                                                                                                                    |           | assume by owner             |               | \$ -          |
| Retaining Walls                   |                                                                                                                                                                                                                                                  |           | assume work not required    |               | \$ -          |
| Barrier Free Access               | Barrier free parking is located far from entrances. No barrier free access from the school to the track.                                                                                                                                         | 1         | ls                          | \$ 50,000.00  | \$ 50,000     |
|                                   |                                                                                                                                                                                                                                                  |           |                             |               | \$ -          |
| Direct Trade                      |                                                                                                                                                                                                                                                  | 78 acres  |                             | \$ 21,502.05  | \$ 1,677,160  |

# 08 CHIPPEWA 7-8 SCHOOL

| ITEM #: 2             |                                                                                                                                                                                                                                                                                                                                                           | Gross Area:                                    |       | 196,000                         |               |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------|---------------------------------|---------------|
| 712 students          |                                                                                                                                                                                                                                                                                                                                                           | Chippewa Middle School - Building Improvements |       |                                 | Middle School |
|                       | Description                                                                                                                                                                                                                                                                                                                                               | Quantity                                       | UOM   | Unit Cost                       | Total Cost    |
| <b>BUILDING SHELL</b> |                                                                                                                                                                                                                                                                                                                                                           |                                                |       |                                 | \$ -          |
| Roofing               | 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 leaks visible in ceiling tiles                                                                                                 | 196,000                                        | SF    | \$ 28.00                        | \$ 5,488,000  |
| Exterior Windows      | Some original windows have been replaced with special lite 'orange' storefront frames which are in good condition. Notice areas in wings. Recommend replacing remaining aluminum windows.                                                                                                                                                                 | 28,117                                         | SF    | \$ 95.00                        | \$ 2,671,115  |
| Positive Drainage     |                                                                                                                                                                                                                                                                                                                                                           |                                                |       | assume work not required        | \$ -          |
| Defined Entry         | Main entrance not well defined or visible from the street. Recommend relocating the main entrance and office to the Kinawa Dr. entrance (currently bus entrance)                                                                                                                                                                                          |                                                |       | see item below                  | \$ -          |
| Defined Entry         | Move front office from west elevation to south elevation                                                                                                                                                                                                                                                                                                  |                                                |       | consider as an improvement      | \$ -          |
| Defined Entry         | Add new canopy at south main entrance                                                                                                                                                                                                                                                                                                                     |                                                |       | consider as an improvement      | \$ -          |
| Accessibility         |                                                                                                                                                                                                                                                                                                                                                           |                                                |       | assume work not required        | \$ -          |
| Fascia/Soffits        | Need to repair the coping/gravel stop fascia in some areas; soffits to be repainted - assume remove/replace coping/blocking, paint soffit                                                                                                                                                                                                                 | 5,110                                          | LF    | \$ 65.00                        | \$ 332,150    |
| Brick / CMU           | 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 to be in good condition - assume patch and repair | 1                                              | ALLOW | \$ 200,000.00                   | \$ 200,000    |
| Concrete Wall Panels  | Wall panels dirty/discolored - recommend cleaning or staining walls as appropriate                                                                                                                                                                                                                                                                        | 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     |
| Water Stains          | 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 overhead doors                                                                                                                                                                                                                                                           | 44                                             | EA    | \$ 8,000.00                     | \$ 352,000    |
| Exterior Doors        | Aluminum doors at classrooms                                                                                                                                                                                                                                                                                                                              | 20                                             |       | \$ 8,000.00                     | \$ 160,000    |
| Exterior Doors        | FRP doors at main entry vestibules - exterior                                                                                                                                                                                                                                                                                                             | 28                                             |       | \$ 8,000.00                     | \$ 224,000    |
| Exterior Doors        | FRP doors at main entry vestibules - interior                                                                                                                                                                                                                                                                                                             | 26                                             |       | \$ 8,000.00                     | \$ 208,000    |
| Building Entrances    | Hollow metal frames (from 1995 renovation) needs to be removed and replaced; no secure vestibule                                                                                                                                                                                                                                                          |                                                |       | see item below                  | \$ -          |
| Building Entrances    | HM sidelites/transoms                                                                                                                                                                                                                                                                                                                                     | 960                                            | SF    | \$ 75.00                        | \$ 72,000     |
| Exterior Lighting     | exterior building-mounted lighting allowance                                                                                                                                                                                                                                                                                                              | 1                                              | LS    | \$ 20,000.00                    | \$ 20,000     |
| Insulation            | Insulation could be improved. Exterior walls are precast panels & CMU/Storefront (insulated and uninsulated)                                                                                                                                                                                                                                              | 50,000                                         | SF    | \$ 15.25                        | \$ 762,500    |
| Structural            | Athletics facilities adjacent to the track are unsafe and need to be demolished or replaced.                                                                                                                                                                                                                                                              |                                                |       | moved to site athletic fields   | \$ -          |
| Structural            | Remove/replace concession stand                                                                                                                                                                                                                                                                                                                           |                                                |       | moved to site athletic fields   | \$ -          |
| Structural            | Remove/replace press box                                                                                                                                                                                                                                                                                                                                  |                                                |       | assume same as item in sitework | \$ -          |
| Tunnels               | present around this school, need further investigation. (served as high school after moving from Central campus location)                                                                                                                                                                                                                                 | 1                                              | ALLOW | \$ 100,000.00                   | \$ 100,000    |
|                       |                                                                                                                                                                                                                                                                                                                                                           |                                                |       |                                 | \$ -          |
| <b>INTERIORS</b>      |                                                                                                                                                                                                                                                                                                                                                           |                                                |       |                                 | \$ -          |
| Walls                 | Paint/refresh entire building                                                                                                                                                                                                                                                                                                                             | 196,000                                        | SF    | \$ 1.50                         | \$ 294,000    |
| Corridors             | Corridors                                                                                                                                                                                                                                                                                                                                                 | 30,095                                         | SF    |                                 | \$ -          |
| Lighting              | Assume lights new with ceiling replacement                                                                                                                                                                                                                                                                                                                | 30,095                                         | SF    | \$ 7.50                         | \$ 225,713    |
| Mechanical Diffusers  | Assume grilles/diffusers new with ceilings                                                                                                                                                                                                                                                                                                                | 30,095                                         | SF    | \$ 0.45                         | \$ 13,543     |
| Flooring              | 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                                                                                                                                                        |                                                |       | see items below                 | \$ -          |
| Flooring              | Remove brick base                                                                                                                                                                                                                                                                                                                                         | 5,000                                          | LF    | \$ 10.00                        | \$ 50,000     |
| Flooring              | Terrazzo floor patching allowance                                                                                                                                                                                                                                                                                                                         | 1                                              | ALLOW | \$ 5,000.00                     | \$ 5,000      |
| Flooring              | Remove/replace carpet - assume 50% area                                                                                                                                                                                                                                                                                                                   | 15,048                                         | SF    | \$ 7.06                         | \$ 106,168    |
| Ceilings/Walls        | Sagging 2x4 suspended acoustical ceiling tiles - Recommend new 2x2 ceiling grid and tiles, brick walls need to be repainted in Area F                                                                                                                                                                                                                     | 30,095                                         | SF    | \$ 12.00                        | \$ 361,140    |
| Lockers               | should be considered for replacement - not uniform type throughout school. Original lockers rusted out at bottoms.                                                                                                                                                                                                                                        | 800                                            | EA    | \$ 300.00                       | \$ 240,000    |
| Doors                 | should be considered for replacement - not uniform type throughout school.                                                                                                                                                                                                                                                                                | 112                                            | EA    | \$ 3,500.00                     | \$ 392,000    |

# 08 CHIPPEWA 7-8 SCHOOL

|                                  |                                                                                                                                                                                                          |               |                              |              |            |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------|--------------|------------|
| Size of Corridor                 |                                                                                                                                                                                                          |               | assume work not required     | \$           | -          |
| Flow of Corridor                 | School has wings with main corridors.                                                                                                                                                                    |               | assume work not required     | \$           | -          |
| Emergency Egress                 | Have issues with current fire doors. Need to investigate and address issues in A, B, & C wings.                                                                                                          |               | see item above               | \$           | -          |
| Locker Rooms                     | Original to this wing/addition/tired/dated/need upgrades - finishes only                                                                                                                                 | 3,300         | SF                           | \$ 25.00     | \$ 82,500  |
| Interior Signage                 | Signage for entire school                                                                                                                                                                                | 196,000       | SF                           | \$ 0.55      | \$ 107,800 |
| <b>Classrooms</b>                | <b>Classrooms</b>                                                                                                                                                                                        | <b>49,800</b> | <b>SF</b>                    |              | \$ -       |
| 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 2x2 ceiling grid                                                                                                    | 49,800        | SF                           | \$ 9.50      | \$ 473,100 |
| Egress Windows                   | did not inspect or test - some classrooms have exterior doors for egress.                                                                                                                                |               | assume work not required     | \$           | -          |
| Casework                         | Replace casework in the Teachers Lounge and Art Room. Consider selective replacement and repair in other locations. Home Ec casework is dated and should be replaced.                                    |               | see items below              | \$           | -          |
| Casework                         | Millwork (Teachers Lounge & Art Room)                                                                                                                                                                    | 150           | LF                           | \$ 450.00    | \$ 67,500  |
| Casework                         | Premium for tall storage cabinets                                                                                                                                                                        | 30            | LF                           | \$ 450.00    | \$ 13,500  |
| Plumbing Fixtures                | Countertop Mounted Sinks                                                                                                                                                                                 | 3             | EA                           | \$ 5,000.00  | \$ 15,000  |
| Casework                         | Millwork - other classrooms                                                                                                                                                                              | 960           | LF                           | \$ 450.00    | \$ 432,000 |
| Casework                         | Premium for tall storage cabinets at other classrooms                                                                                                                                                    | 384           | LF                           | \$ 450.00    | \$ 172,800 |
| Casework                         | Millwork - science classrooms                                                                                                                                                                            |               | not included                 | \$           | -          |
| Marker/Chalkboards               |                                                                                                                                                                                                          |               | assume work not required     | \$           | -          |
| Heating                          |                                                                                                                                                                                                          |               | see item below               | \$           | -          |
| Air-Conditioning                 |                                                                                                                                                                                                          |               | assume work not required     | \$           | -          |
| Daylight                         |                                                                                                                                                                                                          |               | assume work not required     | \$           | -          |
| Overall Size                     | Big Spaces - Operable partitions need to be replaced.                                                                                                                                                    | 322           | LF                           | \$ 440.00    | \$ 141,680 |
| Overall Size                     | Ceiling modifications/patching/painting at operable partitions                                                                                                                                           | 322           | LF                           | \$ 75.00     | \$ 24,150  |
| Doors                            | Many doors scratched / chipped. Recommend selective replacement - not uniform type throughout school. Many doors need barrier free hardware replacement                                                  | 145           | EA                           | \$ 3,500.00  | \$ 507,500 |
| Lighting                         | Assume new lighting at new ceilings                                                                                                                                                                      | 49,800        | SF                           | \$ 7.00      | \$ 348,600 |
| Heating                          | Assume add diffuser with new ceilings                                                                                                                                                                    | 49,800        | SF                           | \$ 0.45      | \$ 22,500  |
| Classrooms adjacent to Cafeteria | Classrooms adjacent to cafeteria (D101, D102, & D103) in poor condition - in disrepair, acoustics poor, panel construction - recommend removal and relocation - renovate classrooms back to cafeteria SF | 2,080         | SF                           | \$ 75.00     | \$ 156,000 |
| Classrooms adjacent to Cafeteria | Relocate/renovate classrooms in different location                                                                                                                                                       | 2,080         | SF                           | \$ 125.00    | \$ 260,000 |
| General Note 2                   |                                                                                                                                                                                                          |               | assume work not required     | \$           | -          |
| Furniture                        |                                                                                                                                                                                                          |               | owner FF&E budget %          | \$           | -          |
| Science Labs                     | Operable partitions need to be replaced.                                                                                                                                                                 | 160           | LF                           | \$ 440.00    | \$ 70,400  |
| Science Labs                     | Ceiling modifications/patching/painting at operable partitions                                                                                                                                           | 160           | LF                           | \$ 75.00     | \$ 12,000  |
| Music Rooms                      | Shape of room not conducive to efficient use, mezzanines are not barrier free accessible, overflow instrument storage in corridors (poor condition)                                                      | 4             | EA                           | \$ 15,000.00 | \$ 60,000  |
| Home Ec                          | Original casework should be replaced, recommend replacement of suspended tectum ceilings, flooring to be replaced                                                                                        |               | see items below              | \$           | -          |
| Casework                         | Millwork - Home-EC classroom                                                                                                                                                                             | 180           | LF                           | \$ 450.00    | \$ 81,000  |
| Casework                         | Premium for tall storage cabinets at Home-EC                                                                                                                                                             | 40            | LF                           | \$ 450.00    | \$ 18,000  |
| Plumbing Fixtures                | Countertop Mounted Sinks - Home-Ec                                                                                                                                                                       | 12            | EA                           | \$ 5,000.00  | \$ 60,000  |
| <b>Toilet Rooms</b>              | <b>Toilet Rooms</b>                                                                                                                                                                                      | <b>3,260</b>  | <b>SF</b>                    |              | \$ -       |
| Fixtures Operational             |                                                                                                                                                                                                          |               | assume work not required     | \$           | -          |
| Toilet Partitions                |                                                                                                                                                                                                          |               | assume work not required     | \$           | -          |
| Walls                            | Wall tile                                                                                                                                                                                                |               | assume work not required     | \$           | -          |
| Floors                           | Epoxy poured in place.                                                                                                                                                                                   |               | assume work not required     | \$           | -          |
| Floor Drains                     |                                                                                                                                                                                                          |               | included with ADA accessible | \$           | -          |
| Lighting                         |                                                                                                                                                                                                          |               | included with ADA accessible | \$           | -          |
| Hand Dryers                      |                                                                                                                                                                                                          |               | assume work not required     | \$           | -          |
| Ceilings                         | Hard drywall lids (peeling paint/stains) - paint ceiling only                                                                                                                                            | 1,130         | SF                           | \$ 2.00      | \$ 2,260   |
| Mirrors                          |                                                                                                                                                                                                          |               | assume work 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 work not required     | \$           | -          |
| <b>Gymnasium</b>                 | <b>Gymnasium</b>                                                                                                                                                                                         | <b>27,660</b> | <b>SF</b>                    |              | \$ -       |
| Size                             |                                                                                                                                                                                                          |               | assume work not required     | \$           | -          |
| Flooring                         | existing wood floors need to be replaced (district already in progress with scheduling this work ahead of bond).                                                                                         |               | work by owner                | \$           | -          |
| Walls/Ceilings                   | walls & ceilings need to be repainted                                                                                                                                                                    | 27,600        | SF                           | \$ 4.00      | \$ 110,400 |
| Lighting                         | Light fixtures replaced as part of LED bulb replacement funds/speakers added.                                                                                                                            |               | not included                 | \$           | -          |
| HVAC                             | Need ventilation; one main gym/one aux gym connected to main gym and old pool turned into new gym.                                                                                                       | 27,660        | SF                           | \$ 2.00      | \$ 60,000  |
| Daylight                         | perimeter windows/translucent panels not present.                                                                                                                                                        |               | assume work not required     | \$           | -          |



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|                     |                                                                                                                                                                        |               |                          |             |             |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------|-------------|-------------|
| Gym Equipment       | Side hoops not glass, wall pads should be extended beneath the baskets (both gyms)                                                                                     |               | SF                       |             | \$ -        |
| Gym Equipment       | Wall pads                                                                                                                                                              | 720           | SF                       | \$ 9.00     | \$ 6,480    |
| Gym Equipment       | Basketball backstops                                                                                                                                                   | 2             | EA                       | \$ 7,500.00 | \$ 15,000   |
| Doors               | Hollow metal doors dented and in poor condition - recommend replacement. No barrier free hardware.                                                                     | 14            | EA                       | \$ 3,500.00 | \$ 49,000   |
| Size of Corridor    | Corridor/Lobby area outside of gym recently renovated                                                                                                                  |               | assume work not required |             | \$ -        |
| Bleachers           | need to operate and test function. Appearance looked dated, replacement should be considered. No bleachers present in aux gym (old pool) location.                     | 1,500         | SEATS                    | \$ 200.00   | \$ 300,000  |
| Egress              |                                                                                                                                                                        |               | assume work not required |             | \$ -        |
| <b>Locker Rooms</b> | <b>Locker Rooms</b>                                                                                                                                                    | <b>15,500</b> | <b>SF</b>                |             |             |
| Locker Rooms        | In good condition, paint touch up needed, original (26 years old)                                                                                                      | 15,500        | SF                       | \$ 5.00     | \$ 77,500   |
| Weight Room         | recently renovated                                                                                                                                                     |               |                          |             |             |
| Walls/Ceilings      |                                                                                                                                                                        |               | with item above          |             | \$ -        |
| General Note        | Original auxiliary gym location - filled in pool / all new finishes / sheet good flooring not wood / odd wall panels used for sound absorbing materials.               |               | assume work not required |             | \$ -        |
| <b>Cafeteria</b>    | <b>Cafeteria</b>                                                                                                                                                       | <b>6,200</b>  | <b>SF</b>                |             | <b>\$ -</b> |
| Flooring            | Needs to be replaced - cracking/separation present (district already underway with repairs).                                                                           |               | work by owner            |             | \$ -        |
| Ceilings/Walls      | Recommend replacement of the suspended tectum ceiling & grid. Walls need to be painted.                                                                                |               | see items below          |             | \$ -        |
| Ceilings/Walls      | Remove & replace tectum panels - cafeteria                                                                                                                             | 6,200         | SF                       | \$ 22.00    | \$ 136,400  |
| Ceilings/Walls      | Remove & replace tectum panels underside metal deck - cafeteria                                                                                                        |               | excluded                 |             | \$ -        |
| Ceilings/Walls      | New ACT - cafeteria                                                                                                                                                    | 6,200         | SF                       | \$ 9.50     | \$ 58,900   |
| Ceilings/Walls      | Paint walls - cafeteria                                                                                                                                                | 6,200         | SF                       | \$ 2.00     | \$ 12,400   |
| HVAC                | Remove/reinstall ductwork (to access tectum underside metal deck) - New diffusers                                                                                      | 6,200         | SF                       | \$ 5.65     | \$ 35,000   |
| Accessibility       | This cafeteria has classrooms present within the space, toilet rooms within the space, and interior access to the kitchen.                                             |               | assume work not required |             | \$ -        |
| Lighting            | upgrade. Retrofit bulb replacements being completed. Fixtures will need to be replaced - not efficient, not high performing.                                           | 6,200         | SF                       | \$ 8.50     | \$ 52,700   |
| Seating             | district purchasing new tables/chairs/seating.                                                                                                                         |               | assume work not required |             | \$ -        |
| size                | need more seating to accommodate occupancy.                                                                                                                            |               | assume work not required |             | \$ -        |
| Air-Conditioning    |                                                                                                                                                                        |               | assume work not required |             | \$ -        |
| Daylight            | Recommend removing classrooms on west side to allow exterior exposure                                                                                                  |               | assume work not required |             | \$ -        |
| Doors               | Exterior doors need to be replaced. Some doors do not have barrier free hardware.                                                                                      |               | see building shell       |             | \$ -        |
| General Note        |                                                                                                                                                                        |               | not applicable           |             | \$ -        |
| <b>Offices</b>      | <b>Offices</b>                                                                                                                                                         | <b>4,000</b>  | <b>SF</b>                |             | <b>\$ -</b> |
| Flooring            | Carpet; consider replacement                                                                                                                                           | 4,000         | SF                       | \$ 7.06     | \$ 28,240   |
| Furniture           | remove and replace.                                                                                                                                                    |               | owner FF&E budget %      |             | \$ -        |
| Ceilings/Walls      | sagging 2x4 suspended acoustical ceiling tiles - replace ceiling tiles, consider new 2x2 ceiling grid; exterior CMU/window.                                            | 4,000         | SF                       | \$ 9.50     | \$ 38,000   |
| Doors               | Wood doors - recommend selective replacement, recommend replacing hardware with barrier free hardware; storefront entrance dated - recommend repainting or replacement | 16            | EA                       | \$ 3,500.00 | \$ 56,000   |
| Paging              | replace                                                                                                                                                                |               | see electrical           |             | \$ -        |
| Master Clock        | replace                                                                                                                                                                |               | see electrical           |             | \$ -        |
| Phone System        | replace                                                                                                                                                                |               | see electrical           |             | \$ -        |
| Lighting            |                                                                                                                                                                        | 4,000         | SF                       | \$ 8.00     | \$ 32,000   |
| Copy/Work Room      |                                                                                                                                                                        |               | with item above          |             | \$ -        |
| Meeting Rooms       |                                                                                                                                                                        |               | with item above          |             | \$ -        |
| Coffee Break Area   |                                                                                                                                                                        |               | with item above          |             | \$ -        |
| Bathroom(s)         | Toilet room needs to be updated                                                                                                                                        | 205           | SF                       | \$ 250.00   | \$ 51,250   |
| Visibility          | poor visibility to the main entrance                                                                                                                                   |               | with item above          |             | \$ -        |
| <b>Media Center</b> | <b>Media Center</b>                                                                                                                                                    | <b>3,600</b>  | <b>SF</b>                |             | <b>\$ -</b> |
| Size                | no issues noted.                                                                                                                                                       |               | assume work not required |             | \$ -        |
| Flooring            | Powerbond carpet, mid-nineties                                                                                                                                         | 3,600         | SF                       | \$ 7.06     | \$ 25,400   |
| Lighting            |                                                                                                                                                                        |               | assume work not required |             | \$ -        |
| Office Space        |                                                                                                                                                                        |               | assume work not required |             | \$ -        |
| Ventilation         |                                                                                                                                                                        |               | assume work not required |             | \$ -        |
| Doors               |                                                                                                                                                                        |               | assume work not required |             | \$ -        |
| 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        | held pre-brief here (functional but could use updates/remove)                                                                                                          |               | not included             |             | \$ -        |

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|                     |                                                                                                                                                                                                                                                                                               |               |           |                              |           |           |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------|------------------------------|-----------|-----------|
| <b>Kitchen</b>      | <b>Kitchen</b>                                                                                                                                                                                                                                                                                | <b>5,300</b>  | <b>SF</b> |                              | <b>\$</b> | <b>-</b>  |
| Program             | 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. Building has tunnels and basement below grade. |               |           | see delivery area below      | \$        | -         |
| Equipment           | JRA to provide list for selecting new equipment. All items need to be considered from replacement. School plumbing is old and new supply lines for domestic/gas/sanitary would be needed.                                                                                                     | 1             | LS        | \$ 525,000.00                | \$        | 525,000   |
| Ceilings            | 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 ceiling tiles. Need new diffusers and grills                 |               |           | see kitchen renovation below | \$        | -         |
| Ceilings            | Remove & replace tectum panels - kitchen                                                                                                                                                                                                                                                      |               |           | see kitchen renovation below | \$        | -         |
| Ceilings            | New ACT - kitchen                                                                                                                                                                                                                                                                             |               |           | see kitchen renovation below | \$        | -         |
| HVAC                | Remove/reinstall ductwork (to access tectum underside metal deck) - New diffusers                                                                                                                                                                                                             |               |           | see kitchen renovation below | \$        | -         |
| Lighting            | Remove & replace/install new lighting at new ACT/tectum removal                                                                                                                                                                                                                               |               |           | see kitchen renovation below | \$        | -         |
| Cooler/Freezer      | Present - but old and should be replaced.                                                                                                                                                                                                                                                     |               |           | inc. w/equipment above       | \$        | -         |
| Floors              | 6x6 tile and rubber base. Drains/sinks/traps/ all need to be cleaned, maintained, serviced.                                                                                                                                                                                                   |               |           | see kitchen renovation below | \$        | -         |
| Floors              | Remove & replace quarry tile flooring - kitchen                                                                                                                                                                                                                                               |               |           | see kitchen renovation below | \$        | -         |
| Delivery Space      | 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.                                                                                                           |               |           | exclude new addition         | \$        | -         |
| Delivery Space      | Sitework for new receiving area                                                                                                                                                                                                                                                               |               |           | exclude new addition         | \$        | -         |
| Storage Space       | 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 more storage/new receiving and maintenance area.                           |               |           | exclude new addition         | \$        | -         |
| Kitchen Hood        | Hood present. Old. Replace.                                                                                                                                                                                                                                                                   |               |           | inc. w/equipment above       | \$        | -         |
| Make-up Air         | Mark (building facilities director) mentioned to us that new units needed to provide heating/cooling to Kitchen and Cafeteria. Currently operating with limited heat capacity and lack of fresh air turnover.                                                                                 |               |           | see kitchen renovation below | \$        | -         |
| Serving Line        | Compact space - not fully functional. (2) lines presently. Reuse service food service casework, possibility.                                                                                                                                                                                  |               |           | see kitchen renovation below | \$        | -         |
| Electrical          | No issues noted - such as too few outlets/location/breaker capacity.                                                                                                                                                                                                                          |               |           | assume work not required     | \$        | -         |
| Lighting            | Upgrade light fixtures.                                                                                                                                                                                                                                                                       |               |           | see kitchen renovation below | \$        | -         |
| Heating             | Issues - new units needed per building facilities. Makeup air Unit?                                                                                                                                                                                                                           |               |           | included in other item       | \$        | -         |
| Secured             | Yes.                                                                                                                                                                                                                                                                                          |               |           | assume work not required     | \$        | -         |
| Fire Suppression/FA | Not present.                                                                                                                                                                                                                                                                                  |               |           |                              | \$        | -         |
| Overall             | Kitchen needs to be fully renovated. Remove all equipment to be salvaged/dispose of items not to be reused. Remove floors/ walls/ceilings and redesign space.                                                                                                                                 | 5,300         | SF        | \$ 250.00                    | \$        | 1,325,000 |
| <b>Auditorium</b>   | <b>Auditorium (Includes Classrooms, Corridors &amp; Mezzanine)</b>                                                                                                                                                                                                                            | <b>32,300</b> | <b>SF</b> |                              | <b>\$</b> | <b>-</b>  |
| Size                | good size for middle school auditorium (old high school auditorium)                                                                                                                                                                                                                           |               |           | see items below              | \$        | -         |
| Flooring            | Stage floor in fair condition, carpet to be replaced                                                                                                                                                                                                                                          |               |           | see items below              | \$        | -         |
| Flooring            | Auditorium - assume carpet                                                                                                                                                                                                                                                                    | 5,650         | SF        | \$ 7.06                      | \$        | 39,864    |
| Flooring            | Stage - wood flooring                                                                                                                                                                                                                                                                         | 4,000         | SF        | \$ 42.00                     | \$        | 168,000   |
| Flooring            | Corridors & classrooms - assume carpet                                                                                                                                                                                                                                                        | 17,650        | SF        | \$ 6.50                      | \$        | 114,725   |
| Flooring            | Mezzanine - sealed concrete/waterproofing?                                                                                                                                                                                                                                                    | 5,000         | SF        | \$ 2.50                      | \$        | 12,500    |
| Ceilings/Walls      | dated, space needs to be updated                                                                                                                                                                                                                                                              |               |           | see items below              | \$        | -         |
| Ceilings            | Auditorium ceiling includes scaffolding                                                                                                                                                                                                                                                       | 5,650         | SF        | \$ 70.00                     | \$        | 395,500   |
| Ceilings            | Stage - clean & paint includes lifts                                                                                                                                                                                                                                                          | 4,000         | SF        | \$ 12.50                     | \$        | 50,000    |
| Ceilings            | 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 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 control)                                            | 32,300        | SF        | \$ 7.50                      | \$        | 242,250   |
| Acoustics           | Acoustics are poor - too much reverberation. Reconfiguration of walls/ceilings and the addition of acoustical panels recommended                                                                                                                                                              |               |           | see item above               |           |           |
| Heating             | Assume add diffuser with new ceilings                                                                                                                                                                                                                                                         | 32,300        | SF        | \$ 0.45                      | \$        | 14,593    |

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|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |                          |    |            |    |           |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------|----|------------|----|-----------|
| Egress                              | Instrument storage in corridors causing emergency egress concerns, landing at egress doors by stage is too shallow (per today's code)                                                                                                                                                                                                                                                                                                                                             | 1              | ALLOW                    | \$ | 10,000.00  | \$ | 10,000    |
| Accessibility                       | barrier free seating in auditorium is minimal, no barrier free access to the stage from the auditorium                                                                                                                                                                                                                                                                                                                                                                            | 1              | ALLOW                    | \$ | 50,000.00  | \$ | 50,000    |
| Aux Rooms                           | practice rooms on mezzanine are not barrier free accessible, band lockers in corridors - fire code violation, poor condition,                                                                                                                                                                                                                                                                                                                                                     |                | see items below          |    |            | \$ | -         |
| Aux Rooms                           | ADA lifts                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4              | EA                       | \$ | 50,000.00  | \$ | 200,000   |
| Aux Rooms                           | Enclose mezzanines/lift shaft                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 5,000          | SF                       | \$ | 25.00      | \$ | 125,000   |
| Doors                               | Recommend replacement, narrow doors for auditorium access - does not meet barrier free standards (width & hardware).                                                                                                                                                                                                                                                                                                                                                              | 74             | EA                       | \$ | 3,500.00   | \$ | 259,000   |
| Doors                               | Remove/replace auditorium doors                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 6              | EA                       | \$ | 8,000.00   | \$ | 48,000    |
| Seating                             | Original seats do not meet current barrier free requirements; functional but dated                                                                                                                                                                                                                                                                                                                                                                                                | 600            | EA                       | \$ | 450.00     | \$ | 270,000   |
| AV / stage lighting systems         | Appears to be original speakers/lights in place, recommend updates; lighting console are sufficient but dated, no LED stage light fixtures, recommend new projector and screen no direct access to control booth from auditorium                                                                                                                                                                                                                                                  | 1              | LS                       | \$ | 100,000.00 | \$ | 100,000   |
| AV / stage lighting systems         | New projector and screen                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1              | LS                       | \$ | 13,500.00  | \$ | 13,500    |
| Accessibility                       | Add access from auditorium to control room                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1              | LS                       | \$ | 150,000.00 | \$ | 150,000   |
| Mechanical                          | Just added new RTUs for this space                                                                                                                                                                                                                                                                                                                                                                                                                                                |                | assume work not required |    |            |    |           |
| Support Spaces                      | Discuss current auditorium/music/performing arts needs at this middle school and consider alternatives.                                                                                                                                                                                                                                                                                                                                                                           |                |                          |    |            |    |           |
| <b>Senior Center</b>                | <b>Senior Center</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>10,700</b>  | <b>SF</b>                |    |            | \$ | -         |
| Size                                | District maintains this space in conjunction with users. Dedicated entrance and parking on the east side of school                                                                                                                                                                                                                                                                                                                                                                |                | assume work not required |    |            | \$ | -         |
| Flooring                            | carpet; should be considered for replacement                                                                                                                                                                                                                                                                                                                                                                                                                                      | 10,700         | SF                       | \$ | 7.06       | \$ | 75,542    |
| Ceilings                            | Suspended tectum ceiling panels.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                | assume work not required |    |            | \$ | -         |
| Lighting                            | Ok                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                | assume work not required |    |            | \$ | -         |
| Ventilation                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                | assume work not required |    |            | \$ | -         |
| Doors                               | Not all doors have barrier free hardware, recommend replacement                                                                                                                                                                                                                                                                                                                                                                                                                   | 23             | EA                       | \$ | 1,000.00   | \$ | 23,000    |
| General Note                        | located in Unit C - district responsible for repairs / decent shape / dated but functional                                                                                                                                                                                                                                                                                                                                                                                        |                | assume work not required |    |            | \$ | -         |
|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |                          |    |            | \$ | -         |
|                                     | <b>MECHANICAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>196,000</b> | <b>SF</b>                |    |            |    |           |
| Heating Source and Condition        | Building is served by two boiler rooms with two boilers in each. Boilers replaced in 2010 and 2013.                                                                                                                                                                                                                                                                                                                                                                               |                | assume work not required |    |            |    |           |
| Heating Pumps and Piping            | Pumps replaced in 2010 and 2013. No issues with piping.                                                                                                                                                                                                                                                                                                                                                                                                                           |                | assume work not required |    |            | \$ | -         |
| Cooling Source and Condition        | Parts of the building served by DX cooling (gyms and auditorium are not cooled)                                                                                                                                                                                                                                                                                                                                                                                                   |                | assume work not required |    |            | \$ | -         |
| Cooling Pumps and Piping            | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                | assume work not required |    |            | \$ | -         |
| Terminal Devices                    | Horizontal unit vents serve 36 classrooms.                                                                                                                                                                                                                                                                                                                                                                                                                                        |                | assume work 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 | 1              | LS                       | \$ | 825,000.00 | \$ | 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        | SF                       | \$ | 0.15       | \$ | 28,500    |
| Building Management System/Controls | Older Trane SC with partial pneumatics in the building.                                                                                                                                                                                                                                                                                                                                                                                                                           | 196,000        | SF                       | \$ | 5.00       | \$ | 980,000   |
| Domestic Water Piping               | If system sits over the summer rusting occurs. Have some main breaks.                                                                                                                                                                                                                                                                                                                                                                                                             |                | assume work not required |    |            | \$ | -         |
| Sanitary Piping                     | Sectioned together in 60's and 70's. Known to have backups from Township - backup in gym (rubber floor), boiler room floods in big rains.                                                                                                                                                                                                                                                                                                                                         |                |                          |    |            | \$ | -         |
| Water Heaters                       | 85 gal, 365 MBH WH installed in '15, 100gal, 200MBH installed in '08                                                                                                                                                                                                                                                                                                                                                                                                              |                |                          |    |            | \$ | -         |
| Plumbing Fixtures                   | Plumbing fixtures are in decent condition. Some drinking fountains replaced with electric water coolers with bottle fillers.                                                                                                                                                                                                                                                                                                                                                      |                |                          |    |            | \$ | -         |
| Fire Protection                     | Area of building adjacent to the Auditorium is sprinkled (1995 renovation). The rest of the building is non-sprinkled.                                                                                                                                                                                                                                                                                                                                                            |                | assume work not required |    |            | \$ | -         |
| Pool equipment                      | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                | not applicable           |    |            | \$ | -         |
| Mechanical Tunnels                  | 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.                                                                                                                                                                                                                                                                     | 1              | ALLOW                    | \$ | 100,000.00 | \$ | 100,000   |
|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |                          |    |            | \$ | -         |
|                                     | <b>ELECTRICAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>196,000</b> | <b>SF</b>                |    |            |    |           |
| Transformer size                    | Building is served by two transformers. Need to replace the services and combine into one.                                                                                                                                                                                                                                                                                                                                                                                        | 196,000        | SF                       | \$ | 6.50       | \$ | 1,274,000 |



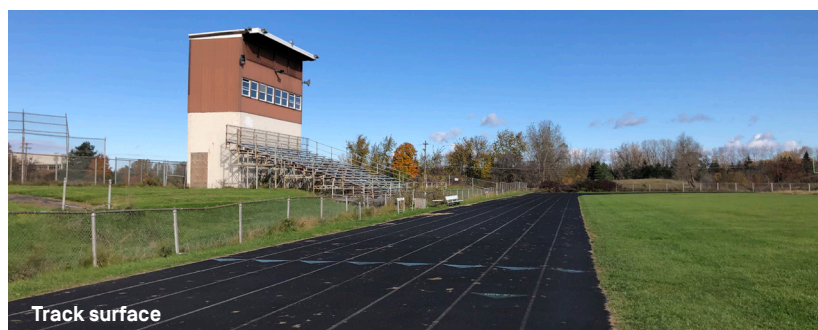
# 08 CHIPPEWA 7-8 SCHOOL

## Facility Assessment Cost Detail by Building

2/18/2022

|                                                  |                                                                                                                                                      |                |                                  |              |               |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------|--------------|---------------|
| Primary/Secondary Service                        | The primary services are outside and overgrown with weeds. The exterior setup is extremely dangerous. Need to replace and bring indoors.             |                |                                  |              | in above      |
| Generator                                        | N/A                                                                                                                                                  |                |                                  |              | \$ -          |
| Occupancy Sensors                                | N/A                                                                                                                                                  |                |                                  |              | \$ -          |
| Lighting                                         | Replace all lighting with LED?                                                                                                                       |                | in areas above                   |              | \$ -          |
| 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 replaced. It will likely be difficult to find breakers for them. |                |                                  |              | in above      |
| Panel Clearance                                  |                                                                                                                                                      |                |                                  |              | \$ -          |
| Exit Signs                                       | Exit signs are very old and letters are dim.                                                                                                         |                | in areas above                   |              |               |
| 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    |
| <b>TECHNOLOGY</b>                                |                                                                                                                                                      | <b>196,000</b> | <b>SF</b>                        |              | \$ -          |
| IT Rooms                                         | Rooms are sharing space with electrical, janitorial equipment, mop sinks and/or storage. Rooms are sprinkled. Need AC installed.                     |                | included in "Phone System" above |              | \$ -          |
| Fiber Optic Cabling (between buildings/IT rooms) | Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks.                                             |                | included in "Phone System" above |              | \$ -          |
| 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 gyms/large spaces.                                                        |                | 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 "Master 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          |              | \$ -          |
| Large Space Audio/Video Systems                  | Audio for gyms needs upgrade. One gym has no audio system. Auditorium needs new AV and lighting systems and acoustic treatment.                      |                | EA                               | \$ 25,000.00 | \$ 25,000     |
| 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 |

# 08 CHIPPEWA 7-8 SCHOOL

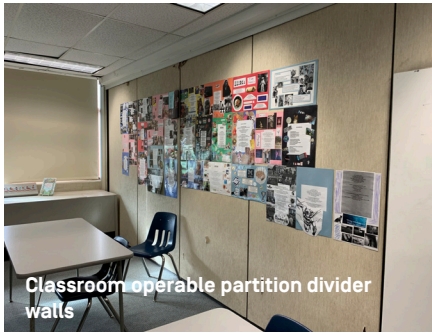




# 08 CHIPPEWA 7-8 SCHOOL



Classroom casework



Classroom operable partition divider walls



Science classroom desks



Interior corridor



Main entrance office / reception



Title



Title



Typical classroom entrance door



# 08 CHIPPEWA 7-8 SCHOOL



Main gym



Auditorium/perimeter room mezzanine



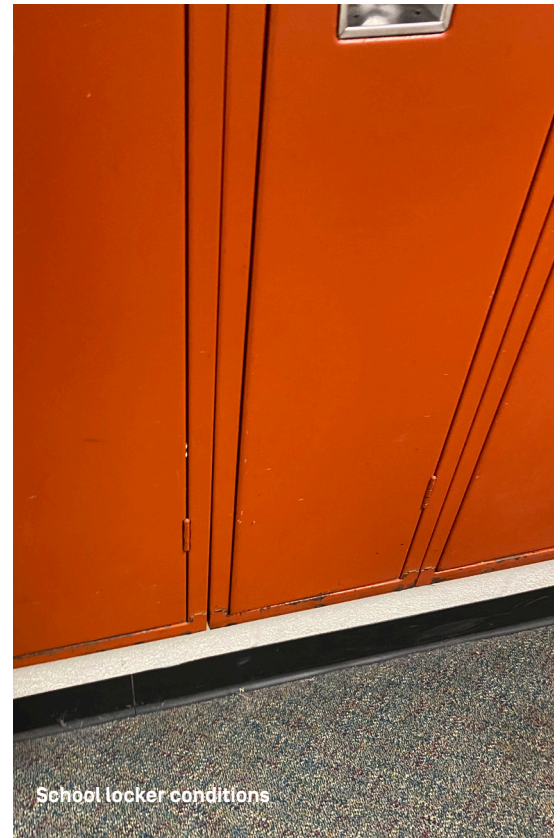
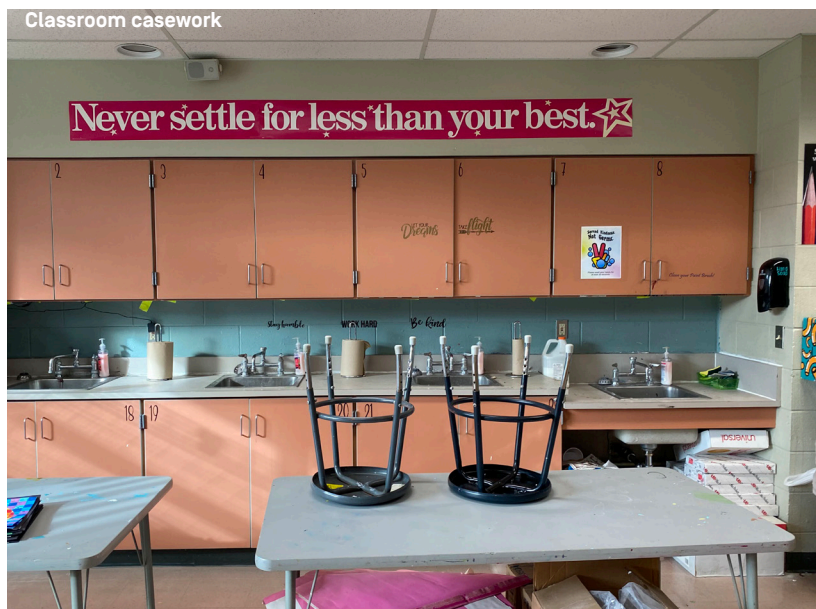
Aux gym doors and frames



Exterior walls - north elevation



# 08 CHIPPEWA 7-8 SCHOOL





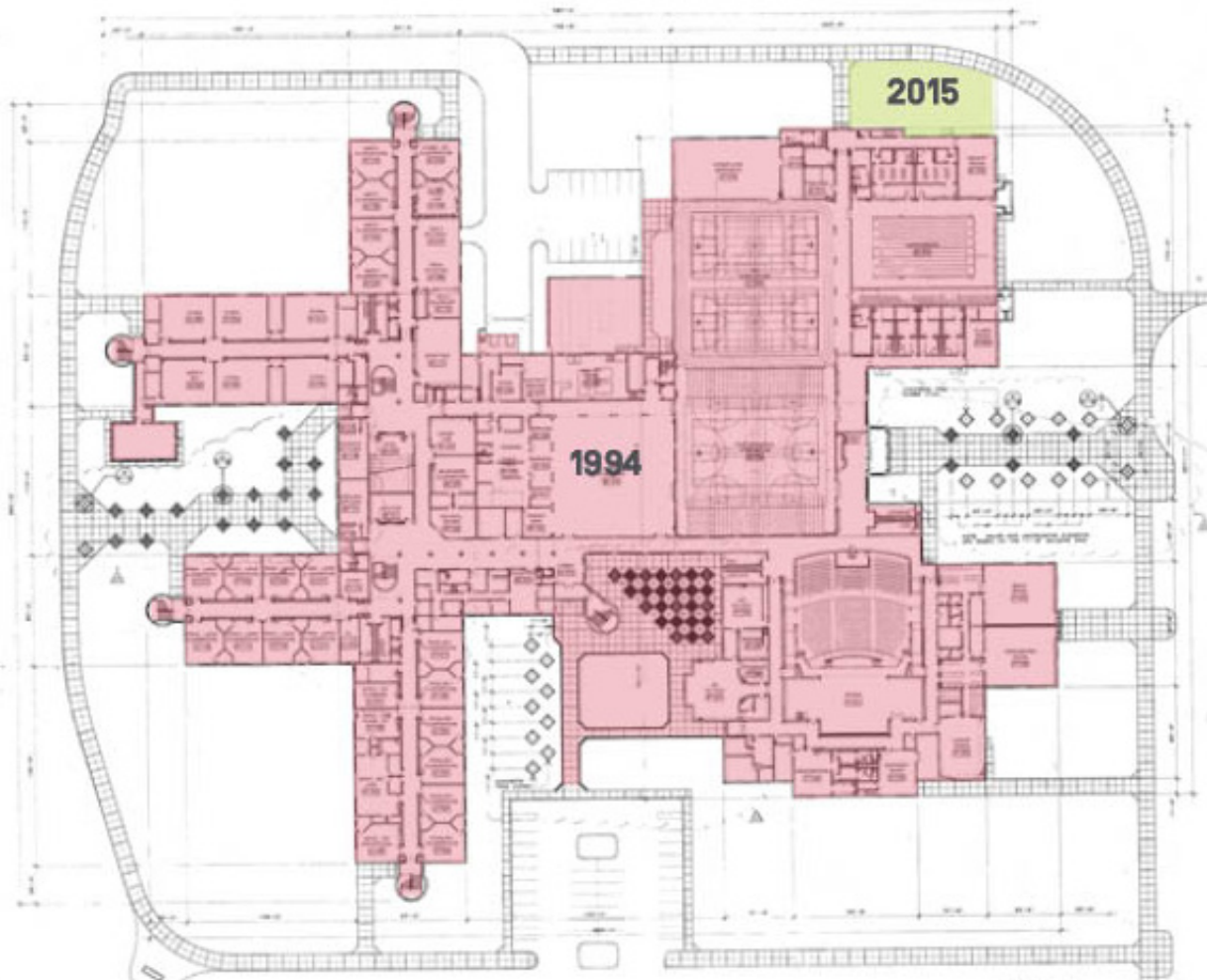
# 09 OKEMOS HIGH SCHOOL

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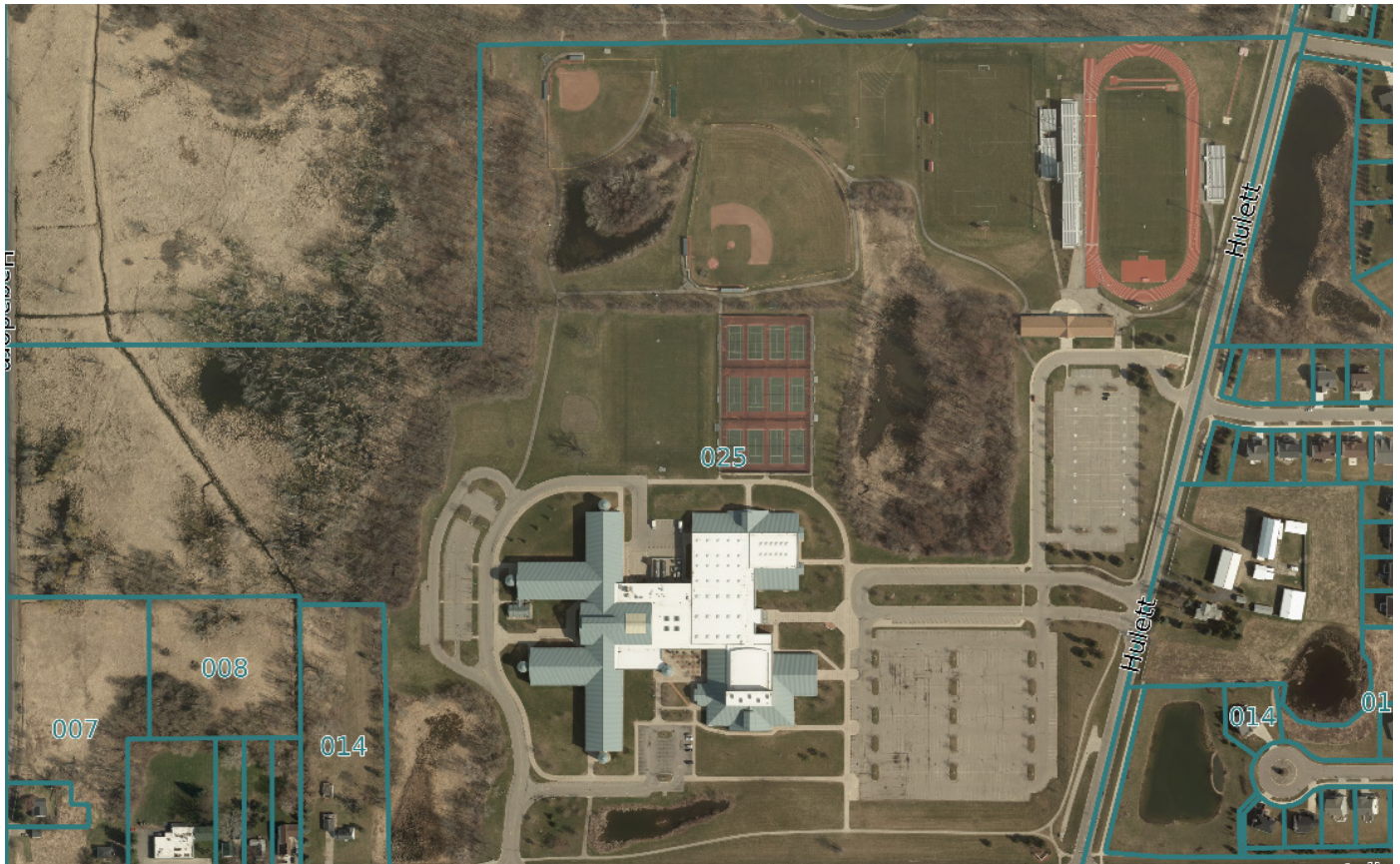
# 09 OKEMOS HIGH SCHOOL

|                                         |                  |
|-----------------------------------------|------------------|
| <b>Use:</b>                             | 9-12             |
| <b>Built:</b>                           | 1994             |
| <b>Additions + Renovations:</b>         | 2015             |
| <b>Total Building Area:</b>             | 320,000 SF       |
| <b>Site Area:</b>                       | 96 Acres         |
| <b>Enrollment:</b>                      | 1,457 students   |
| <b>Square Footage per Student:</b>      | 219.6 sf/student |
| <b>Renovation Cost:</b>                 | \$44,299,036     |
| <b>Current Replacement Value [CRV]:</b> | \$107,200,000    |
| <b>Facility Condition Index [FCI]:</b>  | 41%              |





# 09 OKEMOS HIGH SCHOOL





# 09 OKEMOS HIGH SCHOOL

## 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 light 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.



# 09 OKEMOS HIGH SCHOOL

Ceilings are in good to fair condition. The ceiling panels 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.

# 09 OKEMOS HIGH SCHOOL

## 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                    | good | fair | poor | comments                                                                                                                                                                                                                                    |
|-------------------------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Drainage                |      | x    |      | 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 wetland area.     |
| Asphalt Parking/ Drives | x    |      |      |                                                                                                                                                                                                                                             |
| Sidewalks               | x    |      |      |                                                                                                                                                                                                                                             |
| Adequate Parking        |      | x    |      | 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.                                        |
| Bus Loop                |      | x    |      | parking lot.                                                                                                                                                                                                                                |
| Playgrounds             |      |      |      | N/A - not present on site.                                                                                                                                                                                                                  |
| Student Drop off Area   | x    |      |      |                                                                                                                                                                                                                                             |
| Landscaping             | x    |      |      |                                                                                                                                                                                                                                             |
| Irrigation Systems      |      |      |      | N/A - not present onsite.                                                                                                                                                                                                                   |
| Service Entrance        |      |      | x    | Drive - curb and pavement up for replacement/redesign per district requests.                                                                                                                                                                |
| Signage                 |      |      | x    | Poor and needs to be addressed (directional/entrance/wayfinding)                                                                                                                                                                            |
| Parking Lot Lighting    |      | x    |      | District continuing to replace bulbs and exterior pole fixture fixtures prior to bond updates.                                                                                                                                              |
| Site Circulation        |      | x    |      | Conflict noted between the service drive and west staff parking lot and bus loop organization. Site circulation needs to be reviewed.                                                                                                       |
| Loading Dock/Receiving  |      |      | x    | 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.                                      |
| Natural/Wetland Area    |      | x    |      | located between road and main visitor entry. Hard to maintain and look presentable. Well installed to feed wetland area.                                                                                                                    |
| Exterior Lighting       |      |      | x    | 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. |
| Parking Lot Gates       |      |      | x    | The district would like gates located at entrance of parking lots removed. Replace remaining gates.                                                                                                                                         |

# 09 OKEMOS HIGH SCHOOL

| ARCHITECTURAL     | good | fair | poor | comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Shell    |      |      |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Roofing           |      | x    |      | 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 on metal roof and aluminum framing finish 'looks faded'.                                                                                                           |
| Exterior Windows  | x    |      |      | 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 impact resistant film in 2020.                                                                                                                                                                                                                                                                                           |
| Positive Drainage | x    |      |      | 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     |      | x    |      | 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.                                                                                                                                                                                                                                                                                                                            |
| Accessibility     | x    |      |      | Automatic operators present at east student entrance and south visitor entrance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Fascia/Soffits    |      | x    |      | 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.                                                                                                                                                                                                                          |
| Brick             | x    |      |      | (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).                                                                                                                             |
| EIFS              |      |      |      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Cast Stone sills  |      | x    |      | Algae or staining present, especially on north side locations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Caulk Joints      | x    |      |      | No failures or adhesion issues noticed on exterior walkthrough.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Water Stains      | x    |      |      | Water staining not noticed on walkthrough, no hard water stains noticed around exterior (no irrigation though).                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Exterior Doors    |      | x    |      | 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 operate. |
| Vestibule Entries |      | x    |      | 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.                                                                                                                                                                                            |
| Exterior Light    | x    |      |      | 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.                                                                                                                                                                                                                                 |



# 09 OKEMOS HIGH SCHOOL

| ARCHITECTURAL (CON'T) | good | fair | poor | comments                                                                                                                                                                                                                                                                                           |
|-----------------------|------|------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Green House           | x    |      |      | 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          |      | x    |      | (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             | x    |      |      | 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.                                                                           |
| Structural            | x    |      |      | No issues reported. We did noticed some interior wall CMU repair needed (cracks/movement) need in some classrooms. Minimal occurrences.                                                                                                                                                            |

| INTERIORS / FINISHES | good | fair | poor | comments                                                                                                                                                                                                                                                                                                                                               |
|----------------------|------|------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Corridors</b>     |      |      |      |                                                                                                                                                                                                                                                                                                                                                        |
| Lights               |      |      | x    | 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.                                                                                                                |
| Flooring             |      | x    |      | Mixture of terrazzo and carpet. Terrazzo in good condition (some cracking was visible and should be repaired. Carpet is worn and ready for replacement.                                                                                                                                                                                                |
| Ceiling/Walls        |      | x    |      | 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 locations. New ceilings and fixtures would be a nice upgrade. walls need                                             |
| Lockers              |      | x    |      | Original. Function seems ok. Have integrated combination locks. Recessed in wall.                                                                                                                                                                                                                                                                      |
| Doors                |      | x    |      | 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 recommended.                                                 |
| Size of Corridor     | x    |      |      | No issues reported, seems adequate for all corridors.                                                                                                                                                                                                                                                                                                  |
| Flow of Corridor     | x    |      |      | No issues with flow - just a large school and locker vs. class location could be a long distance to cover during passing time.                                                                                                                                                                                                                         |
| Emergency Egress     | x    |      |      | Present. All major entrances. All perimeter stairwells for both first floor and second floor provide emergency egress.                                                                                                                                                                                                                                 |
| Glass Transoms       |      |      |      | N/A                                                                                                                                                                                                                                                                                                                                                    |
| Vestibules           |      | x    |      | 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. |

# 09 OKEMOS HIGH SCHOOL

| INTERIORS / FINISHES<br>(CON'T) |      |      |      | comments                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------|------|------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | good | fair | poor |                                                                                                                                                                                                                                                                                                                                                       |
| Casework                        |      | x    |      | Casework appears to be original. Ready for upgrade/update/function analysis.                                                                                                                                                                                                                                                                          |
| Expansion Joints                |      | x    |      | 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 with future upgrades/redesign.                                                                                              |
| Drinking Fountains              |      |      | x    | Need to be replaced (some original to building)                                                                                                                                                                                                                                                                                                       |
| Acoustics                       |      |      | x    | 2nd floor science wing - acoustics with vaulted ceiling design could be improved - high noise level.                                                                                                                                                                                                                                                  |
| Elevators                       | x    |      |      | Keyed use only (3 locations present) no issues reported by facilities.                                                                                                                                                                                                                                                                                |
| Stairwells                      |      | x    |      | 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 replacement (no easy way to access currently).                                                                       |
| Interior Signage                |      | x    |      | Modular acrylic signage                                                                                                                                                                                                                                                                                                                               |
| <b>Classrooms</b>               |      |      |      |                                                                                                                                                                                                                                                                                                                                                       |
| Flooring                        |      | x    |      | 12x12 VCT present (good condition). Carpet present at other locations (worn/replace)                                                                                                                                                                                                                                                                  |
| Ceiling/walls                   | x    |      |      | 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 in ceiling tiles throughout building. |
| Windows                         | x    |      |      | Windows are operable (integral blinds/windows/screens).                                                                                                                                                                                                                                                                                               |
| Casework                        |      | x    |      | Original. Functional and in good condition. Upgrade could make a large impact.                                                                                                                                                                                                                                                                        |
| Marker/Chalkboards              | x    |      |      | Some smart boards present - ok condition. Large white boards in other science classrooms - ok condition. Need to discuss with teachers on replacement/preference.                                                                                                                                                                                     |
| Heat                            |      |      | x    | Issues discussed with team for science wings (west end - 1st and 2nd floors) - Need to perform test and balancing update / diagnosis. See radiant heat present in most classrooms - need to verify performance.                                                                                                                                       |
| Air-Conditioning                |      | x    |      | Present - district always expresses issues with controls/function/verification. Buildings could use updated TAB to help with prognosis.                                                                                                                                                                                                               |
| Daylight                        | x    |      |      | Good - exterior windows with integral blinds.                                                                                                                                                                                                                                                                                                         |
| Overall Size                    | x    |      |      | Good - no issues reported. Some classrooms always seem better organized/layout than others. Small group room within does not seem well utilized.                                                                                                                                                                                                      |
| Doors                           |      | x    |      | No issues reported - original frames and doors. Door closers need replacement. District upgraded electronic (key fob) access recently to all building - uniform across district.                                                                                                                                                                      |
| Lighting                        |      |      | x    | 1st floor classrooms 2x4 fixtures that look to be original. Time to upgrade fixtures and lighting controls.                                                                                                                                                                                                                                           |
| Heating                         |      |      |      |                                                                                                                                                                                                                                                                                                                                                       |
| Power Outlets                   | x    |      |      | 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                   |      |      |      | District currently upgrading presenting - space was originally technology/photography classrooms. Located on 1st floor (south elevation) by 3d art studio and back of house audit stage corridor.                                                                                                                                                     |
| Desks                           |      |      | x    | Classrooms could use desk and table upgrades/replacements.                                                                                                                                                                                                                                                                                            |
| <b>Toilet Rooms</b>             |      |      |      |                                                                                                                                                                                                                                                                                                                                                       |

# 09 OKEMOS HIGH SCHOOL

| INTERIORS / FINISHES (CON'T) | good | fair | poor | comments                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------|------|------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fixtures Operational         | x    |      |      | Original (sinks/urinals/toilets/partitions), but functional and clean.                                                                                                                                                                                                                                                                                                                                                                                     |
| Toilet Partitions            | x    |      |      | 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                       | x    |      |      | 2x2 'teal' unglazed tile.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Floor Drains                 | x    |      |      | No issues reported and present in each bathroom.                                                                                                                                                                                                                                                                                                                                                                                                           |
| Lighting                     |      |      | x    | 1x4 fixtures along wall above toilets/sinks/mirrors location.                                                                                                                                                                                                                                                                                                                                                                                              |
| Hand Dryers                  |      |      |      | NA (usually just manual paper towel dispensers present.                                                                                                                                                                                                                                                                                                                                                                                                    |
| Ceilings                     | x    |      |      | Painted Drywall ceilings. Diffusers, lights, fire suppression present.                                                                                                                                                                                                                                                                                                                                                                                     |
| Mirrors                      |      | x    |      | Original, framed mirrors could be upgraded.                                                                                                                                                                                                                                                                                                                                                                                                                |
| ADA Accessible               | x    |      |      | Yes ... occasionally find missing grab bars. Further review needed of bathrooms.                                                                                                                                                                                                                                                                                                                                                                           |
| Adequate Size                | x    |      |      | Most gang common bathrooms had (3) sinks and 5-6 toilets present at each location.                                                                                                                                                                                                                                                                                                                                                                         |
| Janitorial Closet            | x    |      |      | 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.                                                                                                                                                                                                                                                                                    |
| <b>Gymnasium</b>             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Flooring                     | x    |      |      | Main Gym has wood floor (good condition). Auxiliary gym has new rubber floor.                                                                                                                                                                                                                                                                                                                                                                              |
| Lights                       | x    |      |      | New fixtures in main gym.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| HVAC                         |      | x    |      | 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                     | x    |      |      | Skylights present (no leaks or issues reported).                                                                                                                                                                                                                                                                                                                                                                                                           |
| Gym Equipment                | x    |      |      | Bleachers / hoops / padding - no issues reported.                                                                                                                                                                                                                                                                                                                                                                                                          |
| Doors                        |      | x    |      | 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                                                                                                                                                                                                                                                                             |
| Size                         | x    |      |      | No issues/discussion noted.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Bleachers                    | x    |      |      | Ok - no issues reported in main gym. No bleachers present in Aux Gym or weight room.                                                                                                                                                                                                                                                                                                                                                                       |
| Egress                       | x    |      |      | No issues noted.                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Locker Rooms                 | x    |      |      | Dated finishes but in good condition                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Walls/Ceilings               | x    |      |      | 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 on gym side). Auxiliary Gym walls to be repainted.                                                                                                                                                                          |
| Weight Room                  | x    |      |      | 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                |      | x    |      | Small space - finishes/equipment/casework could be upgraded and updated for the school.                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Cafeteria</b>             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Flooring                     | x    |      |      | Terrazzo. Good condition. Maintenance seems good as well.                                                                                                                                                                                                                                                                                                                                                                                                  |
| Ceilings/Walls               |      |      |      | Combination of ceiling tiles (drop ceilings) and bulkheads. Bulkheads showing some signs of water damage and/or paint peeling.                                                                                                                                                                                                                                                                                                                             |



# 09 OKEMOS HIGH SCHOOL

| INTERIORS / FINISHES<br>(CON'T) |      |      |      | comments                                                                                                                                                                                                                                                                  |
|---------------------------------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | good | fair | poor |                                                                                                                                                                                                                                                                           |
| Accessibility                   | x    |      |      | 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 accommodate maximum capacity).                                                                                    |
| Lighting                        |      |      | x    | Lighting located in both drop ceilings (ACT) and gypsum bulkheads. Natural lighting also from multiple skylights in this room. Discussed fixture types and bulb replacement upgrades.                                                                                     |
| Seating                         |      | x    |      | New tables (attached bench seating). Perimeter tables and chairs. Condition is good. Quality is ok. Comfort is minimal.                                                                                                                                                   |
| Size                            |      |      | x    | 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 additional cafeteria space in the future. |
| Daylight                        | x    |      |      | Good. Skylights and large hollow/metal perimeter frames/glazing.                                                                                                                                                                                                          |
| Doors                           |      | x    |      | 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 multiple locations need to be adjusted or replaced.                                                                    |
| Egress                          | x    |      |      | (4-5) main egress locations at each corner of the cafeteria. No issues reported.                                                                                                                                                                                          |
| <b>Offices</b>                  |      |      |      |                                                                                                                                                                                                                                                                           |
| Flooring                        |      |      | x    | Carpet at all locations (worn and ready for replacement).                                                                                                                                                                                                                 |
| Furniture                       |      |      | x    | Old/possible original - needs to be replaced.                                                                                                                                                                                                                             |
| Ceilings/Walls                  |      | x    |      | Original grid and tile - time to remove and replace. Acoustic fabric wallcovering present at main office (remove and replace). Painted impact gypsum resistant panels present also.                                                                                       |
| Paging                          |      |      | x    | Upgrade/ original.                                                                                                                                                                                                                                                        |
| Master Clock                    |      |      | x    | Upgrade/ original.                                                                                                                                                                                                                                                        |
| Phone System                    |      |      | x    | Upgrade/ original.                                                                                                                                                                                                                                                        |
| Lighting                        |      | x    |      | Bulb replacements (retrofits/ballasts) in process. Ceilings and fixtures should be replaced from a performance/efficiency/visibility/controls and function standpoint.                                                                                                    |
| Copy/Work Room                  |      | x    |      | Size is ok. Original casework. Interior room - no natural daylight. Update and upgrade.                                                                                                                                                                                   |
| Meeting Rooms                   |      | x    |      | Dated. Multiple small rooms with dated finishes. Time to upgrade.                                                                                                                                                                                                         |
| Coffee Break Area               |      | x    |      | 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 w/Toilet            |      | x    |      | Present at main office. Dated.                                                                                                                                                                                                                                            |
| Accessibility                   |      | x    |      | 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 more frequent locations?                          |
| Visibility                      |      |      | x    | Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules)                                                                                                                        |
| <b>Media Center</b>             |      |      |      |                                                                                                                                                                                                                                                                           |
| Size                            | x    |      |      | Nice space (large vaulted ceilings) ... perimeter overlooks cafeteria.                                                                                                                                                                                                    |
| Flooring                        | x    |      |      | Carpet throughout. Ready for replacement.                                                                                                                                                                                                                                 |
| Lighting                        |      |      | x    | Replace fixtures/update lighting plan.                                                                                                                                                                                                                                    |
| Office Space                    |      | x    |      | Finishes should be updated.                                                                                                                                                                                                                                               |
| Ventilation                     |      | x    |      | No issues reported. Time for TAB analysis though.                                                                                                                                                                                                                         |
| Doors                           |      | x    |      |                                                                                                                                                                                                                                                                           |

# 09 OKEMOS HIGH SCHOOL

| INTERIORS / FINISHES<br>(CON'T) |      |      |      | comments                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | good | fair | poor |                                                                                                                                                                                                                                                                                                                                                                                       |
| Ceilings/Walls                  | x    |      |      | 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.                                                        |
| Gallery - Aux Seating Space     |      | x    |      | and news production room. Good space for to add furniture upgrades for students                                                                                                                                                                                                                                                                                                       |
| Aux Rooms                       |      | x    |      | News TV production/Film rooms present - space study recommended prior to upgrades/redesign.                                                                                                                                                                                                                                                                                           |
| IT Room                         |      | x    |      | Racks / Hot / address with future HVAC upgrades.                                                                                                                                                                                                                                                                                                                                      |
| Roof Access                     |      | x    |      | Note - Located roof hatch in Janitor closet at the end of gallery corridor in media center                                                                                                                                                                                                                                                                                            |
| Egress                          | x    |      |      | No issues reported. MC is located on 2nd level - overlooking cafeteria                                                                                                                                                                                                                                                                                                                |
| <b>Auditorium</b>               |      |      |      |                                                                                                                                                                                                                                                                                                                                                                                       |
| Size                            |      | x    |      | Auditorium is average size, auditorium manager noted the size is adequate for its use                                                                                                                                                                                                                                                                                                 |
| Flooring                        |      | x    |      | Carpet should be replaced, stage floor in good condition                                                                                                                                                                                                                                                                                                                              |
| Walls / Ceiling                 | x    |      |      | Auditorium would benefit from updated finishes                                                                                                                                                                                                                                                                                                                                        |
| Lighting                        |      | x    |      | 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 and stage lights; recommend ETC.                                                                                                                    |
| Acoustics                       |      | x    |      | The room is not great for music, there is no absorption on the back wall                                                                                                                                                                                                                                                                                                              |
| Control Room                    |      | x    |      | No practicable access to control room outside of the auditorium, no audio booth in open auditorium                                                                                                                                                                                                                                                                                    |
| Ventilation                     |      | x    |      |                                                                                                                                                                                                                                                                                                                                                                                       |
| Doors                           | x    |      |      |                                                                                                                                                                                                                                                                                                                                                                                       |
| Seating                         |      | x    |      | Functional but dated                                                                                                                                                                                                                                                                                                                                                                  |
| AV / stage lighting systems     |      | x    |      | 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 added LED lighting for stage.                                                     |
| Support Spaces                  |      |      | x    | Scene shop is too small, additional storage needed; recessed orchestra pit does not have access from auditorium (under stage only)                                                                                                                                                                                                                                                    |
| Accessibility                   |      | x    |      | Barrier free access to stage from mid level. Access from the lower section is difficult - lift not operating properly.                                                                                                                                                                                                                                                                |
| Egress                          |      | x    |      | Auditorium entrance not visible from Event entrance, recommend improvements to lobby space and signage                                                                                                                                                                                                                                                                                |
| <b>Choir/Band</b>               |      |      |      |                                                                                                                                                                                                                                                                                                                                                                                       |
| Size                            | x    |      |      | lots of room - some instrument storage present                                                                                                                                                                                                                                                                                                                                        |
| Flooring                        | x    |      |      | 12x12 VCT in good condition. Better condition in choir room then band room.                                                                                                                                                                                                                                                                                                           |
| Ceilings/Walls                  | x    |      |      | 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 |
| Acoustics                       | x    |      |      | Not bad, no issues reported. Music teachers not present for visit. Should be further reviewed and discussed with district.                                                                                                                                                                                                                                                            |
| Lighting                        |      |      | x    | Fixtures should be review for upgrades - recommend fixture/bulb/control replacements possible                                                                                                                                                                                                                                                                                         |
| Office Space                    |      |      |      | N/A                                                                                                                                                                                                                                                                                                                                                                                   |
| Seating                         | x    |      |      | Risers and chairs                                                                                                                                                                                                                                                                                                                                                                     |

# 09 OKEMOS HIGH SCHOOL

| INTERIORS / FINISHES<br>(CON'T) |      |      |      | comments                                                                                                                                                                                                                                                                                    |
|---------------------------------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | good | fair | poor |                                                                                                                                                                                                                                                                                             |
| HVAC                            | x    |      |      | perimeter radiant heat present in both rooms                                                                                                                                                                                                                                                |
| Fire Separation                 | x    |      |      | Won Doors operation should be tested at equipment storage areas outside band and choir rooms.                                                                                                                                                                                               |
| Instrument Storage              | x    |      |      | Function of Equipment/Instrument storage area near band and orchestra rooms to be reconsidered. Consider replacement.                                                                                                                                                                       |
| <b>Kitchen</b>                  |      |      |      |                                                                                                                                                                                                                                                                                             |
| Program                         |      |      |      | 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 within the district. Add more sanitizing/handwashing stations per COVID protocols?                                                |
| Equipment                       | x    |      |      | JRA to provide list for selecting new equipment. Large dishwashing area present, but new dishwashers preferred. Kitchen has new sink disposals.                                                                                                                                             |
| Ceilings                        |      |      | x    | Replace with wipeable ceiling tiles. Need new diffusers and grills.                                                                                                                                                                                                                         |
| Cooler/Freezer                  |      | x    |      | 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 freezer storage space.                                                                                                               |
| Floors                          | x    |      |      | 8x8 quarry tile and base. Drains/sinks/traps/ all need to be cleaned, maintained, serviced.                                                                                                                                                                                                 |
| Delivery Space                  |      |      | x    | Receiving area attached to north elevation service drive. Dock levelers need to be replaced (manual operation and not covered). Receiving area at High School needs updates and reconfiguration                                                                                             |
| Storage Space                   |      |      | x    | Lacking adequate storage space. Storage room too small. Product being stored in service corridor separating kitchen from receiving area.                                                                                                                                                    |
| Kitchen Hood                    | x    |      |      | Present and large - center of kitchen with 2 sides.                                                                                                                                                                                                                                         |
| Make-up Air                     |      |      |      |                                                                                                                                                                                                                                                                                             |
| Serving Line                    |      | x    |      | 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 ceiling updates here. New signage and presentation for users. |
| Electrical                      |      | x    |      | No issues noted - such as too few outlets/location/breaker capacity.                                                                                                                                                                                                                        |
| Lighting                        |      |      | x    | Upgrade light fixtures.                                                                                                                                                                                                                                                                     |
| Secured                         | x    |      |      | Yes.                                                                                                                                                                                                                                                                                        |
| Fire Suppression/FA             | x    |      |      | Yes, present. Fully sprinkled with fire alarm coverage.                                                                                                                                                                                                                                     |
| Overall                         |      |      |      | 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 to recycle/compost program.                              |
| Concessions                     |      |      | x    | Concessions for indoor events at HS utilize cafeteria and kitchen area. Items served at ticket booth outside Gym.                                                                                                                                                                           |
| <b>Pool</b>                     |      |      |      |                                                                                                                                                                                                                                                                                             |
| Size                            |      | x    |      | 6 lane 25 meter pool.                                                                                                                                                                                                                                                                       |
| Flooring                        | x    |      |      | Tile in good condition. Upgrades/replacements needed at drinking fountains near locker room entrances.                                                                                                                                                                                      |
| Ceilings/walls                  |      | x    |      | 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 (CMU then above). Interior Aluminum frames with glass - in good condition.                                                         |
| Lighting                        | x    |      |      | Large skylights. Large elevation of translucent panels (old/yellowed - need to be replaced). Ceiling fixtures pointed upward to avoid swimmer conflict.) Good overall lighting. Fixtures are new.                                                                                           |
| Equipment Storage               |      | x    |      | One small storage room present near north west entrance                                                                                                                                                                                                                                     |
| Locker Rooms                    |      | x    |      | Tile floors and ceiling ok condition. toilet room fixtures and lockers should be upgraded.                                                                                                                                                                                                  |



# 09 OKEMOS HIGH SCHOOL

| INTERIORS / FINISHES<br>(CON'T) | good | fair | poor | comments                                                                                                                                                                                                    |
|---------------------------------|------|------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Office Space                    |      |      |      | Not present.                                                                                                                                                                                                |
| Ventilation                     | x    |      |      | No issues reported. Time for TAB analysis though.                                                                                                                                                           |
| Doors                           |      | x    |      | Same issues as reported in other areas. Doors and closers should be replaced. Hollow metal frames in ok condition but are original and approach 30 years old.                                               |
| Spectator Seating               |      |      | x    | ADA 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 visually present. CMU /concrete present at this location |
| Egress                          | x    |      |      | Emergency egress to exterior present at East elevation (2 separate locations)                                                                                                                               |
| Dehumidification                |      | x    |      | Need to verify performance of dehumidification unit - room temperature is too warm.                                                                                                                         |
| Drinking Fountains              |      |      | x    | Chlorine damage - need to be replaced                                                                                                                                                                       |

| MECHANICAL                          | good | fair | poor | comments                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heating Source and Condition        | x    |      |      | Building is served by (3) PK heating hot water boilers, 3,000 MBH each and installed in 2014.                                                                                                                                                                                                                                         |
| Heating Pumps and Piping            |      |      | x    | Building is served by (2) Taco based mounted pumps that are original. Would like more isolation valves.                                                                                                                                                                                                                               |
| Cooling Source and Condition        |      | x    |      | Building is served by a chilled water system. The 289-ton BAC cooling tower was installed around 2014. The Trane chiller is original and does not work. System is fully redundant.                                                                                                                                                    |
| Cooling Pumps and Piping            |      |      | x    | Building is served by (2) Taco pumps that are original. Would like more isolation valves.                                                                                                                                                                                                                                             |
| Terminal Devices                    |      |      | x    | Building is served by VAV boxes with electric reheat and are original.                                                                                                                                                                                                                                                                |
| AHUs and RTUs                       |      | x    |      | 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. |
| Ventilation                         |      |      | x    | 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.                                                                                                                                                                 |
| Building Management System/Controls |      |      | x    | Building is served by Trane DDC BMS that is original. Recommissioning needed.                                                                                                                                                                                                                                                         |
| Domestic Water Piping               |      | x    |      | No known issues.                                                                                                                                                                                                                                                                                                                      |
| Water Heaters                       |      | x    |      | Building is served by a PK boiler, 2,000 MBH installed in 2007 with 500 gallon storage tank.                                                                                                                                                                                                                                          |
| Plumbing Fixtures                   |      | x    |      | Plumbing fixtures are original. Group restrooms do not have auto flush valves.                                                                                                                                                                                                                                                        |
| Fire Protection                     |      | x    |      | Building is fully sprinkled with combination wet and dry system and a 30 hp fire pump.                                                                                                                                                                                                                                                |
| Pool equipment                      |      |      | x    | 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 availability.                                                                                                  |

| ELECTRICAL                | good | fair | poor | comments                                                                         |
|---------------------------|------|------|------|----------------------------------------------------------------------------------|
| Transformer size          | x    |      |      |                                                                                  |
| Primary/Secondary Service | x    |      |      | 2 services to school (one back up with auto transfer), Switchgear is burned out, |

# 09 OKEMOS HIGH SCHOOL

| ELECTRICAL (CON'T)      | good | fair | poor | comments                                                                                                                                                                                                                                                      |
|-------------------------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Generator               |      |      |      | There is no generator on site.                                                                                                                                                                                                                                |
| Occupancy Sensors       |      |      |      | There are no occupancy sensors.                                                                                                                                                                                                                               |
| Lighting Control System |      | x    |      | Toggle switches. Upgrade lighting system.                                                                                                                                                                                                                     |
| Panels                  | x    |      |      |                                                                                                                                                                                                                                                               |
| Panel Clearance         | x    |      |      | Need to remove storage items.                                                                                                                                                                                                                                 |
| Lighting                |      |      | x    | 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. |
| 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                                                                                        |
| Panels                  | x    |      |      |                                                                                                                                                                                                                                                               |

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

# 09 OKEMOS HIGH SCHOOL

## BUDGET DETAIL

| ITEM #: 17                    |                                                                                                                                                                                                                                             | Acres: |    |                          | 96         |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----|--------------------------|------------|
| Okemos High School - Sitework |                                                                                                                                                                                                                                             |        |    |                          |            |
|                               |                                                                                                                                                                                                                                             |        |    |                          | Total Cost |
| Sitework                      | SITWORK                                                                                                                                                                                                                                     |        |    |                          | \$ -       |
| 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.     | 1      | LS | \$ 25,000.00             | \$ 25,000  |
| Asphalt Parking/ Drives       |                                                                                                                                                                                                                                             |        |    | assume work not required | \$ -       |
| Sidewalks                     |                                                                                                                                                                                                                                             |        |    | assume work not required | \$ -       |
| 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 new parking     | \$ -       |
| Bus Loop                      | Located at west entrance/loop around and through west teacher/staff parking lot.                                                                                                                                                            |        |    |                          | \$ -       |
| Playgrounds                   | N/A - not present on site.                                                                                                                                                                                                                  |        |    | not applicable           | \$ -       |
| Student Drop off Area         |                                                                                                                                                                                                                                             |        |    | assume work not required | \$ -       |
| Landscaping                   |                                                                                                                                                                                                                                             |        |    | assume work not required | \$ -       |
| Irrigation Systems            | N/A - not present onsite.                                                                                                                                                                                                                   |        |    | not applicable           | \$ -       |
| Service Entrance              | Drive - curb and pavement up for replacement/redesign per district requests.                                                                                                                                                                | 2,000  | SY | \$ 100.00                | \$ 200,000 |
| 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             | \$ 70,000  |
| Dumpster Location             |                                                                                                                                                                                                                                             |        |    |                          | \$ -       |
| Traffic Directions            | 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               |                                                                                                                                                                                                                                             |        |    |                          | \$ -       |
| Site Circulation              | Conflict noted between the service drive and west staff parking lot and bus loop organization. Site circulation needs to be reviewed.                                                                                                       |        |    |                          | \$ -       |
| Loading Dock/Receiving        | 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             | \$ 20,000  |
| Loading Dock/Receiving        | Manual docks need replacement.                                                                                                                                                                                                              | 2      | EA | \$ 10,000.00             | \$ 20,000  |
| Loading Dock/Receiving        | Loading dock area pavement replacement                                                                                                                                                                                                      | 2,500  | SY | \$ 100.00                | \$ 250,000 |
| Loading Dock/Receiving        | 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.                           | 1      | LS | \$ 10,000.00             | \$ 10,000  |
| 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              | \$ 75,000  |
| Parking Lot Gates             | The district would like gates located at entrance of parking lots removed. Replace remaining gates.                                                                                                                                         | 1      | LS | \$ 15,000.00             | \$ 15,000  |
|                               |                                                                                                                                                                                                                                             |        |    |                          | \$ -       |
|                               |                                                                                                                                                                                                                                             |        |    |                          | \$ -       |
| Direct Trade                  |                                                                                                                                                                                                                                             | 96     |    | \$ 7,135.42              | \$ 685,000 |

| ITEM #: 18                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                         | Gross Area: |    |                          | 320,000    |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----|--------------------------|------------|
| Okemos High School - Building Improvements |                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |    |                          |            |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |    |                          | Total Cost |
| Building Shell                             | BUILDING SHELL                                                                                                                                                                                                                                                                                                                                                                                                                          |             |    | \$                       | -          |
| Roofing                                    | 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 on metal roof and aluminum framing finish 'looks faded'. | 1           | sf | \$ 150,000.00            | \$ 150,000 |
| Exterior Windows                           | 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 impact resistant film in 2020.                                                                                                                                                                                 |             |    | assume work not required | \$ -       |



# 09 OKEMOS HIGH SCHOOL

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |                    |               |            |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------|---------------|------------|
| 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 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 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |                    |               | \$ -       |
| Brick                  | (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).                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |                    |               | \$ -       |
| Exterior Doors         | 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 operate. | 60      | EA                 | \$ 15,000.00  | \$ 900,000 |
| 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 above     |               | \$ -       |
| 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.                                                                                                                                                                                                                                 |         |                    |               | \$ -       |
| Green House            | 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.                                                                                                                                                                                                                                                                                                                                                                                                          |         |                    |               | \$ -       |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |                    |               | \$ -       |
| <b>INTERIORS</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |                    |               | \$ -       |
| Walls                  | Paint/refresh entire building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 320,000 | SF                 | \$ 1.50       | \$ 480,000 |
| Corridors              | Corridors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 48,333  | SF                 |               | \$ -       |

# 09 OKEMOS HIGH SCHOOL

|                    |                                                                                                                                                                                                                                                                                                                                                        |         |           |    |                         |    |         |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|----|-------------------------|----|---------|
| 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 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.                           | 48,333  | SF        | \$ | 12.00                   | \$ | 579,996 |
| 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 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.                                                 | 27      | EA        | \$ | 3,500.00                | \$ | 94,500  |
| Size of Corridor   | 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 long distance to cover during passing time.                                                                                                                                                                                                                         |         |           |    |                         | \$ | -       |
| Emergency Egress   | Present. All major entrances. All perimeter stairwells for both first floor and second floor provide emergency egress.                                                                                                                                                                                                                                 |         |           |    |                         | \$ | -       |
| Glass Transoms     | N/A                                                                                                                                                                                                                                                                                                                                                    |         |           |    |                         | \$ | -       |
| 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. |         |           |    |                         | \$ | -       |
| Casework           | Casework appears to be original. Ready for upgrade/update/function analysis. - Assume new glass front display cases                                                                                                                                                                                                                                    | 50      | LF        | \$ | 750.00                  | \$ | 37,500  |
| Expansion Joints   | 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 with future upgrades/redesign.                                                                                               | 1       | LS        | \$ | 25,000.00               | \$ | 25,000  |
| 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.                                                                                                                                                                                                                                                                                 |         |           |    |                         | \$ | -       |
| Stairwells         | 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. Please update/replace pendant light fixture for ease of bulb replacement (no easy way to access currently)- per district request.                                    | 500     | SF        | \$ | 60.00                   | \$ | 30,000  |
| Interior Signage   | Modular acrylic signage                                                                                                                                                                                                                                                                                                                                | 320,000 | SF        | \$ | 0.55                    | \$ | 176,000 |
| Building Entrances | No prominent main entrance                                                                                                                                                                                                                                                                                                                             |         |           |    |                         |    |         |
| <b>Classrooms</b>  | <b>Classrooms</b>                                                                                                                                                                                                                                                                                                                                      |         | <b>SF</b> |    |                         | \$ | -       |
| Flooring           | 12x12 VCT present (good condition). Carpet present at other locations (worn/replace)                                                                                                                                                                                                                                                                   | 8,168   | SY        | \$ | 63.54                   | \$ | 518,988 |
| 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. 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 throughout building.  | 42,911  | SF        | \$ | 8.00                    | \$ | 343,288 |
| Windows            | Windows are operable (integral blinds/windows/screens).                                                                                                                                                                                                                                                                                                |         |           |    |                         | \$ | -       |
| 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 replacement/preference.                                                                                                                                                                                      |         |           |    |                         | \$ | -       |
| Heating            | Issues discussed with team for science wings (west end - 1st and 2nd floors) - Need to perform test and balancing update / diagnosis. See radiant heat present in most classrooms - need to verify performance.                                                                                                                                        |         |           |    | covered with other item | \$ | -       |

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|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------|--------------------------|------------|
| Air-Conditioning        | 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 |
| Daylight                | 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 across district.                                                                                                                                                                                                                                                                           | 65           | EA        | \$ 1,000.00              | \$ 65,000  |
| Lighting                | 1st floor classrooms 2x4 fixtures that look to be original. Time to upgrade fixtures and lighting controls.                                                                                                                                                                                                                                                                                                                                                | 98,016       | SF        | \$ 7.00                  | \$ 686,112 |
| Heating                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |           |                          | \$ -       |
| 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           | District currently upgrading presenting - space was originally technology/photography classrooms. Located on 1st floor (south elevation) by 3d art studio and back of house audit stage corridor.                                                                                                                                                                                                                                                          |              |           |                          | \$ -       |
| Desks                   | Classrooms could use desk and table upgrades/replacements.                                                                                                                                                                                                                                                                                                                                                                                                 |              |           | with owner FF&E budget % | \$ -       |
| <b>Toilet Rooms</b>     | <b>Toilet Rooms</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>4,606</b> | <b>SF</b> |                          | \$ -       |
| Fixtures Operational    | Original (sinks/urinals/toilets/partitions), but functional and clean.                                                                                                                                                                                                                                                                                                                                                                                     |              |           |                          | \$ -       |
| Toilet Partitions       | Original but in good shape (minimal damage/abuse) present.                                                                                                                                                                                                                                                                                                                                                                                                 |              |           | assume work not required | \$ -       |
| Walls                   | Cove tile base (off-white) ; 3x3 glazed wall tile on CMU. Clean and in good shape.                                                                                                                                                                                                                                                                                                                                                                         |              |           |                          | \$ -       |
| Floors                  | 2x2 'teal' unglazed tile.                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |           |                          | \$ -       |
| Floor Drains            | No issues reported and present in each bathroom.                                                                                                                                                                                                                                                                                                                                                                                                           |              |           |                          | \$ -       |
| Lighting                | 1x4 fixtures along wall above toilets/sinks/mirrors location.                                                                                                                                                                                                                                                                                                                                                                                              | 4,606        | SF        | \$ 8.00                  | \$ 36,848  |
| Hand Dryers             | NA (usually just manual paper towel dispensers present.                                                                                                                                                                                                                                                                                                                                                                                                    |              |           |                          | \$ -       |
| Ceilings                | Painted Drywall ceilings. Diffusers, lights, fire suppression present.                                                                                                                                                                                                                                                                                                                                                                                     | 4,606        | SF        | \$ 2.00                  | \$ 9,212   |
| Heating                 | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                                                                                                                                                                                                                 | 4,606        | SF        | \$ 0.50                  | \$ 2,303   |
| Mirrors                 | Original, framed mirrors could be upgraded.                                                                                                                                                                                                                                                                                                                                                                                                                | 45           | EA        | \$ 200.00                | \$ 9,000   |
| ADA Accessible          | Yes ... occasionally find missing grab bars. Further review needed of bathrooms.                                                                                                                                                                                                                                                                                                                                                                           | I            | LS        | \$ 5,000.00              | \$ 5,000   |
| Adequate Size           | Most gang common bathrooms had (3) sinks and 5-6 toilets present at each location.                                                                                                                                                                                                                                                                                                                                                                         |              |           |                          | \$ -       |
| Common Mechanical Space | 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.                                                                                                                                                                                                                                                                                    |              |           |                          | \$ -       |
| <b>Gymnasium</b>        | <b>Gymnasium</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           |              | <b>SF</b> |                          | \$ -       |
| Flooring                | Main Gym has wood floor (good condition). Auxiliary gym has new rubber floor.                                                                                                                                                                                                                                                                                                                                                                              |              |           |                          | \$ -       |
| Lighting                | 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 work not required | \$ -       |
| 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                    | No issues/discussion noted.                                                                                                                                                                                                                                                                                                                                                                                                                                |              |           |                          | \$ -       |
| Bleachers               | Ok - no issues reported in main gym. No bleachers present in Aux Gym or weight room.                                                                                                                                                                                                                                                                                                                                                                       |              |           |                          | \$ -       |
| Egress                  | No issues noted.                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |           |                          | \$ -       |
| Locker Rooms            |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |           |                          | \$ -       |
| Walls/Ceilings          | 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 on gym side). Auxiliary Gym walls to be repainted.                                                                                                                                                                          | I            | LS        | \$ 75,000.00             | \$ 75,000  |
| 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. |              |           |                          | \$ -       |



# 09 OKEMOS HIGH SCHOOL

|                             |                                                                                                                                                                                                                                                                                                                                |              |                          |               |            |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------|---------------|------------|
| Training Room               | Small space - finishes/equipment/casework could be upgraded and updated for the school.                                                                                                                                                                                                                                        | 550          | SF                       | \$ 115.00     | \$ 63,250  |
| <b>Cafeteria</b>            | <b>Cafeteria</b>                                                                                                                                                                                                                                                                                                               | <b>8,365</b> | <b>SF</b>                |               | \$ -       |
| Flooring                    | Terrazzo. Good condition. Maintenance seems good as well.                                                                                                                                                                                                                                                                      |              |                          |               | \$ -       |
| Ceilings/Walls              | Combination of ceiling tiles (drop ceilings) and bulkheads (Boswaphon? EIFS? Acoustic gyp?) show some signs of water damage and/or paint peeling.                                                                                                                                                                              | 8,365        |                          | \$ 12.00      | \$ 100,380 |
| 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 lighting also from multiple skylights in this room. Discussed fixture types and bulb replacement upgrades.                                                                                                                                          | 8,365        | SF                       | \$ 8.50       | \$ 71,103  |
| 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 good. Quality is ok. Comfort is minimal.                                                                                                                                                                                                        |              |                          |               | \$ -       |
| Size                        | 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 additional cafeteria space in the future.                                                      |              | new addition excluded    |               | \$ -       |
| Air-Conditioning            |                                                                                                                                                                                                                                                                                                                                |              |                          |               | \$ -       |
| Daylight                    | Good. Skylights and large hollow/metal perimeter frames/glazing.                                                                                                                                                                                                                                                               |              | assume work not required |               | \$ -       |
| Overall Size                |                                                                                                                                                                                                                                                                                                                                |              | assume work not required |               | \$ -       |
| Doors                       | 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 multiple locations need to be adjusted or replaced.                                                                                                                         | 8            | EA                       | \$ 1,000.00   | \$ 8,000   |
| Egress                      | (4-5) main egress locations at each corner of the cafeteria. No issues reported.                                                                                                                                                                                                                                               |              | assume work not required |               | \$ -       |
| <b>Offices</b>              | <b>Offices</b>                                                                                                                                                                                                                                                                                                                 |              | <b>SF</b>                |               | \$ -       |
| 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 owner FF&E budget % |               | \$ -       |
| Ceilings/Walls              | Original grid and tile - time to remove and replace. Acoustic fabric wallcovering present at main office (remove and replace). Painted impact gypsum resistant panels present also.                                                                                                                                            | 15,541       | SF                       | \$ 12.00      | \$ 186,492 |
| Paging                      | Upgrade/ original.                                                                                                                                                                                                                                                                                                             |              | in elec below            |               | \$ -       |
| Master Clock                | Upgrade/ original.                                                                                                                                                                                                                                                                                                             |              | in elec below            |               | \$ -       |
| Phone System                | Upgrade/ original.                                                                                                                                                                                                                                                                                                             |              | in elec below            |               | \$ -       |
| Lighting                    | Bulb replacements (retrofits/ballasts) in process. Ceilings and fixtures should be replaced from a performance/efficiency/visibility/controls and function standpoint.                                                                                                                                                         | 15,541       | SF                       | \$ 8.00       | \$ 124,328 |
| Heating                     | 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 upgrade.                                                                                                                                                                                                                                        | 500          | SF                       | \$ 100.00     | \$ 50,000  |
| 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 operators (interior and exterior) doors seem limited both at the high school and other building within the district. Do new codes mandate more frequent locations?                                                                               |              |                          |               | \$ -       |
| Visibility                  | Limited at main office - we noticed this as a common theme at all schools (main office lacks visibility/welcoming appearance/no secure vestibules)                                                                                                                                                                             | 1            | LS                       | \$ 150,000.00 | \$ 150,000 |
| <b>Media Center</b>         | <b>Media Center</b>                                                                                                                                                                                                                                                                                                            | <b>9,464</b> | <b>SF</b>                |               | \$ -       |
| Size                        | Nice space (large vaulted ceilings) ... perimeter overlooks cafeteria.                                                                                                                                                                                                                                                         | 9,464        |                          | \$ 4.00       | \$ 37,856  |
| Flooring                    | Carpet throughout. Ready for replacement.                                                                                                                                                                                                                                                                                      | 1,052        | SY                       | \$ 63.54      | \$ 66,816  |
| Lighting                    | Replace fixtures/update lighting plan.                                                                                                                                                                                                                                                                                         | 9,464        | SF                       | \$ 11.00      | \$ 104,104 |
| Office Space                | Finishes should be updated.                                                                                                                                                                                                                                                                                                    |              |                          |               | \$ -       |
| Ventilation                 | No issues reported. Time for TAB analysis though.                                                                                                                                                                                                                                                                              |              |                          |               | \$ 5,000   |
| Doors                       |                                                                                                                                                                                                                                                                                                                                |              | assume work not required |               | \$ -       |
| Ceilings/Walls              | 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. |              |                          |               | \$ -       |
| Gallery - Aux Seating Space | Study/Quiet area not utilized and located along east corridor between cafe and news production room. Good space for to add furniture upgrades for students                                                                                                                                                                     |              |                          |               | \$ -       |

# 09 OKEMOS HIGH SCHOOL

|                             |                                                                                                                                                                                                                                                                                                                                                                                       |              |                          |               |            |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------|---------------|------------|
| 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 work not required |               | \$ -       |
| Egress                      | No issues reported. MC is located on 2nd level - overlooking cafeteria                                                                                                                                                                                                                                                                                                                |              |                          |               | \$ -       |
| <b>Auditorium</b>           | <b>Auditorium</b>                                                                                                                                                                                                                                                                                                                                                                     | <b>9,265</b> | <b>SF</b>                |               | \$ -       |
| Size                        | Auditorium is average size, auditorium manager noted the size is adequate for its use                                                                                                                                                                                                                                                                                                 |              |                          |               | \$ -       |
| Flooring                    | Carpet should be replaced, stage floor in good condition                                                                                                                                                                                                                                                                                                                              | 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 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.                                                                                                                    | 9,265        | SF                       | \$ 7.50       | \$ 69,488  |
| 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 work not required |               | \$ -       |
| Seating                     | Functional but dated                                                                                                                                                                                                                                                                                                                                                                  |              |                          |               | \$ -       |
| AV / stage lighting systems | 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 added LED lighting for stage.                                                     | 1            | LS                       | \$ 200,000.00 | \$ 200,000 |
| Support Spaces              | Scene shop is too small, additional storage needed; recessed orchestra pit does not have access from auditorium (under stage only)                                                                                                                                                                                                                                                    | 1,000        | SF                       | \$ 75.00      | \$ 75,000  |
| Accessibility               | Barrier free access to stage from mid level. Access from the lower section is difficult - lift not operating properly.                                                                                                                                                                                                                                                                | 1            | LS                       | \$ 10,000.00  | \$ 10,000  |
| Egress                      | Auditorium entrance not visible from Event entrance, recommend improvements to lobby space and signage                                                                                                                                                                                                                                                                                | 1            | LS                       | \$ 10,000.00  | \$ 10,000  |
| <b>Choir/Band</b>           | <b>Choir/Band</b>                                                                                                                                                                                                                                                                                                                                                                     | <b>6,500</b> | <b>SF</b>                |               | \$ -       |
| Size                        | lots of room - some instrument storage present                                                                                                                                                                                                                                                                                                                                        |              |                          |               | \$ -       |
| Flooring                    | 12x12 VCT in good condition. Better condition in choir room than band room.                                                                                                                                                                                                                                                                                                           |              |                          |               | \$ -       |
| Ceilings/Walls              | 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 | 6,500        | SF                       | \$ 9.00       | \$ 58,500  |
| 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 replacements possible                                                                                                                                                                                                                                                                                         | 6,500        | SF                       | \$ 8.00       | \$ 52,000  |
| Heating                     | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                                                                                                                                            | 6,500        | SF                       | \$ 0.50       | \$ 3,250   |
| Office Space                | N/A                                                                                                                                                                                                                                                                                                                                                                                   |              |                          |               | \$ -       |
| Seating                     | bleacher sections and chairs                                                                                                                                                                                                                                                                                                                                                          |              |                          |               | \$ -       |
| HVAC                        | perimeter radiant heat present in both rooms                                                                                                                                                                                                                                                                                                                                          |              | assume work not required |               | \$ -       |
| Function                    | Discussed option to turn existing rooms into equipment/instrument storage and add on to this wing with new rooms.                                                                                                                                                                                                                                                                     |              |                          |               | \$ -       |
| Fire Separation             | Won Doors operation should be tested at equipment storage areas outside band and choir rooms. Assume full replacemtn 4 locations                                                                                                                                                                                                                                                      | 4            | EA                       | \$ 35,000.00  | \$ 140,000 |
| Lockers                     | Equipment/Instrument storage area near band and orchestra rooms - please replace and consider layout redesign.                                                                                                                                                                                                                                                                        | 50           | EA                       | \$ 3,000.00   | \$ 150,000 |
| Storage                     | Instrument storage needed. Lockers/casework should be replaced and reconfigured.                                                                                                                                                                                                                                                                                                      | 50           | EA                       | \$ 3,500.00   | \$ 175,000 |
| <b>Kitchen</b>              | <b>Kitchen</b>                                                                                                                                                                                                                                                                                                                                                                        | <b>3,826</b> | <b>SF</b>                |               | \$ -       |
| Program                     | 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 within the district. Add more sanitizing/handwashing stations per COVID protocols?                                                                                                                                          |              |                          |               | \$ -       |
| Equipment                   | JRA to provide list for selecting new equipment. Large dishwashing area present, but new dishwashers preferred. Kitchen has new sink disposals.                                                                                                                                                                                                                                       | 1            | LS                       | \$ 900,000.00 | \$ 900,000 |
| Ceilings                    | Replace with wipeable ceiling tiles. Need new diffusers and grills.                                                                                                                                                                                                                                                                                                                   | 3,826        | SF                       | \$ 9.00       | \$ 36,250  |
| Cooler/Freezer              | 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 freezer storage space.                                                                                                                                                                                                         |              | with equipment above     |               | \$ 36,250  |

# 09 OKEMOS HIGH SCHOOL

|                              |                                                                                                                                                                                                                                                                                             |       |           |                          |            |            |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------|--------------------------|------------|------------|
| Floors                       | 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 replaced (manual operation and not covered). Receiving area at High School needs updates and reconfiguration                                                                                             |       |           | covered in site costs    | \$         | -          |
| Storage Space                | Lacking adequate storage space. Storage room too small. Product being stored in service corridor separating kitchen from receiving area.                                                                                                                                                    | 1     | LS        | \$                       | 150,000.00 | \$ 150,000 |
| Kitchen Hood                 | Present and large - center of kitchen with 2 sides.                                                                                                                                                                                                                                         |       |           |                          | \$         | -          |
| Make-up Air                  |                                                                                                                                                                                                                                                                                             |       |           |                          | \$         | -          |
| Serving Line                 | 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 ceiling updates here. New signage and presentation for users. | 975   | SF        | \$                       | 20.00      | \$ 19,500  |
| Electrical                   | No issues noted - such as too few outlets/location/breaker capacity.                                                                                                                                                                                                                        |       |           |                          | \$         | -          |
| Lighting                     | Upgrade light fixtures.                                                                                                                                                                                                                                                                     | 3,826 | SF        | \$                       | 8.00       | \$ 30,608  |
| Heating                      | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                                                  | 3,826 | SF        | \$                       | 0.50       | \$ 1,913   |
| Secured                      | Yes.                                                                                                                                                                                                                                                                                        |       |           |                          | \$         | -          |
| Fire Suppression/FA          | Yes, present. Fully sprinkled with fire alarm coverage.                                                                                                                                                                                                                                     |       |           |                          | \$         | -          |
| Overall                      | 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 to recycle/compost program.                              |       |           |                          | \$         | -          |
| Concessions                  | Concessions for indoor events at HS utilize cafeteria and kitchen area. Items served at ticket booth outside Gym. Need to have further conversations with boosters regarding redesign/new layout                                                                                            | 1     | LS        | \$                       | 150,000.00 | \$ 150,000 |
| Field House                  | (2) identical 'kitchens' present at fieldhouse for event concessions. Move kitchens 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  | 1     | LS        | \$                       | 500,000.00 | \$ 500,000 |
| <b>Pool</b>                  | <b>Pool</b>                                                                                                                                                                                                                                                                                 |       | <b>SF</b> |                          | \$         | -          |
| Size                         | 6 lane 25 meter pool.                                                                                                                                                                                                                                                                       |       |           |                          | \$         | -          |
| Flooring                     | Tile in good condition. Upgrades/replacements needed at drinking fountains near locker room entrances.                                                                                                                                                                                      | 250   | SF        | \$                       | 50.00      | \$ 12,500  |
| Ceilings/Walls               | 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 (CMU then above). Interior Aluminum frames with glass - in good condition.                                                         | 9,183 | SF        | \$                       | 4.00       | \$ 36,732  |
| Lighting                     | Large skylights. Large elevation of translucent panels (old/yellowed - need to be replaced). Ceiling fixtures pointed upward to avoid swimmer conflict.) Good overall lighting. Fixtures are new.                                                                                           | 784   | SF        | \$                       | 85.00      | \$ 66,640  |
| Equipment Storage            | One small storage room present near north west entrance                                                                                                                                                                                                                                     |       |           |                          | \$         | -          |
| Locker Rooms                 | Ready for upgrades. Tile floors and ceiling ok condition. toilet room fixtures and lockers should be upgraded.                                                                                                                                                                              | 3,321 | SF        | \$                       | 250.00     | \$ 830,250 |
| Office Space                 | Not present.                                                                                                                                                                                                                                                                                |       |           |                          | \$         | -          |
| Ventilation                  | No issues reported. Time for TAB analysis though.                                                                                                                                                                                                                                           |       |           |                          | \$         | -          |
| Doors                        | Same issues as reported in other areas. Doors and closers should be replaced. Hollow metal frames in ok condition but are original and approach 30 years old.                                                                                                                               | 7     | EA        | \$                       | 2,500.00   | \$ 17,500  |
| Spectator Seating            | ADA 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 visually present. CMU /concrete present at this location                                                                                 | 1,000 | EA        | \$                       | 300.00     | \$ 300,000 |
| Egress                       | Emergency egress to exterior present at East elevation (2 separate locations)                                                                                                                                                                                                               |       |           |                          | \$         | -          |
| Dehumidification             | Need to verify performance /controls of current installed Dehumidify poolpak unit.                                                                                                                                                                                                          |       |           |                          | \$         | -          |
| Drinking Fountains           | Chlorine damage - need to be replaced                                                                                                                                                                                                                                                       | 1     | EA        | \$                       | 9,000.00   | \$ 9,000   |
| <b>MECHANICAL</b>            |                                                                                                                                                                                                                                                                                             |       |           |                          | \$         | -          |
| Heating Source and Condition | Building is served by (3) PK heating hot water boilers, 3,000 MBH each and installed in 2014.                                                                                                                                                                                               |       |           | assume work not required | \$         | -          |
| Heating Pumps and Piping     | Building is served by (2) Taco based mounted pumps that are original. Would like more isolation valves.                                                                                                                                                                                     |       |           |                          | \$         | 55,750     |
| Cooling Source and Condition | Building is served by a chilled water system. The 289-ton BAC cooling tower was installed around 2014. The Trane chiller is original and does not work. System is fully redundant.                                                                                                          | 1     | LS        | \$                       | 200,000.00 | \$ 200,000 |
| Cooling Pumps and Piping     | Building is served by (2) Taco pumps that are original. Would like more isolation valves.                                                                                                                                                                                                   |       |           |                          | \$         | 55,750     |
| Terminal Devices             | Building is served by VAV boxes with electric reheat and are original.                                                                                                                                                                                                                      |       |           |                          | \$         | 676,000    |



# 09 OKEMOS HIGH SCHOOL

|                                                  |                                                                                                                                                                                                                                                                                                                                       |         |       |                                  |               |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------|----------------------------------|---------------|
| 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. | I       | LS    | \$ 4,460,000.00                  | \$ 4,460,000  |
| 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.                                                                                                                                                                 | I       | LS    | \$ 97,500.00                     | \$ 97,500     |
| Building Management System/Controls              | Building is served by Trane DDC BMS that is original. Recommissioning needed.                                                                                                                                                                                                                                                         | I       | LS    | \$ 1,600,000.00                  | \$ 1,600,000  |
| Domestic Water Piping                            | No known issues.                                                                                                                                                                                                                                                                                                                      |         |       | assume work not required         | \$ -          |
| Water Heaters                                    | Building is served by a PK boiler, 2,000 MBH installed in 2007 with 500 gallon storage tank.                                                                                                                                                                                                                                          |         |       | assume work not required         | \$ -          |
| Plumbing Fixtures                                | Plumbing fixtures are original. Group restrooms do not have auto flush valves.                                                                                                                                                                                                                                                        |         |       | assume work not required         | \$ -          |
| Fire Protection                                  | Building is fully sprinkled with combination wet and dry system and a 30 hp fire pump.                                                                                                                                                                                                                                                |         |       | assume work 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.                                                                                                 | I       | LS    | \$ 121,000.00                    | \$ 121,000    |
|                                                  |                                                                                                                                                                                                                                                                                                                                       |         |       |                                  | \$ -          |
|                                                  | <b>ELECTRICAL</b>                                                                                                                                                                                                                                                                                                                     |         |       |                                  | \$ -          |
| Transformer size                                 |                                                                                                                                                                                                                                                                                                                                       |         |       |                                  | \$ -          |
| Primary/Secondary Service                        | 2 services to school (one back up with auto transfer), Switchgear is burned out                                                                                                                                                                                                                                                       | I       | ALLOW |                                  | \$ -          |
| Generator                                        | There is no generator on site.                                                                                                                                                                                                                                                                                                        |         |       |                                  | \$ -          |
| Occupancy Sensors                                | 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 | SF    | \$ 0.25                          | \$ 80,000     |
| Paging                                           |                                                                                                                                                                                                                                                                                                                                       | 320,000 | SF    | \$ 0.60                          | \$ 192,000    |
| Phone System                                     |                                                                                                                                                                                                                                                                                                                                       | 320,000 | SF    | \$ 2.00                          | \$ 640,000    |
| Branch                                           |                                                                                                                                                                                                                                                                                                                                       | 320,000 | SF    | \$ 1.50                          | \$ 480,000    |
|                                                  |                                                                                                                                                                                                                                                                                                                                       |         |       |                                  | \$ -          |
| <b>Technology</b>                                | <b>TECHNOLOGY</b>                                                                                                                                                                                                                                                                                                                     |         |       |                                  | \$ -          |
| IT Rooms                                         | Most rooms are sharing space with electrical, janitorial equipment & mop sinks. Rooms are sprinkled. Need AC installed.                                                                                                                                                                                                               |         |       | included in "Phone System" above | \$ -          |
| 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)                  | CAT 6 cabling. Switches were upgraded recently.                                                                                                                                                                                                                                                                                       |         |       | 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          | \$ -          |
| Large Space Audio/Video Systems                  | 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     |
| Security Camera System                           | Need to update Sony cameras and VMS (currently exacqvision software)                                                                                                                                                                                                                                                                  | 320,000 | SF    | \$ 1.00                          | \$ 320,000    |
| Access Control System                            | Axis intercom at main entrance. Card readers at priority doors. Vanderbilt SMS.                                                                                                                                                                                                                                                       |         |       | assume no work required          | \$ -          |
| Direct Trade                                     |                                                                                                                                                                                                                                                                                                                                       | 320,000 | sf    | \$ 67.34                         | \$ 21,547,800 |



# 09 OKEMOS HIGH SCHOOL



Overall east drone photo



Overall west drone photo



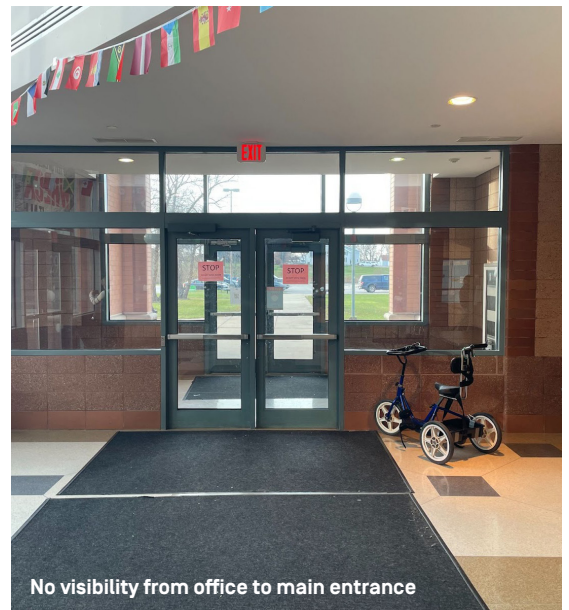
Tennis court condition



Corridor outside of cafeteria



Student Plaza



No visibility from office to main entrance



Art Room



Auditorium



# 09 OKEMOS HIGH SCHOOL



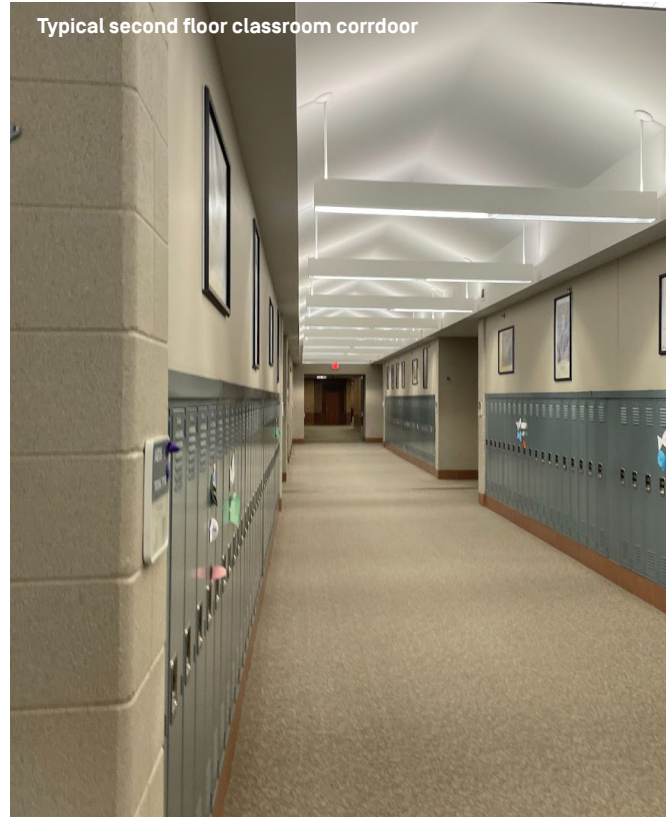


# 09 OKEMOS HIGH SCHOOL

Typical Classroom



Typical second floor classroom corridor



Media center

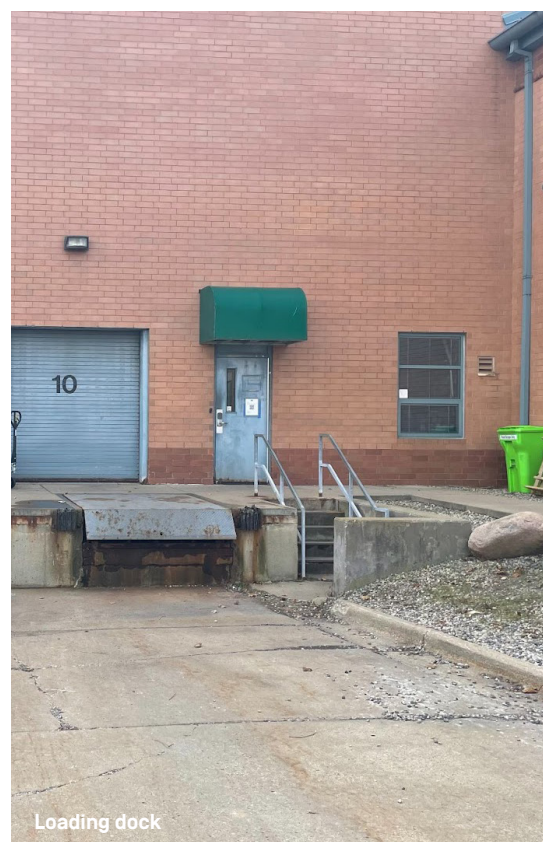


Main entrance





# 09 OKEMOS HIGH SCHOOL





# 09 OKEMOS HIGH SCHOOL



Signs of gutter failure



Athletic / Fine Arts Entrance



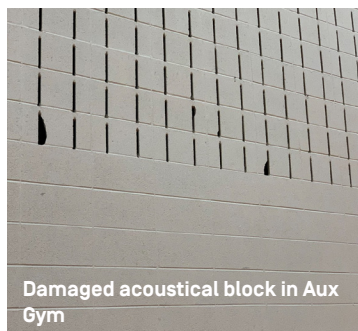
Grading issue south of the school



Scene shop too small



Exterior doors and frames corroding



Damaged acoustical block in Aux Gym



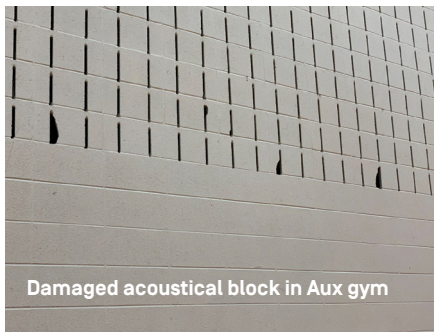
Some doors need to be replaced



# 09 OKEMOS HIGH SCHOOL



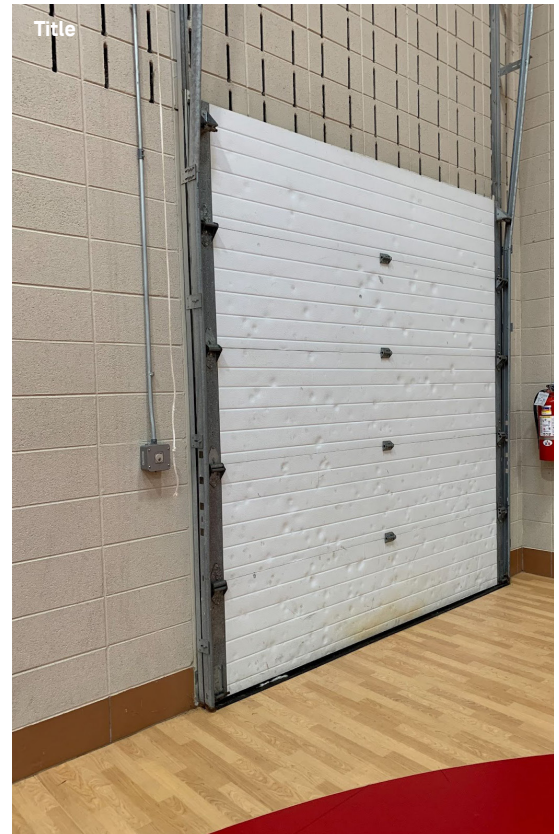
Exterior doors and frames corroding



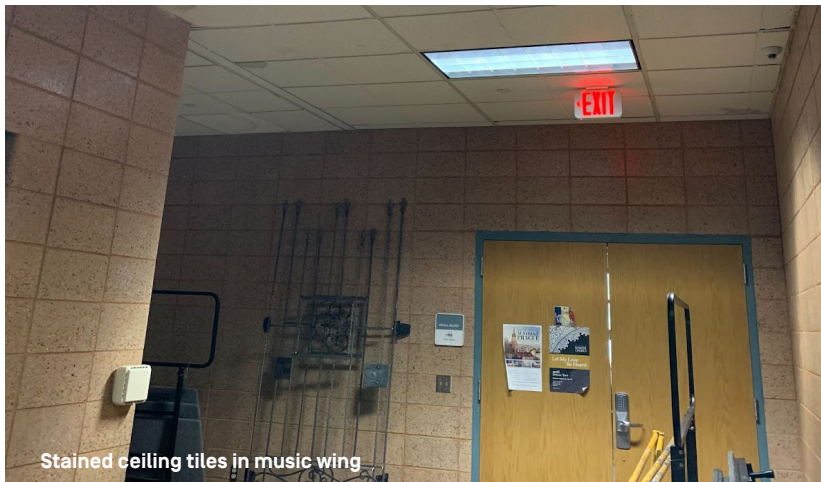
Damaged acoustical block in Aux gym



Locker room



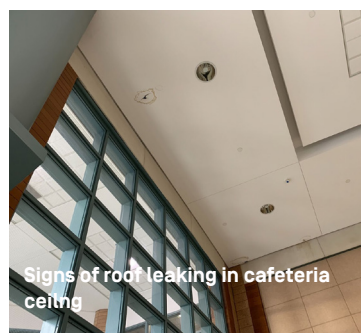
Title



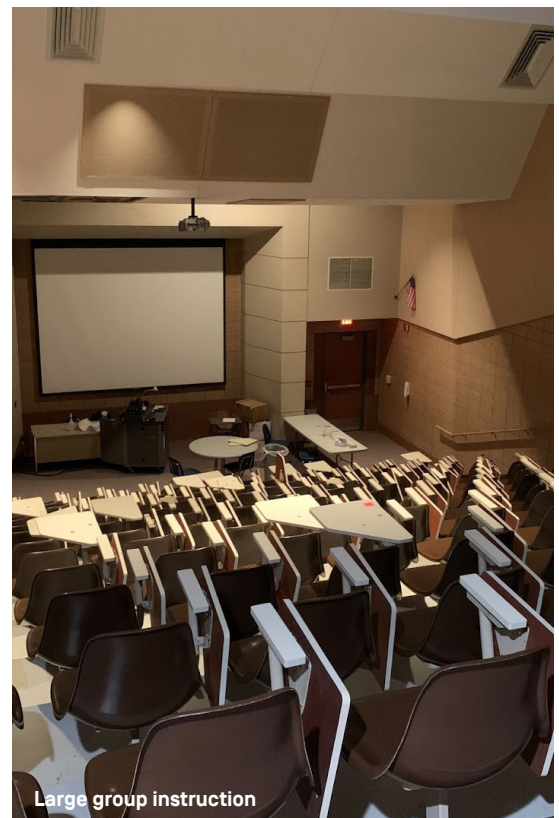
Stained ceiling tiles in music wing



Damaged overhead door in Aux Gym



Signs of roof leaking in cafeteria ceiling



Large group instruction



# 09 OKEMOS HIGH SCHOOL



Carpet to be replaced



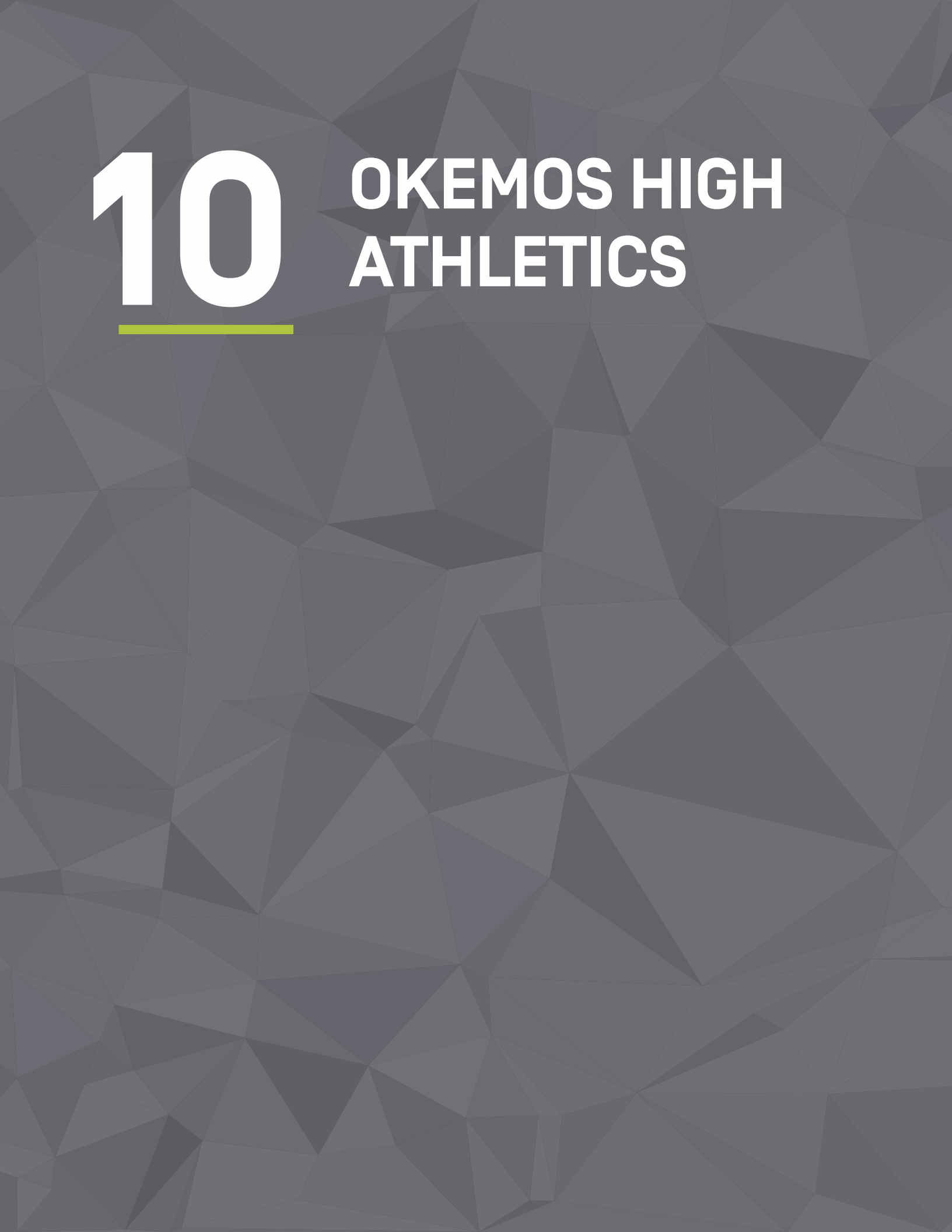
Better accommodations needed at teachers lounge



Cafeteria



Typical science room

The background of the entire page is a low-poly geometric pattern composed of numerous triangles in various shades of gray, creating a textured, crystalline effect.

# 10

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# OKEMOS HIGH ATHLETICS



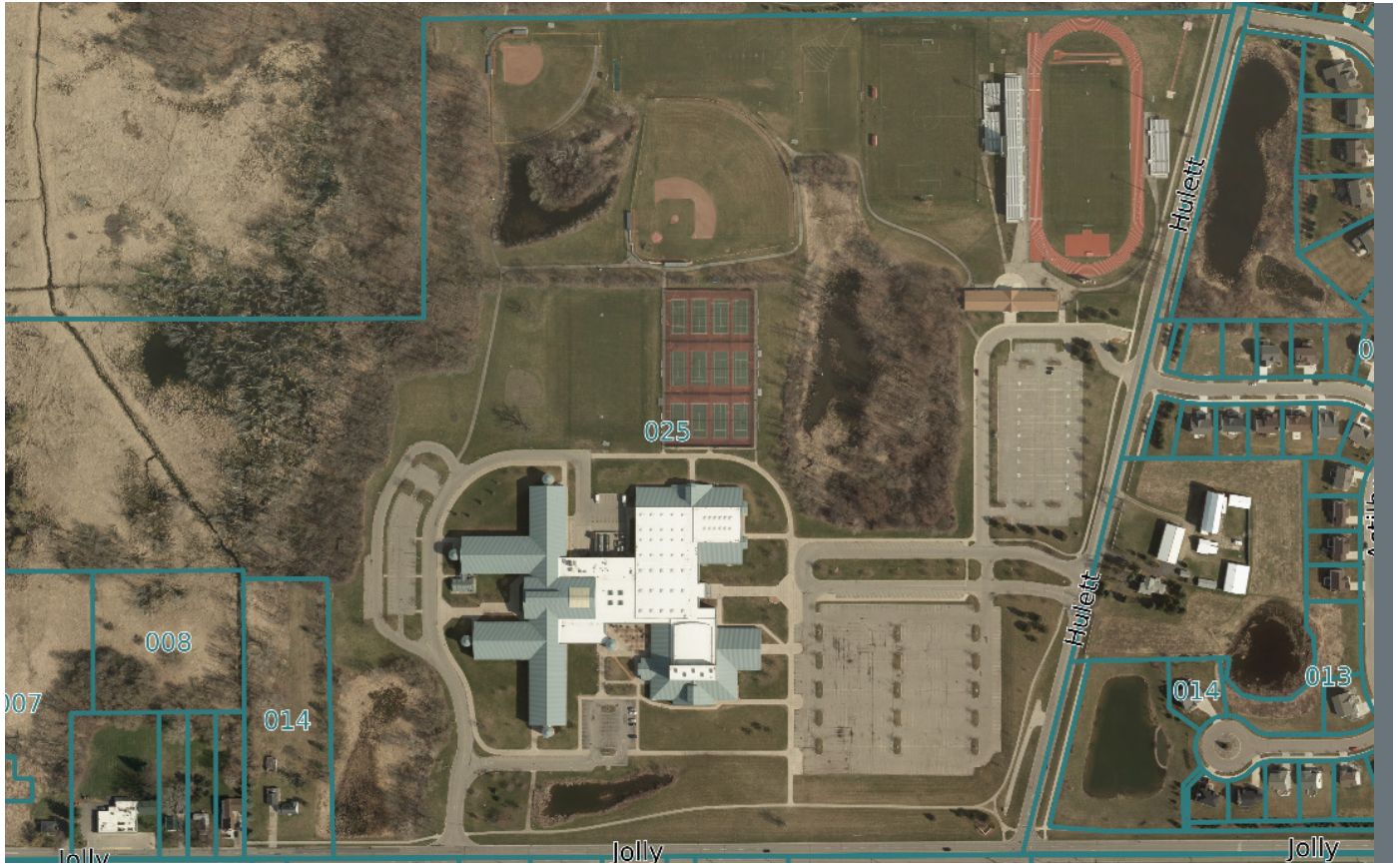
# 10 OKEMOS HIGH ATHLETICS

|                                         |                    |
|-----------------------------------------|--------------------|
| <b>Use:</b>                             | District Athletics |
| <b>Built:</b>                           | 1995               |
| <b>Additions + Renovations:</b>         | N/A                |
| <b>Total Building Area:</b>             | 9,600 SF           |
| <b>Site Area:</b>                       | 23 Acres           |
| <b>Enrollment:</b>                      | N/A                |
| <b>Square Footage per Student:</b>      | N/A                |
| <b>Renovation Cost:</b>                 | \$8,950,347        |
| <b>Current Replacement Value [CRV]:</b> | N/A                |
| <b>Facility Condition Index [FCI]:</b>  | N/A                |





# 10 OKEMOS HIGH ATHLETICS





# 10 OKEMOS HIGH ATHLETICS

## 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 complex'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.



# 10 OKEMOS HIGH ATHLETICS

## 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         | good | fair | poor | comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------|------|------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Orientation              | x    |      |      | 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 through you enter football complex and field. |
| Concessions              | x    |      |      | (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. Reference food service report prepared by JRA for concessions equipment.                                                                                                                                                                                                                                                                                                                                    |
| Ticket Booth             |      |      | x    | 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 booth.                                                                                                                                                                                                                                                                                                   |
| Entrance                 | x    |      |      | 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 concrete under covered entrance to be addressed                                                                                                                                                                                                                                                                           |
| Mechanical Closets       | x    |      |      | Located on far west end and far east end of athletic complex buildings. (2) closets exist - serve each end of the complex where they are located. Hot Water Heater replaced in 2021 in west mech closet.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Bathroom(s)              | x    |      |      | Plumbing fixtures, tile, toilet partitions, showers, mirrors, countertops are all functional but dated. Consider updates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Locker Rooms             | x    |      |      | Replace flooring, ceilings, and lighting. Walls and existing lockers in good condition. District mentioned they need more storage inside of athletic complex.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Fields                   |      |      | x    | 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 perimeter fencing needs to be replaced. Baseball and Softball fields need new fencing and dugouts.                                                                                                                                                                                                            |
| Exterior Doors & Fencing |      |      | x    | Consider exterior door replacement/rusted frames and doors. Most of the fencing (black chain link) needs to be removed and replaced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

# 10 OKEMOS HIGH ATHLETICS

| Athletic Complex (CON'T) |      |      |      | comments                                                                                                                                                                                                                                                                                                                                   |
|--------------------------|------|------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | good | fair | poor |                                                                                                                                                                                                                                                                                                                                            |
| Scoreboard/lighting/WIFI |      |      | x    | 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) do exist at Soccer/BB/SB fields.                                                                            |
| Bleachers                |      | x    |      | Newer bleachers at Football and Soccer fields. Asphalt pavement at bleachers is in poor condition.. Bleacher/seating/press box updates needed at BB and SB fields.                                                                                                                                                                         |
| Fencing                  |      |      |      | Asphalt pavement heaving around concrete fence pole foundations at the football field. Need to address for visitor safety and appearance; Chain-link fence and gate at ticketed entrance needs to be replaced                                                                                                                              |
| Lighting                 |      | x    |      | 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                   |      |      | x    | 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 be replaced and widened. |
| Press Box                |      |      | x    | 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 mounted to press box.                                                                                                                                                                |
| Roof Access              |      | x    |      | 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 complex building.                                                                                                                                                   |

# 10 OKEMOS HIGH ATHLETICS

## BUDGET DETAIL

| ITEM #: 23                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Gross Area: |                        |               |              |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------|---------------|--------------|
| Okemos High School Athletic Complex |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |                        |               |              |
|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |                        |               | Total Cost   |
|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |                        |               | \$ -         |
| 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 court pavement is settling, cracking and heaving throughout. Baseball and Softball Dugout structures are in poor condition.                                                                                                                                                                                                                                                                                                                                                                                                                | 2           | LOC                    | \$ 100,000.00 | \$ 200,000   |
| Athletic fields                     | Tennis court pavement is settling, cracking and heaving throughout - Assume Full Replacement of 12 courts - Asphalt courts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 12          | EA                     | \$ 250,000.00 | \$ 3,000,000 |
| Athletic fields                     | Baseball and Softball Dugout structures are in poor condition. - Assume new dugouts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 4           | EA                     | \$ 25,000.00  | \$ 100,000   |
| Fencing                             | District wants fencing replaced at athletic fields.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             | with items below       |               | \$ -         |
| Fencing                             | Replace Baseball Field Fencing - Includes new backstop                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1,500       | LF                     | \$ 40.00      | \$ 60,000    |
| Fencing                             | Replace Football Field Fencing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2,000       | LF                     | \$ 32.00      | \$ 64,000    |
| Concessions                         | (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. Reference food service report prepared by JRA for concessions equipment.                                                                                                                                                                                                                                                                                                                                     | 1           | LS                     | \$ 100,000.00 | \$ 100,000   |
| Ticket Booth                        | 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 booth.                                                                                                                                                                                                                                                                                                    | 1           | LS                     | \$ 25,000.00  | \$ 25,000    |
| Entrance                            | 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 concrete under covered entrance to be adressed                                                                                                                                                                                                                                                                             | 1           | LS                     | \$ 15,000.00  | \$ 15,000    |
| Mechanical Closets                  | Located on far west end and far east end of athletic complex buildings. (2) closets exists - serve each end of the complex where they are located. Hot Water Heater replaced in 2021 in west mech closet.                                                                                                                                                                                                                                                                                                                                                                                                                      |             |                        |               | \$ -         |
| Bathroom(s)                         | Plumbing fixtures, tile, toilet partitions, showers, mirrors, countertops are all functional but dated. Consider updates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1           | LS                     | \$ 100,000.00 | \$ 100,000   |
| Locker Rooms                        | Replace flooring. Replace ceilings. Walls and existing lockers in good condition. District mentioned they need more storage inside of athletic complex.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1           | LS                     | \$ 50,000.00  | \$ 50,000    |
| Fields                              | 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 perimeter fencing needs to be replaced. Baseball and Softball fields need new fencing and dugouts.                                                                                                                                                                                                             | 1           | LS                     | \$ 500,000.00 | \$ 500,000   |
| Exterior Doors & Fencing            | Consider exterior door replacement/rusted frames and doors. Most of the fencing (black chain link) needs to be removed and replaced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             | with high school costs |               | \$ -         |
| Scoreboard/lighting/WIFI            | 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) do exist at Soccer/BB/SB fields.                                                                                                                                                                                                                                                                                                                                                                | 1           | LS                     | \$ 50,000.00  | \$ 50,000    |
| Bleachers                           | Newer bleachers at Football and Soccer fields. Asphalt pavement at bleachers is in poor condition.. Bleacher/seating/press box updates needed at BB and SB fields.                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1           | LS                     | \$ 100,000.00 | \$ 100,000   |
| Asphalt Paving                      | Asphalt pavement heaving around concrete fence pole foundations at the football field. Need to address for visitor safety and appearance; Chainlink fence and gate at ticketed entrance needs to be replaced                                                                                                                                                                                                                                                                                                                                                                                                                   | 1           | LS                     | \$ 50,000.00  | \$ 50,000    |



# 10 OKEMOS HIGH ATHLETICS

|              |                                                                                                                                                                                                                                                                                                                                                 |   |                |              |              |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|----------------|--------------|--------------|
| Lighting     | 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 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. |   | see item above |              | \$ -         |
| Press Box    | The door to the pressbox is not aligned with an aisle - difficult to access when spectators are present. Needs a facelift or update. Sound equipment mounted to press box.                                                                                                                                                                      | I | LS             | \$ 78,000.00 | \$ 78,000    |
| 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 complex building.                                                                                                                                                        |   |                |              | \$ -         |
|              |                                                                                                                                                                                                                                                                                                                                                 |   |                |              | \$ -         |
|              |                                                                                                                                                                                                                                                                                                                                                 |   |                |              | \$ -         |
| Direct Trade |                                                                                                                                                                                                                                                                                                                                                 |   |                |              | \$ 4,492,000 |

# 10 OKEMOS HIGH ATHLETICS



Main entrance at complex



Athletic building aux space - mech and facilities storage



Perimeter fencing at football field



Football field scoreboard



Main concessions location



Main track at football field



Team locker room



Toilet room in locker room



# 10 OKEMOS HIGH ATHLETICS



Football field scoreboard



Bleachers / press box at football field



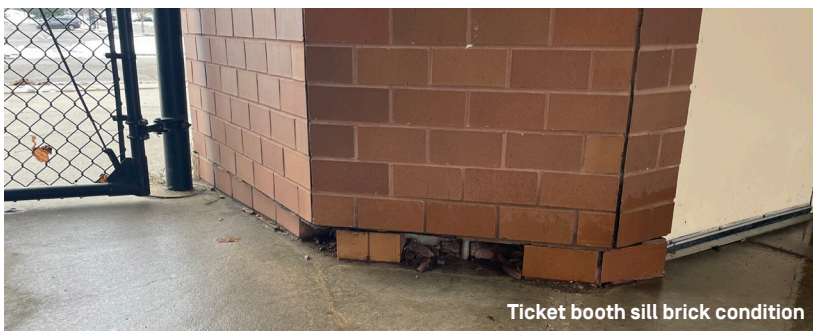
Concessions kitchenette



Pavement / fence condition at football field bleachers



Main entrance to the complex



Ticket booth sill brick condition



Exterior (west end) - grade beyond sidewalk

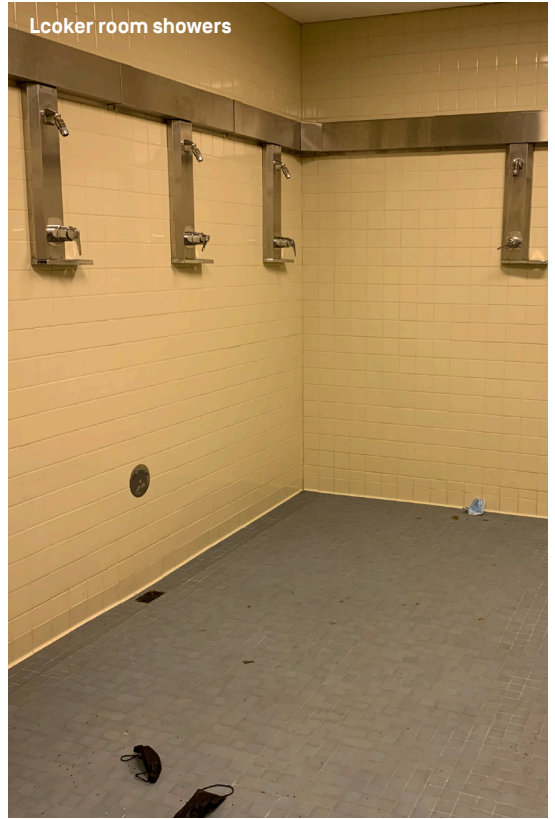


# 10 OKEMOS HIGH ATHLETICS

Locker room exterior doors / flooring condition



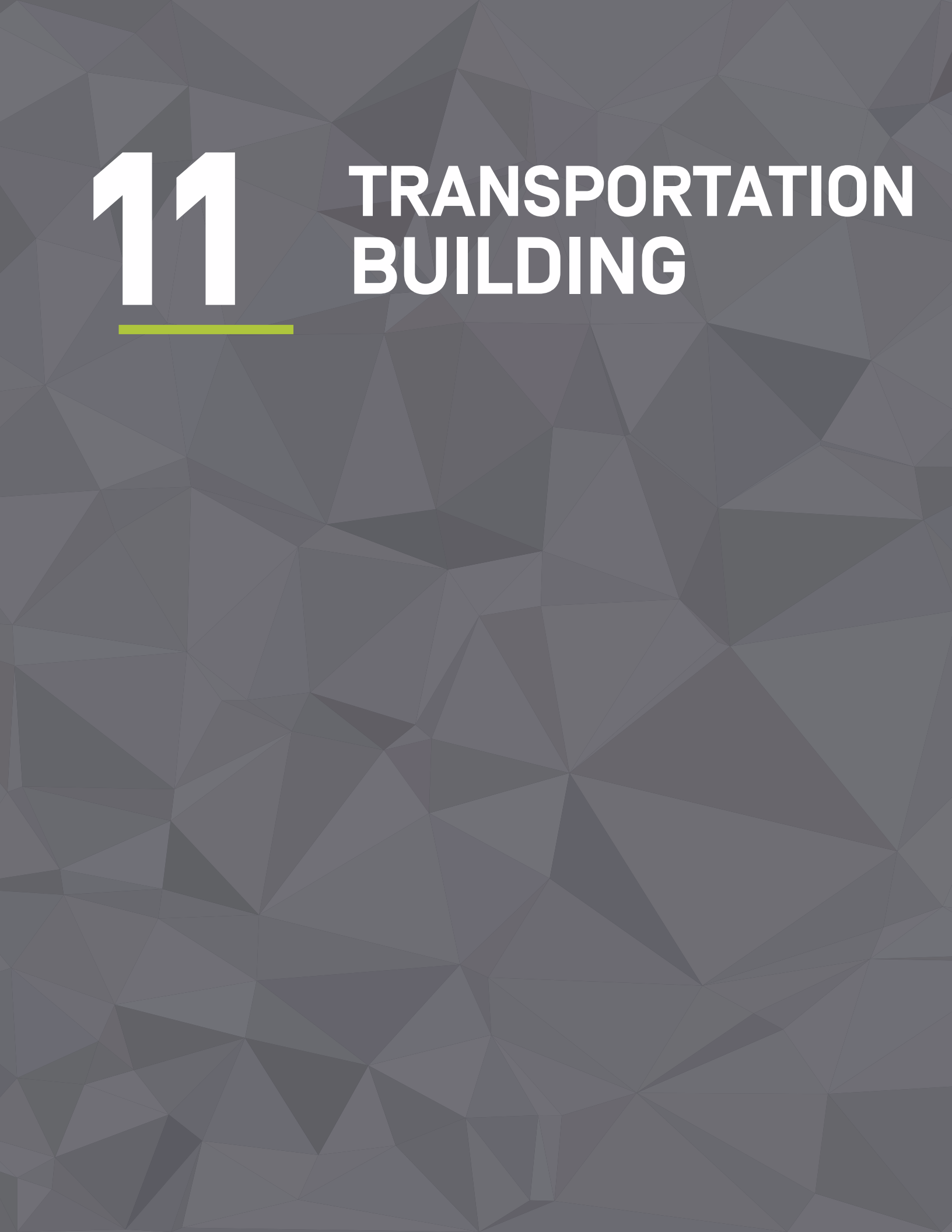
Locker room showers



Locker room



Concessions kitchen



11

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# TRANSPORTATION BUILDING







# 11 TRANSPORTATION BUILDING

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# 11 TRANSPORTATION BUILDING

## 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.

# 11 TRANSPORTATION BUILDING

## 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                    | good | fair | poor | comments                                                                                                                                                                                                                                                          |
|-------------------------|------|------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Drainage                | x    |      |      |                                                                                                                                                                                                                                                                   |
| Asphalt Parking/ Drives |      | x    |      | Entrance drive, staff parking lot and facility lot repaved in 2016. Some patchy/cracks present in select areas but overall condition in good shape.                                                                                                               |
| Sidewalks               |      | x    |      | No ADA access into the building.                                                                                                                                                                                                                                  |
| Adequate Parking        | x    |      |      |                                                                                                                                                                                                                                                                   |
| 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             |      |      | x    | Landscaping around the building needs improvement.                                                                                                                                                                                                                |
| Irrigation Systems      |      |      |      | N/A - not present                                                                                                                                                                                                                                                 |
| Fencing                 | x    |      |      | Main vehicle egress gate operated by driver remotes.                                                                                                                                                                                                              |
| Signage                 |      |      |      |                                                                                                                                                                                                                                                                   |
| Dumpster Location       |      | x    |      | One dumpster present on exterior (north of fueling tanks).                                                                                                                                                                                                        |
| Traffic Directions      | x    |      |      |                                                                                                                                                                                                                                                                   |
| Parking Lot Lighting    |      |      |      | To be replaced with LED fixtures by the district                                                                                                                                                                                                                  |
| Security                |      | x    |      | Exterior wall mounted cameras present. District has discussed system wide upgrades across the district.                                                                                                                                                           |
| Fuel Storage            |      |      | x    | 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 with new open canopy for protection. |
| Fuel Stations           |      | x    |      | 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                                                                                 |

| ARCHITECTURAL    | good | fair | poor | comments                                                                                                                                                                                                                                                                                                        |
|------------------|------|------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Shell   |      |      |      |                                                                                                                                                                                                                                                                                                                 |
| Roofing          | x    |      |      | 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 roof. |
| Exterior Windows | x    |      |      | 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.                                                                          |



# 11 TRANSPORTATION BUILDING

| ARCHITECTURAL (CON'T)            | good | fair | poor | comments                                                                                                                                                                                                                                                                                 |
|----------------------------------|------|------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Positive Drainage                |      | x    |      | No major issues noted around the perimeter of the building. Building could use maintenance strip around office building. Building could use update/removal of existing landscaping.                                                                                                      |
| Defined Entry                    |      | x    |      | 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 design and ADA requirements) should be updated.                               |
| Accessibility                    |      |      | x    | Exterior ADA accessibility to complex is not up to current codes. Sidewalks/curbs/doors/automatic operator hardware all need to be incorporated to meet current guidelines.                                                                                                              |
| Fascia/Soffits                   | x    |      |      | No soffits/canopies present around the perimeter of the building. Canopies desired at fueling location/ bus parking / and main entry to office.                                                                                                                                          |
| Prefab. Metal Building Structure |      | x    |      | Prefabricated metal building structure with vertical corrugated metal siding (insulated at both office and garage). CMU interior back-up at office only. Signs of rust at base of building. Recommend repair and repaint.                                                                |
| Caulk Joints                     |      | x    |      | 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 replaced.                                                                                                                         |
| Water Stains                     |      |      | x    | 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 rust on siding.                            |
| Exterior Doors                   |      | x    |      | 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 removed and replaced (rust present at bottom of door and frame). |
| Vestibule Entries                | x    |      |      | 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 walk off mats at this location.                                                                                                          |
| Exterior Light                   | x    |      |      | District currently in progress with bulb replacements at all current exterior site fixtures. LED replacements.                                                                                                                                                                           |

| INTERIORS / FINISHES | good | fair | poor | comments                                                                                                                                               |
|----------------------|------|------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Corridors</b>     |      |      |      |                                                                                                                                                        |
| Lights               |      | x    |      | Update.                                                                                                                                                |
| Flooring             |      | x    |      | 12x12 VCT to be replaced. Walk off CPT preferred at door.                                                                                              |
| Ceiling/Walls        |      | x    |      | Sagging ceiling tiles to be replaced                                                                                                                   |
| Lockers              |      |      | x    | 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     |      | x    |      | No issues reported other than ADA updates required. Select areas has fire suppression.                                                                 |
| <b>Toilet Rooms</b>  |      |      |      |                                                                                                                                                        |
| Fixtures Operational |      | x    |      | Original, no issues reported but ready for upgrade.                                                                                                    |
| Toilet Partitions    |      | x    |      | Original, clean, functional.                                                                                                                           |
| Walls                |      | x    |      | Original wall tile along with painted CMU present above tile to ceiling. Toilet Rooms ready for finishes upgrades.                                     |

# 11 TRANSPORTATION BUILDING

| INTERIORS / FINISHES<br>(CON'T) | good | fair | poor | comments                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------|------|------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Floors                          |      | x    |      | 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 district.                                                                                                                                                                                      |
| Floor Drains                    |      | x    |      | No issues with floor drains reported.                                                                                                                                                                                                                                                                                                                     |
| Lighting                        |      | x    |      | Original fixtures, could be replaced for better performance, lighting and adding controls.                                                                                                                                                                                                                                                                |
| Ceilings                        |      | x    |      | Gypsum ceilings, no issues reported, ready for repair and fresh coat of paint.                                                                                                                                                                                                                                                                            |
| Mirrors                         |      | x    |      | Original, dated, ready for replacement.                                                                                                                                                                                                                                                                                                                   |
| ADA Accessible                  |      |      | x    | Grab bars present both mounting heights /locations of toilet paper holders not correct. Would need to be corrected.                                                                                                                                                                                                                                       |
| Adequate Size                   | x    |      |      | Yes, no issues with size. shower currently in Men's restroom, but not one located in Women's restroom.                                                                                                                                                                                                                                                    |
| <b>Offices</b>                  |      |      |      |                                                                                                                                                                                                                                                                                                                                                           |
| Flooring                        |      | x    |      | Carpet to be replaced in offices. 12x12 VCT throughout corridors, break room and storage rooms to be replaced.                                                                                                                                                                                                                                            |
| Furniture                       |      | x    |      | Update.                                                                                                                                                                                                                                                                                                                                                   |
| Walls / Ceilings                |      | x    |      | Ceiling tiles to be replace(recommend replacing grid with a 2x2 grid). Replace other light fixtures/diffusers. CMU walls in good condition.                                                                                                                                                                                                               |
| Casework                        | x    |      |      |                                                                                                                                                                                                                                                                                                                                                           |
| Marker/Chalkboards              | x    |      |      |                                                                                                                                                                                                                                                                                                                                                           |
| Phone System                    | x    |      |      | No issues reported with dispatch operator system.                                                                                                                                                                                                                                                                                                         |
| Lighting                        |      | x    |      | Fixture updates preferred.                                                                                                                                                                                                                                                                                                                                |
| 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                      | x    |      |      | Not bad for office space, no issues reported by head of maintenance with vehicles entering/exiting the facility.                                                                                                                                                                                                                                          |
| Accessibility                   |      |      | x    | Some concerns noted around accessibility inside/outside building                                                                                                                                                                                                                                                                                          |
| <b>Shop</b>                     |      |      |      |                                                                                                                                                                                                                                                                                                                                                           |
| Size                            | x    |      |      | No issues reported on need for facility expansion. Shop has (2) large interior maintenance bays, (1) additional dedicated bay for washing.                                                                                                                                                                                                                |
| Flooring                        |      | x    |      | Exposed concrete slab. Need to install new trench drains and floors drains. Issues with slope to drain in main garage/wash bay area/tools room.                                                                                                                                                                                                           |
| Ceilings                        | x    |      |      | No issues noted with steel/insulated metal roof panels. Small fans present                                                                                                                                                                                                                                                                                |
| Doors                           |      | x    |      | Corrosion at base of HM frames in some locations - Recommend replacement                                                                                                                                                                                                                                                                                  |
| Lighting                        | x    |      |      | New light fixture upgrades recently completed by district.                                                                                                                                                                                                                                                                                                |
| Tire Storage                    |      | x    |      | 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 building. Overhead door should be repaired or replaced.                                                                                                                                              |
| HVAC/Ventilation                |      | x    |      | 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 controls/temperature of warm air being provided to tool and part storage room by Rooftop unit mounted above office space. |
| Garage Doors                    |      |      | x    | (6) Original doors and operators. Having issues operating doors recently. Some exposed gasketing/ worn seals/draft areas present. Good candidate for new operators and possible new doors as well.                                                                                                                                                        |
| Roof                            |      | x    |      | Sloped metal insulated panel roof, no leaks present or noted. Exterior gutters and downspouts present.                                                                                                                                                                                                                                                    |

# 11 TRANSPORTATION BUILDING

| INTERIORS / FINISHES<br>(CON'T) | good | fair | poor | comments                                                                                                                                                                                                           |
|---------------------------------|------|------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Waste Oil Tank                  |      |      | x    | Need new waste oil tank (produce 350 gallons of waste oil per year. Tank mounted on west elevation outside garage.                                                                                                 |
| Vehicle Exhaust                 |      | x    |      | No issues reported by staff onsite.                                                                                                                                                                                |
| Mechanical Lifts                |      | x    |      | New, mobile hydraulic lifts located in garage                                                                                                                                                                      |
| Wash Bay                        |      | x    |      | 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 need to be replaced.                                      |
| Accessibility                   |      | x    |      | Ramp into Shop - confirm with Barrier Free requirements                                                                                                                                                            |
| Other                           | x    |      |      | Flammable storage located near tool shop in garage. Room is protected with fire suppression coverage.                                                                                                              |
| <b>Break Room</b>               |      |      |      |                                                                                                                                                                                                                    |
| Seating                         |      | x    |      | Update furniture - round tables and chairs present in break room                                                                                                                                                   |
| Equipment                       |      | x    |      | 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                        |      | x    |      | Casework in good condition. Additional casework / counter space would be beneficial for microwave/refrigerator / coffee maker                                                                                      |
| Ceilings/Walls                  |      | x    |      | Ceilings (2x4 tiles and fixtures) in ok condition but office area is ready for ceilings/fixtures update. Interior CMU with aluminum framed windows. Good condition. Rubber floor base and paint updates preferred. |
| Floors                          |      | x    |      | 12x12 VCT ok condition but ready for flooring upgrade.                                                                                                                                                             |
| Lighting                        |      | x    |      | Update original fixtures.                                                                                                                                                                                          |

| MECHANICAL                          | good | fair | poor | comments                                                                                                                                                                                                                                                        |
|-------------------------------------|------|------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heating Source and Condition        |      |      | X    | Building is served by gas-fired equipment. Interested in waste oil heat (use around 350 gallons per year).                                                                                                                                                      |
| Heating Pumps and Piping            |      |      |      | N/A.                                                                                                                                                                                                                                                            |
| Cooling Source and Condition        |      |      | X    | Individual DX cooling.                                                                                                                                                                                                                                          |
| Cooling Pumps and Piping            |      |      |      | N/A.                                                                                                                                                                                                                                                            |
| Terminal Devices                    |      |      | X    | Bus wash, storage rooms, and main Bus Garage are served by gas-fired unit heaters. (6) 200 MBH UH's, (1) 2 kW electric UH                                                                                                                                       |
| AHUs and RTUs                       |      |      | X    | 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 and are at end of life. |
| Ventilation                         |      |      | X    | 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) 4,300 cfm EF, (1) 2,300 cfm EF, and (1) 1,600 cfm EF.                                            |
| Building Management System/Controls |      |      | X    | Trane 4-ton RTU is only thing on Trane BMS.                                                                                                                                                                                                                     |
| Domestic Water Piping               |      |      | X    | No known piping issues. Floor drains in Garage don't collect properly.                                                                                                                                                                                          |
| Water Heaters                       |      |      | X    | Building is served by a 50 gallon, 50 MBH water heater and is at end of life.                                                                                                                                                                                   |
| Plumbing Fixtures                   |      |      | X    | All plumbing fixtures are at end of life.                                                                                                                                                                                                                       |
| Fire Protection                     |      |      |      | N/A.                                                                                                                                                                                                                                                            |
| Pool equipment                      |      |      |      | N/A.                                                                                                                                                                                                                                                            |

| ELECTRICAL                | good | fair | poor | comments                         |
|---------------------------|------|------|------|----------------------------------|
| Transformer size          | x    |      |      |                                  |
| Primary/Secondary Service | x    |      |      |                                  |
| Generator                 |      |      |      | There is no generator on site.   |
| Occupancy Sensors         |      |      |      | N/A                              |
| Lighting Control System   |      |      | x    | Toggle switches. Needs updating. |



# 11 TRANSPORTATION BUILDING

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

# 11 TRANSPORTATION BUILDING

## BUDGET DETAIL

| ITEM #: 19                         |                                                                                                                                                                                                                                                                   | Acres:   |                          | 15         |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------|------------|
| Transportation Building - Sitework |                                                                                                                                                                                                                                                                   |          |                          |            |
|                                    |                                                                                                                                                                                                                                                                   |          |                          | Total Cost |
| Sitework                           | SITWORK                                                                                                                                                                                                                                                           |          |                          | \$ -       |
| Drainage                           |                                                                                                                                                                                                                                                                   |          |                          | \$ -       |
| Asphalt Parking/ Drives            | Entrance drive, staff parking lot and facility lot repaved in 2016. Some patchy/cracks present in select areas but overall condition in good shape.                                                                                                               |          | assume work not required | \$ -       |
| Sidewalks                          | No ADA access into the building.                                                                                                                                                                                                                                  | I        | 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                        | Landscaping around the building needs improvement.                                                                                                                                                                                                                | I        | LS \$ 25,000.00          | \$ 25,000  |
| Irrigation Systems                 | N/A - not present                                                                                                                                                                                                                                                 |          |                          | \$ -       |
| Athletic fields                    | 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) requires monthly environmental inspections and expense. District would prefer to remove underground tanks and relocate above grade onsite with new open canopy for protection. |          | excluded                 |            |
| 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  |

# 11 TRANSPORTATION BUILDING

| ITEM #: 20                                      |                                                                                                                                                                                                                                                                                                                 | Gross Area: |                          |              | 8,000      |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------|--------------|------------|
| Transportation Building - Building Improvements |                                                                                                                                                                                                                                                                                                                 |             |                          |              |            |
| Description                                     |                                                                                                                                                                                                                                                                                                                 | Quantity    | UOM                      | Unit Cost    | Total Cost |
| Building Shell                                  | BUILDING SHELL                                                                                                                                                                                                                                                                                                  |             |                          |              | \$ -       |
| Roofing                                         | 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 roof. |             | assume work not required |              | \$ -       |
| Exterior Windows                                | 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.                                                                          |             | assume work not required |              | \$ -       |
| Positive Drainage                               | No major issues noted around the perimeter of the building. Building could use maintenance strip around office building. Building could use update/removal of existing landscaping.                                                                                                                             |             |                          |              | \$ -       |
| Defined Entry                                   | 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 design and ADA requirements) should be updated.                                                      |             |                          |              | \$ -       |
| Accessibility                                   | Exterior ADA accessibility to complex is not up to current codes. Sidewalks/curbs/doors/automatic operator hardware all need to be incorporated to meet current guidelines.                                                                                                                                     | 1           | LS                       | \$ 50,000.00 | \$ 50,000  |
| Fascia/Soffits                                  | No soffits/canopies present around the perimeter of the building. Canopies desired at fueling location/ bus parking / and main entry to office.                                                                                                                                                                 |             |                          |              | \$ -       |
| Maintenance Room Entry                          |                                                                                                                                                                                                                                                                                                                 |             |                          |              | \$ -       |
| Prefab. Metal Building Structure                | Prefabricated metal building structure with vertical corrugated metal siding (insulated at both office and garage). CMU interior back-up at office only.Signs of rust at base of building. Recommend repair and repaint.                                                                                        | 1,600       | SF                       | \$ 105.00    | \$ 168,000 |
| Brick                                           | No brick/stone present. Interior CMU wall construction at office location.                                                                                                                                                                                                                                      |             |                          |              | \$ -       |
| EIFS Fascia/Soffits                             | NA                                                                                                                                                                                                                                                                                                              |             |                          |              | \$ -       |
| Caulk Joints                                    | 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 replaced.                                                                                                                                                | 1           | LS                       | \$ 5,000.00  | \$ 5,000   |
| Water Stains                                    | 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 rust on siding.                                                   | 1           | LS                       | \$ 15,000.00 | \$ 15,000  |
| Exterior Doors                                  | Exterior pair of doors at main entry (aluminum frame) is good condition. Want to add keycard electronic hardware access to main entrance doors. Hollow metal doors and frames at maintenance garage exterior should be removed and replaced (rust present at bottom of door and frame).                         | 1           | LS                       | \$ 10,000.00 | \$ 10,000  |
| Vestibule Entries                               | 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 walk off mats at this location.                                                                                                                                 | 1           |                          | \$ 7,500.00  | \$ 7,500   |
| Exterior Lighting                               | District currently in progress with bulb replacements at all current exterior site fixtures. LED replacements.                                                                                                                                                                                                  |             | assume by owner          |              | \$ -       |
| General Note                                    |                                                                                                                                                                                                                                                                                                                 |             |                          |              | \$ -       |
|                                                 |                                                                                                                                                                                                                                                                                                                 |             |                          |              | \$ -       |
|                                                 | INTERIORS                                                                                                                                                                                                                                                                                                       |             |                          |              | \$ -       |
| Walls                                           | Paint/refresh entire building                                                                                                                                                                                                                                                                                   | 8,000       | SF                       | \$ 1.50      | \$ 12,000  |
| Corridors                                       | Corridors                                                                                                                                                                                                                                                                                                       | 290         | SF                       |              | \$ -       |
| Lighting                                        | Update.                                                                                                                                                                                                                                                                                                         | 290         | SF                       | \$ 7.50      | \$ 2,175   |
| Flooring                                        | 12x12 VCT - ready for upgrade. Walk off mats preferred by district.                                                                                                                                                                                                                                             | 32.22       | SY                       | \$ 63.54     | \$ 2,047   |
| Ceilings/Walls                                  | Sagging ceiling tiles to be replaced                                                                                                                                                                                                                                                                            |             |                          |              | \$ -       |
| Heatng                                          | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                                                                      | 290         | SF                       | \$ 0.62      | \$ 180     |
| Lockers                                         | Small bank of lockers in break area - remove and replace.                                                                                                                                                                                                                                                       | 6           | EA                       | \$ 300.00    | \$ 1,800   |
| Doors                                           | Wood doors (with light kits) - good condition. No electronic locking hardware update at this facility. Hollow metal interior frames in good condition.                                                                                                                                                          | 20          | EA                       | \$ 1,000.00  | \$ 20,000  |
| Size of Corridor                                |                                                                                                                                                                                                                                                                                                                 |             |                          |              | \$ -       |
| Flow of Corridor                                |                                                                                                                                                                                                                                                                                                                 |             |                          |              | \$ -       |
| Emergency Egress                                | No issues reported other than ADA updates required. Select areas has fire suppression.                                                                                                                                                                                                                          |             |                          |              | \$ -       |
| Interior Signage                                | Interior signage                                                                                                                                                                                                                                                                                                | 8,000       | SF                       | \$ 0.55      | \$ 4,400   |
| Toilet Rooms                                    | Toilet Rooms                                                                                                                                                                                                                                                                                                    | 310         | SF                       |              | \$ -       |
| Fixtures Operational                            | Original, no issues reported but ready for upgrade.                                                                                                                                                                                                                                                             |             |                          |              | \$ -       |



# 11 TRANSPORTATION BUILDING

|                    |                                                                                                                                                                                                                                                                                                                                                           |              |                          |              |           |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------|--------------|-----------|
| Toilet Partitions  | Original, clean, functional.                                                                                                                                                                                                                                                                                                                              |              | assume work not required | \$           | -         |
| Walls              | Original wall tile along with painted CMU present above tile to ceiling. Toilet Rooms ready for finishes upgrades.                                                                                                                                                                                                                                        | 310          | SF                       | \$ 4.00      | \$ 1,240  |
| Floors             | 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 district.                                                                                                                                                                                      | 1            | LS                       | \$ 3,500.00  | \$ 3,500  |
| Floor Drains       | No issues with floor drains reported.                                                                                                                                                                                                                                                                                                                     |              |                          | \$           | -         |
| Lighting           | Original fixtures, could be replaced for better performance, lighting and adding controls.                                                                                                                                                                                                                                                                | 310          | SF                       | \$ 8.00      | \$ 2,480  |
| Heating            | 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 item above          | \$           | -         |
| Mirrors            | Original, dated, ready for replacement.                                                                                                                                                                                                                                                                                                                   |              |                          | \$           | -         |
| ADA Accessible     | Grab bars present both mounting heights /locations of toilet paper holders not correct. Would need to be corrected.                                                                                                                                                                                                                                       | 1            | LS                       | \$ 5,000.00  | \$ 5,000  |
| Adequate Size      | Yes, no issues with size. shower currently in Men's restroom, but not one located in Women's restroom.                                                                                                                                                                                                                                                    |              |                          | \$           | -         |
| <b>Offices</b>     | <b>Offices</b>                                                                                                                                                                                                                                                                                                                                            | <b>1,274</b> | <b>SF</b>                |              | \$ -      |
| Flooring           | Carpet - replace in offices. 12x12 VCT throughout corridors, break room and storage rooms - ready for replacement (add walk off mats).                                                                                                                                                                                                                    | 141.56       | SY                       | \$ 63.54     | \$ 8,994  |
| Furniture          | Update.                                                                                                                                                                                                                                                                                                                                                   |              |                          | \$           | -         |
| Walls/Ceilings     | Ceiling tiles to be replaced (recommend replacing grid with a 2x2 grid). Replace other light fixtures/diffusers. CMU walls in good condition.                                                                                                                                                                                                             | 1,274        | SF                       | \$ 12.00     | \$ 15,288 |
| Casework           |                                                                                                                                                                                                                                                                                                                                                           |              | assume work not required |              |           |
| Marker/Chalkboards | N/A                                                                                                                                                                                                                                                                                                                                                       |              |                          |              |           |
| Walls              |                                                                                                                                                                                                                                                                                                                                                           |              |                          |              |           |
| Phone System       | No issues reported with dispatch operator system.                                                                                                                                                                                                                                                                                                         |              |                          | \$           | -         |
| Lighting           | 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  |                                                                                                                                                                                                                                                                                                                                                           |              |                          | \$           | -         |
| 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                                                                                                                                                                                                                                                                                          |              |                          | \$           | -         |
| <b>Shop</b>        | <b>Shop</b>                                                                                                                                                                                                                                                                                                                                               |              |                          | \$           | -         |
| 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 floor drains. Issues with slope to drain in main garage/wash bay area/tools room.                                                                                                                                                                                                            | 1            | LS                       | \$ 35,000.00 | \$ 35,000 |
| Ceilings           | No issues noted with steel/insulated metal roof panels. Small fans present                                                                                                                                                                                                                                                                                |              |                          | \$           | -         |
| Doors              | Corrosion at base of HM frames in some locations - Recommend replacement                                                                                                                                                                                                                                                                                  | 1            | LS                       | \$ 25,000.00 | \$ 25,000 |
| Lighting           | New light fixture upgrades recently completed by district.                                                                                                                                                                                                                                                                                                |              |                          | \$           | -         |
| Tire Storage       | 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 building. Overhead door should be repaired or replaced.                                                                                                                                              |              |                          | \$           | -         |
| HVAC/Ventilation   | 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 controls/temperature of warm air being provided to tool and part storage room by Rooftop unit mounted above office space. |              |                          | \$           | 6,000     |
| Garage Doors       | (6) Original doors and operators. Having issues operating doors recently. Some exposed gasketing/ worn seals/draft areas present. Good candidate for new operators and possible new doors as well.                                                                                                                                                        | 6            | EA                       | \$ 7,500.00  | \$ 45,000 |
| Roofing            | Sloped metal insulated panel roof, no leaks present or noted. Exterior gutters and downspouts present.                                                                                                                                                                                                                                                    |              | assume work not required | \$           | -         |
| Waste Oil Tank     | Need new waste oil tank (produce 350 gallons of waste oil per year. Tank mounted on west elevation outside garage.                                                                                                                                                                                                                                        | 1            | EA                       | \$ 15,000.00 | \$ 15,000 |
| Vehicle Exhaust    | No issues reported by staff onsite.                                                                                                                                                                                                                                                                                                                       |              |                          | \$           | -         |
| Mechanical Lifts   | New, mobile hydraulic lifts located in garage                                                                                                                                                                                                                                                                                                             |              |                          | \$           | -         |

# 11 TRANSPORTATION BUILDING

|                                     |                                                                                                                                                                                                                                                                 |       |           |                         |           |            |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------|-------------------------|-----------|------------|
| Wash Bay                            | 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 need to be replaced.                                                                                   |       |           |                         | \$        | -          |
| Accessibility                       | Ramp into Shop - confirm with Barrier Free requirements                                                                                                                                                                                                         |       |           |                         | \$        | -          |
| Other                               | Flammable storage located near tool shop in garage. Room is protected with fire suppression coverage.                                                                                                                                                           |       |           |                         | \$        | -          |
| <b>Break Room</b>                   | <b>Break Room</b>                                                                                                                                                                                                                                               |       | <b>SF</b> |                         | \$        | -          |
| Seating                             | 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 beneficial for microwave/refrigerator / coffee maker                                                                                                                                   | I     | ALLOW     | \$                      | 15,000.00 | \$ 15,000  |
| Ceilings/Walls                      | Ceilings (2x4 tiles and fixtures) in ok condition but office area is ready for ceilings/fixtures update. Interior CMU with aluminum framed windows. Good condition. Rubber floor base and paint updates preferred.                                              | 1,874 | SF        | \$                      | 14.50     | \$ 27,173  |
| Cooler/Freezer                      |                                                                                                                                                                                                                                                                 |       |           |                         | \$        | -          |
| Floors                              | 12x12 VCT ok condition but ready for flooring upgrade.                                                                                                                                                                                                          |       |           |                         | \$        | -          |
| Delivery Space                      |                                                                                                                                                                                                                                                                 |       |           |                         | \$        | -          |
| Storage Space                       |                                                                                                                                                                                                                                                                 |       |           |                         | \$        | -          |
| Kitchen Hood                        |                                                                                                                                                                                                                                                                 |       |           |                         | \$        | -          |
| Make-up Air                         |                                                                                                                                                                                                                                                                 |       |           |                         | \$        | -          |
| Serving Line                        |                                                                                                                                                                                                                                                                 |       |           |                         | \$        | -          |
| Electrical                          |                                                                                                                                                                                                                                                                 |       |           |                         | \$        | -          |
| Lighting                            | Update original fixtures.                                                                                                                                                                                                                                       | 1,874 | SF        | \$                      | 8.00      | \$ 14,992  |
| Heating                             | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                      | 1,874 | SF        | \$                      | 0.50      | \$ 937     |
| Secured                             |                                                                                                                                                                                                                                                                 |       |           |                         | \$        | -          |
| Fire Suppression/FA                 |                                                                                                                                                                                                                                                                 |       |           |                         | \$        | -          |
| Overall                             |                                                                                                                                                                                                                                                                 |       |           |                         | \$        | -          |
|                                     |                                                                                                                                                                                                                                                                 |       |           |                         | \$        | -          |
|                                     | <b>MECHANICAL</b>                                                                                                                                                                                                                                               |       |           |                         | \$        | -          |
| Heating Source and Condition        | Building is served by gas-fired equipment. Interested in waste oil heat (use around 350 gallons per year).                                                                                                                                                      |       |           | covered with other item | \$        | -          |
| Heating Pumps and Piping            | N/A.                                                                                                                                                                                                                                                            |       |           |                         | \$        | -          |
| Cooling Source and Condition        | Individual DX cooling.                                                                                                                                                                                                                                          |       |           |                         | \$        | -          |
| Cooling Pumps and Piping            | N/A.                                                                                                                                                                                                                                                            |       |           |                         | \$        | -          |
| Terminal Devices                    | Bus wash, storage rooms, and main Bus Garage are served by gas-fired unit heaters.                                                                                                                                                                              |       |           | covered with other item | \$        | -          |
| AHUs and RTUs                       | 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 and are at end of life. | I     | LS        | \$                      | 70,000.00 | \$ 70,000  |
| Ventilation                         | 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) 4,300 cfm EF, (1) 2,300 cfm EF, and (1) 1,600 cfm EF.                                            | I     | LS        | \$                      | 15,500.00 | \$ 15,500  |
| Building Management System/Controls | Trane 4-ton RTU is only thing on Trane BMS.                                                                                                                                                                                                                     | I     | EA        | \$                      | 10,000.00 | \$ 10,000  |
| Domestic Water Piping               | No known piping issues. Floor drains in Garage don't collect properly.                                                                                                                                                                                          |       |           |                         | \$        | -          |
| Water Heaters                       | Building is served by a 50 gallon, 50 MBH water heater and is at end of life.                                                                                                                                                                                   | I     | EA        | \$                      | 8,000.00  | \$ 8,000   |
| Plumbing Fixtures                   | All plumbing fixtures are at end of life.                                                                                                                                                                                                                       | I     | LS        | \$                      | 20,000.00 | \$ 20,000  |
| Fire Protection                     | N/A.                                                                                                                                                                                                                                                            |       |           |                         | \$        | -          |
| Pool equipment                      | N/A.                                                                                                                                                                                                                                                            |       |           |                         | \$        | -          |
|                                     | <b>ELECTRICAL</b>                                                                                                                                                                                                                                               |       |           |                         | \$        | -          |
| Generator                           | There is no generator on site.                                                                                                                                                                                                                                  |       |           |                         | \$        | -          |
| Lighting                            | 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.                                                                                                                                                                                                                           |       |           |                         | \$        | -          |
| Panel Clearance                     | Need to remove storage items.                                                                                                                                                                                                                                   |       |           |                         | \$        | -          |
| Fire Alarm                          | Upgraded in the last 5 years. Future upgrades could include voice activation (district wide)                                                                                                                                                                    |       |           |                         | \$        | -          |
| Lighting                            | Fluorescent fixtures throughout need to be replaced.                                                                                                                                                                                                            |       |           | in areas above          | \$        | -          |
| Exit Signs                          | Exit signs are very old and letters are dim.                                                                                                                                                                                                                    |       |           | in areas above          | \$        | -          |
| Branch                              |                                                                                                                                                                                                                                                                 | 8,000 | SF        | \$                      | 2.00      | \$ 16,000  |
|                                     | Direct Trade                                                                                                                                                                                                                                                    | 8,000 | sf        | \$                      | 85.14     | \$ 681,094 |

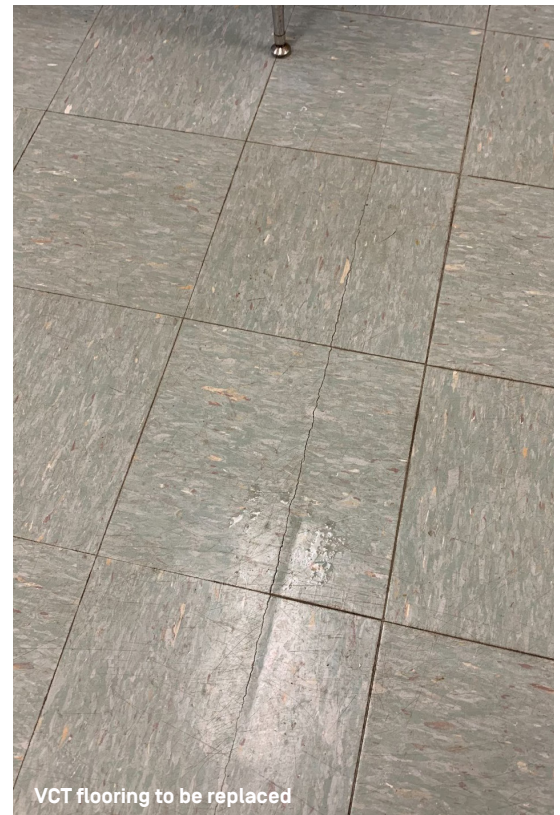
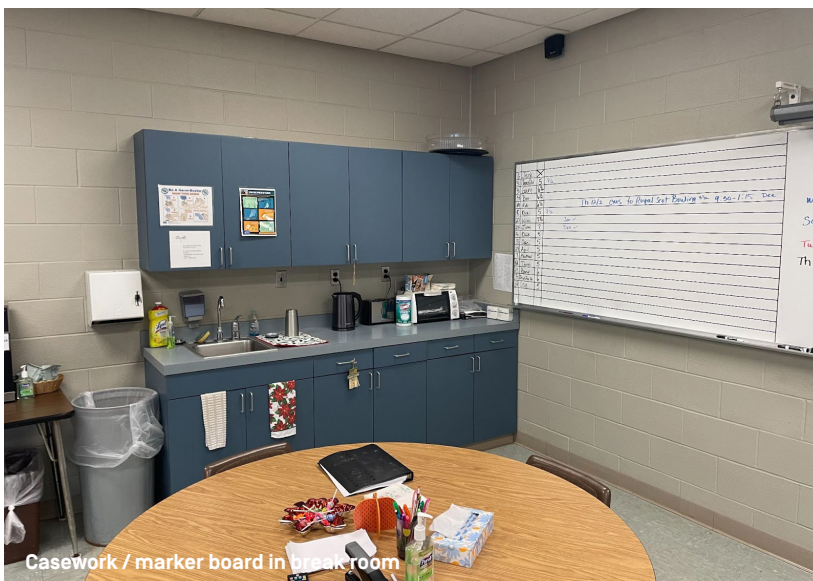


# 11 TRANSPORTATION BUILDING





# 11 TRANSPORTATION BUILDING



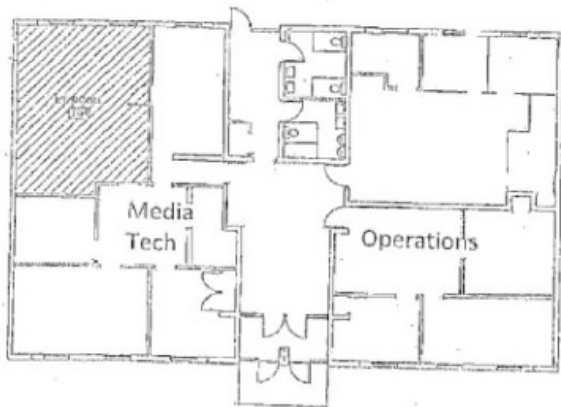
# 12 DISTRICT OPERATIONS

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# 12 DISTRICT OPERATIONS

|                                         |                                     |
|-----------------------------------------|-------------------------------------|
| <b>Use:</b>                             | Operations / Technology Maintenance |
| <b>Built:</b>                           | 1975                                |
| <b>Additions + Renovations:</b>         | N/A                                 |
| <b>Total Building Area:</b>             | 6,000 SF / Building                 |
| <b>Site Area:</b>                       | East of Administration Building     |
| <b>Enrollment:</b>                      | N/A                                 |
| <b>Square Footage per Student:</b>      | N/A                                 |
| <b>Renovation Cost:</b>                 | \$5,930,892                         |
| <b>Current Replacement Value [CRV]:</b> | \$4,500,000                         |
| <b>Facility Condition Index [FCI]:</b>  | 132%                                |





# 12 DISTRICT OPERATIONS

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# 12 DISTRICT OPERATIONS

## 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.

# 12 DISTRICT OPERATIONS

## 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                    | good | fair | poor | comments                                                                                                                                                                                                                                            |
|-------------------------|------|------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Drainage                |      | x    |      | 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 |      |      | x    | Cracking present - beyond repairable by sealing. No curb and gutter present in these back lots.                                                                                                                                                     |
| Sidewalks               |      | x    |      | ok, but deteriorating condition.                                                                                                                                                                                                                    |
| Adequate Parking        |      | x    |      | 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.                                           |
| Landscaping             |      |      | x    | Minimal landscaping present.                                                                                                                                                                                                                        |
| Irrigation Systems      |      |      |      | Not present.                                                                                                                                                                                                                                        |
| Fencing                 |      |      |      | Not present.                                                                                                                                                                                                                                        |
| Service Entrance        |      | x    |      | Located off Okemos/Mt Hope intersection. Routed north of Administration building. Intersection undergoing redesign and construction during 2022.                                                                                                    |
| Signage                 |      |      | x    |                                                                                                                                                                                                                                                     |
| Dumpster Location       |      |      | x    | Multiple dumpsters located between technology/maintenance builds & the central Montessori building. Can these all be relocated to one central location with enclosure?                                                                              |
| Parking Lot Lighting    |      |      | x    | Minimal around these buildings.                                                                                                                                                                                                                     |
| Tunnels                 |      |      | x    | We were informed that underground service tunnels (not walkable) exist from Admin mech room on ground floor to auxiliary technology and maintenance buildings                                                                                       |
| Building 1              |      |      |      | Dumpsters, power poles and parking surround building                                                                                                                                                                                                |
| Building 2              |      |      |      | 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 propane tank (in service?) and small air conditioning condenser.                              |

| ARCHITECTURAL    | good | fair | poor | comments                                                                                                                                                                                                                                                           |
|------------------|------|------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Shell   |      |      |      |                                                                                                                                                                                                                                                                    |
| Roofing          |      |      | x    | 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 translucent panels on the Garage Building should be replaced. |
| Exterior Windows |      |      | x    | Original - recommended for replacement during 2018 bond cycle                                                                                                                                                                                                      |



# 12 DISTRICT OPERATIONS

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

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

# 12 DISTRICT OPERATIONS

| INTERIORS / FINISHES<br>(CON'T) | good | fair | poor | comments                                                                                                                                                                                                                                                              |
|---------------------------------|------|------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Visibility                      |      | x    |      | Poor - minimal exterior windows and natural daylight - these buildings do not present conditions that promote                                                                                                                                                         |
| Accessibility                   |      | x    |      | Poor                                                                                                                                                                                                                                                                  |
| Mail Room                       |      | x    |      | District mailroom/receiving currently located on the south end of the facilities/technology building. Compact space, does not function well.                                                                                                                          |
| 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. |
| <b>Garage Building</b>          |      |      |      |                                                                                                                                                                                                                                                                       |
| Flooring                        |      | x    |      | exposed concrete floors, minimal cracking, carpet to be replaced                                                                                                                                                                                                      |
| Ceiling                         |      |      | x    | Painted exposed structure and insulation. Insulation fabric is damaged, 2x4 ceiling and grid to be replaced                                                                                                                                                           |
| Lighting                        |      |      | x    | Should be replaced                                                                                                                                                                                                                                                    |
| Walls                           |      | x    |      | Prefabricated metal building with CMU infill                                                                                                                                                                                                                          |
| Windows                         |      |      | x    | Windows should be replaced                                                                                                                                                                                                                                            |
| Doors                           |      |      | x    | Need to be replaced                                                                                                                                                                                                                                                   |
| Ceilings                        |      | x    |      |                                                                                                                                                                                                                                                                       |
| <b>Data Server Room</b>         |      |      |      |                                                                                                                                                                                                                                                                       |
| Flooring                        |      | x    |      | 12x12 VCT - ok condition                                                                                                                                                                                                                                              |
| Ceiling                         |      |      | x    | ok condition but should be replaced - roof leaks present and showing up on ceiling tiles                                                                                                                                                                              |
| Air-Conditioning                |      | x    |      | Exterior Liebert Units mounted on east elevation of building for room cooling.                                                                                                                                                                                        |
| Daylight                        |      |      |      | None                                                                                                                                                                                                                                                                  |
| Overall Size                    |      |      | x    | Small/compact for data server room for entire district                                                                                                                                                                                                                |
| Doors                           |      |      | x    |                                                                                                                                                                                                                                                                       |
| Lighting                        |      | x    |      | 2x4 suspended ceiling fixtures - fair condition                                                                                                                                                                                                                       |

| MECHANICAL                          | good | fair | poor | comments                                                                                                                                                                                                                                              |
|-------------------------------------|------|------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heating Source and Condition        |      | X    |      | Gas-fired furnaces, rooftop unit, and unit heater equipment.                                                                                                                                                                                          |
| Heating Pumps and Piping            |      |      |      | N/A.                                                                                                                                                                                                                                                  |
| Cooling Source and Condition        |      | X    |      | Individual DX cooling.                                                                                                                                                                                                                                |
| Cooling Pumps and Piping            |      |      |      | N/A.                                                                                                                                                                                                                                                  |
| Terminal Devices                    |      | X    |      | North building server room served by Liebert cooling unit.                                                                                                                                                                                            |
| AHUs and RTUs                       |      | X    |      | 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 years. |
| Ventilation                         |      |      | X    | All exhaust is at end of life. (6) 100 cfm ceiling EF's.                                                                                                                                                                                              |
| Building Management System/Controls |      |      |      | N/A.                                                                                                                                                                                                                                                  |
| Domestic Water Piping               |      | X    |      | No known issues.                                                                                                                                                                                                                                      |
| Water Heaters                       |      | X    |      | Each building has a small 6 gallon tank type electric water heater that is at end of life.                                                                                                                                                            |
| Plumbing Fixtures                   |      |      | X    | All fixtures are at end of life.                                                                                                                                                                                                                      |
| Fire Protection                     |      |      |      | N/A.                                                                                                                                                                                                                                                  |
| Pool equipment                      |      |      |      | N/A.                                                                                                                                                                                                                                                  |

# 12 DISTRICT OPERATIONS

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

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



# 12 DISTRICT OPERATIONS

## BUDGET DETAIL

| ITEM #: 21                                   |                                                                                                                                                                                                                                                     | Acres: - |                 |           |            |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------|-----------|------------|
| Operations/Tech/Grounds Buildings - Sitework |                                                                                                                                                                                                                                                     |          |                 |           |            |
|                                              |                                                                                                                                                                                                                                                     |          |                 |           | Total Cost |
| Sitework                                     | SITWORK                                                                                                                                                                                                                                             |          |                 |           | \$ -       |
| 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 these back lots.                                                                                                                                                     | 2,566    | TON             | \$ 150.00 | \$ 384,900 |
| Concrete Curbs                               | Curb and gutter                                                                                                                                                                                                                                     | 1,100    | LF              | \$ 35.00  | \$ 38,500  |
| Sidewalks                                    | ok, but deteriorating condition.                                                                                                                                                                                                                    | 1,834    | SF              | \$ 12.00  | \$ 22,008  |
| 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.                                                                                                                                                                                         |          |                 |           | \$ -       |
| Playgrounds                                  | NA                                                                                                                                                                                                                                                  |          | not applicable  |           | \$ -       |
| Student Drop off Area                        | AM/PM - Parent drop-off loop circles/surrounds these structures.                                                                                                                                                                                    |          |                 |           | \$ -       |
| Landscaping                                  | Minimal landscaping present.                                                                                                                                                                                                                        |          |                 |           | \$ -       |
| Irrigation Systems                           | Not present.                                                                                                                                                                                                                                        |          |                 |           | \$ -       |
| Athletic fields                              | Fields located behind (west of) Central buildings.                                                                                                                                                                                                  |          |                 |           | \$ -       |
| Fencing                                      | Not present.                                                                                                                                                                                                                                        |          |                 |           | \$ -       |
| Service Entrance                             | Located off Okemos/Mt Hope intersection. Routed north of Administration building. Intersection undergoing redesign and construction during 2022.                                                                                                    |          |                 |           | \$ -       |
| Signage                                      |                                                                                                                                                                                                                                                     |          |                 |           | \$ -       |
| Dumpster Location                            | 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                              |                                                                                                                                                                                                                                                     |          |                 |           | \$ -       |
| 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 1                                   | Dumpsters, power poles and parking surround building                                                                                                                                                                                                |          |                 |           | \$ -       |
| Building 2                                   | 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.                              |          |                 |           | \$ -       |
|                                              |                                                                                                                                                                                                                                                     |          |                 |           | \$ -       |
|                                              |                                                                                                                                                                                                                                                     |          |                 |           | \$ -       |
| Direct Trade                                 |                                                                                                                                                                                                                                                     |          |                 |           | \$ 445,408 |

# 12 DISTRICT OPERATIONS

| ITEM #: 22                                                |                                                                                                                                                                                                                                                                    | Gross Area: |                             |               | 18,000       |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------|---------------|--------------|
| Operations/Tech/Grounds Buildings - Building Improvements |                                                                                                                                                                                                                                                                    |             |                             |               |              |
|                                                           |                                                                                                                                                                                                                                                                    |             |                             |               | Total Cost   |
|                                                           | BUILDING SHELL                                                                                                                                                                                                                                                     |             |                             |               | \$ -         |
| Roofing                                                   | 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 translucent panels on the Garage Building should be replaced. | 27,000      | SF                          | \$ 40.00      | \$ 1,080,000 |
| Exterior Windows                                          | Original - recommended for replacement during 2018 bond cycle                                                                                                                                                                                                      | I           | LS                          | \$ 75,000.00  | \$ 75,000    |
| 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.                                                                                                                                                                                                                                         | I           | LS                          | \$ 25,000.00  | \$ 25,000    |
| Fascia/Soffits                                            | NA                                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| Maintenance Room Entry                                    |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Brick                                                     | Original, old brick and CMU is in ok shape. Has not been cleaned recently- mildew/dirt present.                                                                                                                                                                    | I           | LS                          | \$ 10,000.00  | \$ 10,000    |
| EIFS Fascia/Soffits                                       | Buildings do have.                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| Aluminum Siding                                           | Vertical aluminum siding at window infill at Shop building                                                                                                                                                                                                         |             |                             |               |              |
| Caulk Joints                                              | NA                                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| Water Stains                                              | Buildings appearance is dated/old/dirty/not presentable or representative of the future upgrades.                                                                                                                                                                  | I           | LS                          | \$ 10,000.00  | \$ 10,000    |
| Exterior Doors                                            | 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 room.                                                                                                                                                                        | I           | LS                          | \$ 50,000.00  | \$ 50,000    |
| Exterior Lighting                                         | Minimal poles in parking lot, no exterior wall mounted light fixtures present on these buildings.                                                                                                                                                                  | I           | LS                          | \$ 15,000.00  | \$ 15,000    |
| 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       | \$ 27,000    |
| Corridors                                                 | Corridors                                                                                                                                                                                                                                                          |             | SF                          |               | \$ -         |
| Lighting                                                  |                                                                                                                                                                                                                                                                    |             | in elec below               |               | \$ -         |
| Flooring                                                  |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Ceilings/Walls                                            |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Lockers                                                   |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Doors                                                     |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Size of Corridor                                          |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Flow of Corridor                                          |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Emergency Egress                                          |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Shop Building                                             | Shop Building                                                                                                                                                                                                                                                      |             | SF                          |               | \$ -         |
| Flooring                                                  | Wood floor in shop, exposed concrete in garage                                                                                                                                                                                                                     |             |                             |               | \$ -         |
| Ceilings                                                  | gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage                                                                                                                                                                                  |             |                             |               | \$ -         |
| Windows                                                   | Original single pane windows should be replaced                                                                                                                                                                                                                    | I           | LS                          | \$ 50,000.00  | \$ 50,000    |
| Casework                                                  | N.A                                                                                                                                                                                                                                                                |             | not applicable              |               | \$ -         |
| Walls                                                     | Exposed brick walls on interior                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Air-Conditioning                                          |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Doors                                                     | Replace doors, Overhead garage door appears to be in good condition.                                                                                                                                                                                               | 5           | EA                          | \$ 3,500.00   | \$ 17,500    |
| Lighting                                                  | Replace                                                                                                                                                                                                                                                            |             | in elec below               |               | \$ -         |
| Heating                                                   |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| General Note I                                            |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Interior Signage                                          | Interior signage                                                                                                                                                                                                                                                   | 18,000      | SF                          | \$ 0.55       | \$ 9,900     |
| Toilet Rooms                                              | Toilet Rooms                                                                                                                                                                                                                                                       |             | SF                          |               | \$ -         |
| Fixtures Operational                                      | Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced.                                                                                                                    | I           | LS                          | \$ 200,000.00 | \$ 200,000   |
| Toilet Partitions                                         | Remove and replace                                                                                                                                                                                                                                                 |             | with toilet room renovation |               | \$ -         |
| Walls                                                     | Remove and replace                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| Floors                                                    | Remove and replace                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| Floor Drains                                              | No issues reported                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| Lighting                                                  | Remove and replace                                                                                                                                                                                                                                                 |             | in elec below               |               | \$ -         |
| Hand Dryers                                               |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Ceilings                                                  | Remove and replace                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| 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      | \$ 127,080   |
| Furniture                                                 | Remove and replace                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| Ceilings/Walls                                            | Remove and replace ceiling. Repaint walls.                                                                                                                                                                                                                         | 18,000      | SF                          | \$ 12.00      | \$ 216,000   |

# 12 DISTRICT OPERATIONS

| ITEM #: 22                                                |                                                                                                                                                                                                                                                                    | Gross Area: |                             |               | 18,000       |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------|---------------|--------------|
| Operations/Tech/Grounds Buildings - Building Improvements |                                                                                                                                                                                                                                                                    |             |                             |               |              |
|                                                           |                                                                                                                                                                                                                                                                    |             |                             |               | Total Cost   |
|                                                           | BUILDING SHELL                                                                                                                                                                                                                                                     |             |                             |               | \$ -         |
| Roofing                                                   | 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 translucent panels on the Garage Building should be replaced. | 27,000      | SF                          | \$ 40.00      | \$ 1,080,000 |
| Exterior Windows                                          | Original - recommended for replacement during 2018 bond cycle                                                                                                                                                                                                      | 1           | LS                          | \$ 75,000.00  | \$ 75,000    |
| 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  | \$ 25,000    |
| Fascia/Soffits                                            | NA                                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| Maintenance Room Entry                                    |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Brick                                                     | Original, old brick and CMU is in ok shape. Has not been cleaned recently-mildew/dirt present.                                                                                                                                                                     | 1           | LS                          | \$ 10,000.00  | \$ 10,000    |
| EIFS Fascia/Soffits                                       | Buildings do have.                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| Aluminum Siding                                           | Vertical aluminum siding at window infill at Shop building                                                                                                                                                                                                         |             |                             |               |              |
| Caulk Joints                                              | NA                                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| Water Stains                                              | Buildings appearance is dated/old/dirty/not presentable or representative of the future upgrades.                                                                                                                                                                  | 1           | LS                          | \$ 10,000.00  | \$ 10,000    |
| Exterior Doors                                            | 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 room.                                                                                                                                                                        | 1           | LS                          | \$ 50,000.00  | \$ 50,000    |
| Exterior Lighting                                         | Minimal poles in parking lot, no exterior wall mounted light fixtures present on these buildings.                                                                                                                                                                  | 1           | LS                          | \$ 15,000.00  | \$ 15,000    |
| 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       | \$ 27,000    |
| Corridors                                                 | Corridors                                                                                                                                                                                                                                                          |             | SF                          |               | \$ -         |
| Lighting                                                  |                                                                                                                                                                                                                                                                    |             | in elec below               |               | \$ -         |
| Flooring                                                  |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Ceilings/Walls                                            |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Lockers                                                   |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Doors                                                     |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Size of Corridor                                          |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Flow of Corridor                                          |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Emergency Egress                                          |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Shop Building                                             | Shop Building                                                                                                                                                                                                                                                      |             | SF                          |               | \$ -         |
| Flooring                                                  | Wood floor in shop, exposed concrete in garage                                                                                                                                                                                                                     |             |                             |               | \$ -         |
| Ceilings                                                  | gyp. board lid on bottom side of structure, ACT in office, exposed deck in garage                                                                                                                                                                                  |             |                             |               | \$ -         |
| Windows                                                   | Original single pane windows should be replaced                                                                                                                                                                                                                    | 1           | LS                          | \$ 50,000.00  | \$ 50,000    |
| Casework                                                  | N.A                                                                                                                                                                                                                                                                |             | not applicable              |               | \$ -         |
| Walls                                                     | Exposed brick walls on interior                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Air-Conditioning                                          |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Doors                                                     | Replace doors, Overhead garage door appears to be in good condition.                                                                                                                                                                                               | 5           | EA                          | \$ 3,500.00   | \$ 17,500    |
| Lighting                                                  | Replace                                                                                                                                                                                                                                                            |             | in elec below               |               | \$ -         |
| Heating                                                   |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| General Note 1                                            |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Interior Signage                                          | Interior signage                                                                                                                                                                                                                                                   | 18,000      | SF                          | \$ 0.55       | \$ 9,900     |
| Toilet Rooms                                              | Toilet Rooms                                                                                                                                                                                                                                                       |             | SF                          |               | \$ -         |
| Fixtures Operational                                      | Only the toilets at the ground and technology facilities are operational and in use. But even those bathrooms are dated and should be replaced.                                                                                                                    | 1           | LS                          | \$ 200,000.00 | \$ 200,000   |
| Toilet Partitions                                         | Remove and replace                                                                                                                                                                                                                                                 |             | with toilet room renovation |               | \$ -         |
| Walls                                                     | Remove and replace                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| Floors                                                    | Remove and replace                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| Floor Drains                                              | No issues reported                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| Lighting                                                  | Remove and replace                                                                                                                                                                                                                                                 |             | in elec below               |               | \$ -         |
| Hand Dryers                                               |                                                                                                                                                                                                                                                                    |             |                             |               | \$ -         |
| Ceilings                                                  | Remove and replace                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| 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      | \$ 127,080   |
| Furniture                                                 | Remove and replace                                                                                                                                                                                                                                                 |             |                             |               | \$ -         |
| Ceilings/Walls                                            | Remove and replace ceiling. Repaint walls.                                                                                                                                                                                                                         | 18,000      | SF                          | \$ 12.00      | \$ 216,000   |



# 12 DISTRICT OPERATIONS

|                         |                                                                                                                                                                                                                                                                       |        |           |    |               |    |        |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------|----|---------------|----|--------|
| Doors                   | painted wood doors should be removed and replaced                                                                                                                                                                                                                     | 10     | EA        | \$ | 3,500.00      | \$ | 35,000 |
| Master Clock            |                                                                                                                                                                                                                                                                       |        |           |    |               | \$ | -      |
| Phone System            |                                                                                                                                                                                                                                                                       |        |           |    |               | \$ | -      |
| Lighting                | Poor                                                                                                                                                                                                                                                                  |        |           |    | in elec below | \$ | -      |
| Heating                 | Add diffuser and grilles with new ceilings                                                                                                                                                                                                                            | 18,000 | SF        | \$ | 0.50          | \$ | 9,000  |
| Copy/Work Room          | Not a designated space currently.                                                                                                                                                                                                                                     |        |           |    |               | \$ | -      |
| Meeting Rooms           | Minimal common meeting spaces available for collaboration.                                                                                                                                                                                                            |        |           |    |               | \$ | -      |
| Coffee Break Area       | Casework to be replaced                                                                                                                                                                                                                                               | 8      | LF        | \$ | 400.00        | \$ | 3,200  |
| Bathroom(s)             | Bathrooms to be updated, do not meet barrier free requirements                                                                                                                                                                                                        | 200    | SF        | \$ | 275.00        | \$ | 55,000 |
| Visibility              | Poor - minimal exterior windows and natural daylight - these buildings do not present conditions that promote                                                                                                                                                         | 1      | LS        | \$ | 75,000.00     | \$ | 75,000 |
| Accessibility           | Poor                                                                                                                                                                                                                                                                  |        |           |    |               | \$ | -      |
| Mail Room               | District mailroom/receiving currently located on the south end of the facilities/technology building. Compact space, does not function well.                                                                                                                          |        |           |    |               | \$ | -      |
| 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. |        |           |    |               | \$ | -      |
| <b>Garage Building</b>  | <b>Garage Building</b>                                                                                                                                                                                                                                                |        | <b>SF</b> |    |               |    |        |
| 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 and grid to be replaced                                                                                                                                                           | 5,000  | SF        | \$ | 9.00          | \$ | 45,000 |
| Lighting                | Should be replaced                                                                                                                                                                                                                                                    |        |           |    | in elec below | \$ | -      |
| Walls                   | Prefabricated metal building with CMU infill                                                                                                                                                                                                                          |        |           |    |               | \$ | -      |
| Windows                 | Windows should be replaced                                                                                                                                                                                                                                            | 1      | LS        | \$ | 50,000.00     | \$ | 50,000 |
| Doors                   | Need to be replaced                                                                                                                                                                                                                                                   | 10     | EA        | \$ | 3,500.00      | \$ | 35,000 |
| Ceilings                |                                                                                                                                                                                                                                                                       |        |           |    |               | \$ | -      |
| <b>Data Server Room</b> | <b>Data Server Room</b>                                                                                                                                                                                                                                               |        | <b>SF</b> |    |               | \$ | -      |
| Flooring                | 12x12 VCT - ok condition                                                                                                                                                                                                                                              |        |           |    |               | \$ | -      |
| Ceilings                | ok condition but should be replaced - roof leaks present and showing up on                                                                                                                                                                                            | 150    | SF        | \$ | 12.00         | \$ | 1,800  |

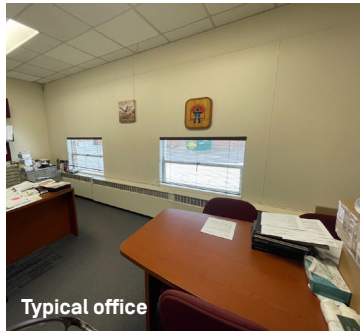
# 12 DISTRICT OPERATIONS



Building drone photo



Building drone photo



Typical office



Toilet room



Mail room



Office space in garage building



Crack in CMU wall



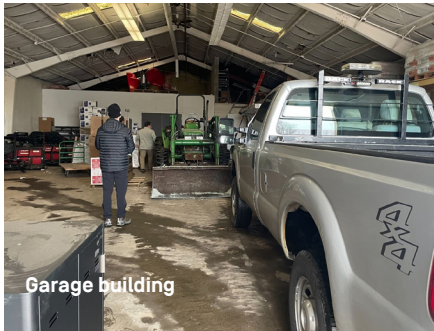
Kitchenette



# 12 DISTRICT OPERATIONS



Garage building



Garage building



Exterior of shop



Damage Insulation fabric



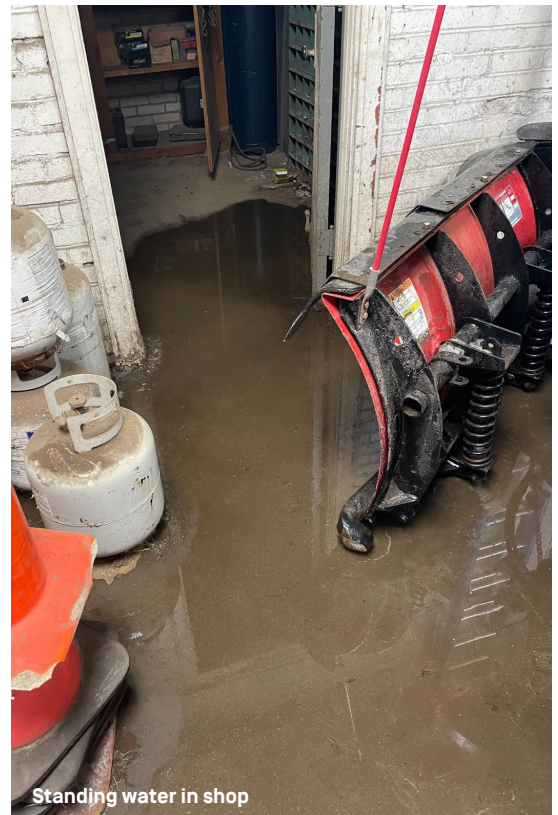
Garage



Exposed piping on exterior



Shop



Standing water in shop



# 12 DISTRICT OPERATIONS

