



Burbank Early Childhood School Physical Assessment

January 24, 2025



Moody Nolan



UPPER ARLINGTON SCHOOLS 2025 FACILITIES ASSESSMENT BURBANK EARLY CHILDHOOD SCHOOL



Summary

The Moody Nolan/ Heapy Engineering /Turner team is pleased to present the Upper Arlington Board of Education with this report of its findings and recommendations for the existing facility assessment of Burbank Early Childhood School. This school was originally assessed as part of the Phase 1 Master Planning process in 2014 and the official building assessment report presented to Upper Arlington Schools dated November 4, 2015. On October 7, 2024, the AEC team met with District Facilities Staff to identify improvements that have occurred at Burbank Early Childhood School between 2015 and 2024. The AEC team then performed another physical walk through and assessment of the building on October 29, 2024. The team has taken the assessment information and projected costs for repairs and replacements into future time frames when the work should be performed based on urgency and life cycle.

Building Information

Burbank Early Childhood School (BECS) was constructed in 1971 and opened as Burbank Elementary School. Upper Arlington Schools re-purposed the elementary school into BECS in 1983, recognizing the need in the Upper Arlington community for high-quality early childhood education and the pivotal role that it plays in the lives of young children. The school is a two-story, 37,453 square-foot-brick school building that houses 529 Pre-K/Kindergarten students in 16 classrooms and intervention rooms. It sits on a 5.2 acres site which neighbors a city of Upper Arlington Park on the west side of the school.

Process

Details about the process the team used to gather this information, and the assumptions made can be found in the Physical Assessment Executive Summary dated January 24, 2025.

Findings

The building and facilities appear to have been very well-maintained, which has allowed them to outlast typical life expectancies. Since the 2015 assessment, the school district has performed the following repairs, replacements or improvements:

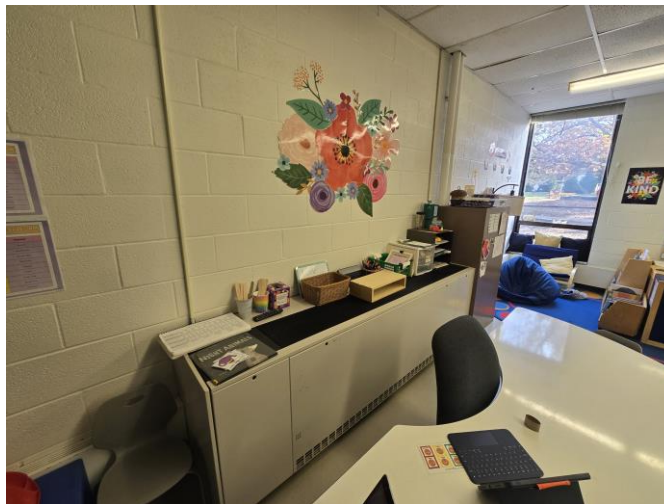
- Replaced 95% of the roof membrane and associated flashing in 2018.
- Re-paved the entire parking lot & hard surface playgrounds sloping it away from the building which eliminated the water infiltration mentioned in the 2015 assessment report.
- Replaced portions of the concrete walkways in 2022.
- Installed a new fire alarm system in 2024.
- Installed a new boilers and chiller in 2015.
- A secure entry vestibule is scheduled to be constructed in 2025.

However, the team found that a large portion of the building systems and materials are past their expected useful life span and should be replaced, which would require an investment to repair and maintain the building.

UPPER ARLINGTON SCHOOLS 2025 FACILITIES ASSESSMENT BURBANK EARLY CHILDHOOD SCHOOL



Observations



Classroom unit ventilators are original to the building, noisy, disruptive to teaching and inefficient.



Built-in cabinets are original, delaminating, damaged and limited, which minimizes the ability to store classroom materials.

UPPER ARLINGTON SCHOOLS 2025 FACILITIES ASSESSMENT BURBANK EARLY CHILDHOOD SCHOOL



Original non-insulated single pane aluminum windows with limited daylighting in each classroom.



Gymnasium without air conditioning



Guardrail height below Building Code

Repairs and Replacements

Based on the above findings, the team worked together to review the comprehensive list of recommended repairs and replacements, grouped into the following time frames when the work should be performed based on urgency and life cycle.

- Immediate need (0-5 years)
- Intermediate need (5-10 years)
- Deferred need (10-15 years)

UPPER ARLINGTON SCHOOLS

2025 FACILITIES ASSESSMENT

BURBANK EARLY CHILDHOOD SCHOOL



We note that some of the 2015 assessment items have been addressed by the district, but a majority of the list still need addressed with intermediate need (5-10 years) and deferred need (10-15 years) moving to immediate need (0-5 years) since 10 years have passed since the 2015 report. Actual replacement time frames are subject to change due to diminished or enhanced performance of the materials and systems noted or at the discretion of the district. Included in the following assessment is the full list of needed repairs/replacements with the most notable being:

Immediate need (0-5 years):

- Gymnasium air handling unit replacement with effective cooling of space.
- Various HVAC replacements: classroom ventilation, kitchen and general building exhaust.
- Addition of new roof drain or correcting roof slope to the drains on the lower-level roof.
- Addition of overflow roof drains and piping.
- Replacement of 1971 electrical system, gear and panels.
- New emergency generator and distribution.
- Addition or replacement of plumbing fixtures including toilets, urinals, sinks, backflow preventers and mixing valves.
- Replacement of kitchen cooking equipment and exhaust hood with fire suppression.
- Built-in cabinets are original, delaminating, damaged and limited, which minimizes the ability to store classroom materials.
- Replacement of tackboards, markerboards, and mixture of old and new furniture.
- Flooring and ceiling materials are beyond their life.
- Building technology and security updates.
- Original non-insulated single pane aluminum windows with limited daylighting.
- Exterior masonry cleaning, sealing, caulking, and control joint addition.
- Complete replacement of inefficient interior and exterior lighting.
- Necessary doors, frames, and hardware replacements.
- During this extensive renovation period, all systems will be brought up to the current code and the building will meet all ADA requirements.
- Install fire suppression system including site work for new water service tap.
- Hazardous material abatement.
- Fabric canopy replacement.
- Unit vent exterior wall infill will be required with the removal of the unit ventilators.
- Upgrade elevator to comply with ANSI A117.1.
- Abate Hazardous Materials from the building.

Intermediate need (5-10 years):

- N/A

Deferred need (10-15 year):

- Various chiller and boiler repairs and updates that were installed in 2012.

UPPER ARLINGTON SCHOOLS

2025 FACILITIES ASSESSMENT

BURBANK EARLY CHILDHOOD SCHOOL



Understanding the Numbers

Like the 2015 assessment effort, the 2024 assessment utilizes a 26-category evaluation system which the Moody Nolan/Heapy Engineering/Turner team used to re-assess the building. Detailed in the following assessment, each line item of the 26-category evaluation system was either confirmed or edited. Additional scope that was not originally included in the 2015 assessment was added. Below is a table that briefly summarizes these variances per line item between the two assessments based on a project scope item. The scope items may have remained the same, but the cost variance increased between the two assessments due to construction cost escalation between 2015 and 2025.

Description		Variance Explanation
A.	Heating System	Changed to full system replacement with conversion to a ducted system and deducted the cost associated for the new boiler installed in 2012.
B.	Roofing	Removed costs related to replacing 95% of the roofing, flashing and copings in 2022. Added roof insulation for lower portion of roof to help water flow towards roof drains.
C.	Ventilation/Air Conditioning	Deducted the cost associated for the new chiller installed in 2012. Costs associated with Ventilation/Air Conditioning are covered in Item A. Heating.
D.	Electrical Systems	Changed to full system replacement.
E.	Plumbing and Fixtures	2015 assessment scope of work remains unchanged.
F.	Windows	Corrected window and storefront quantities.
G.	Structure: Foundation	No work required. Water infiltration in Rooms 100, 201 and 104 have been corrected in 2022.
H.	Structure: Walls and Chimneys	Added exterior wall infill at previous unit vent locations once removed.
I.	Structure: Floors and Roofs	No work required.
J.	General Finishes	Added replacement of select specialties, including tackboards, markerboards, and basketball backboards.
K.	Interior Lighting	Moved exterior lighting to Item L. Security Systems.
L.	Security Systems	Added security cameras, intrusion detection, access control and exterior lighting.
M.	Emergency/Egress Lighting	Costs associated with the new emergency generator moved to Item E. Electrical.
N.	Fire Alarm	Removed costs related to fire alarm with replacement occurring in 2024.
O.	Handicapped Access	Added allowance for elevator upgrades to meeting ANSI 117.1. 2015 assessment scope of work remains unchanged.
P.	Site Conditions	Removed costs related to concrete sidewalk replacement in 2022.
Q.	Sewage System	2015 assessment scope of work remains unchanged.
R.	Water Supply	2015 assessment scope of work remains unchanged.
S.	Exterior Doors	Increased quantity of exterior doors being replaced.
T.	Hazardous Material	Updated costs related to the hazardous materials report completed by Kehl Environmental Consultants on November 30, 2023.
U.	Life Safety	2015 assessment scope of work remains unchanged.
V.	Loose Furnishings	2015 assessment scope of work remains unchanged.
W.	Building Technology	2015 assessment scope of work remains unchanged.
X.	Non-Construction Cost	2015 assessment scope of work remains unchanged.

UPPER ARLINGTON SCHOOLS 2025 FACILITIES ASSESSMENT BURBANK EARLY CHILDHOOD SCHOOL



Cost Summary

Based on the above, the total cost to repairs, replacements or improvements to the identified items for Burbank Early Childhood School is estimated to be \$13,732,599 in 2024 dollars.

SCHOOL	COSTS TO DEFER RENOVATIONS			
	0-5 YEARS	5-10 YEARS	10-15 YEARS	TOTAL
Burbank Early Childhood School	\$13,603,733	\$0	\$128,867	\$13,732,599

The itemized Assessment Cost Summary for Burbank Early Childhood School summarizes the costs for the items described above. The summary below shows the progression of costs in three columns as follows:

- First set of columns – Costs as established via the 2015 assessment.
- Second set of columns – Those same 2015 costs escalated to 2024-dollar values.
- Third set of columns – Adjustments made to the second column scope items based on the 2024 reassessment.

These estimates are displayed in total project cost, and in cost per square foot (\$/sf) based on the gross area of building. The cost per square foot metric is an industry standard benchmark that is used to evaluate cost estimates against actual costs for comparable building renovations.

The Assessment Cost Summary is then followed by Building System Detail sheets (Items A through X), which further describe the renovation scope, comparison to the OFCC assessment (i.e. confirmed, edited, or added), forecasted timing, and cost formulations.

Burbank Early Childhood Center

Updated: 1/10/2025



Complete Building

37,453 sq. ft.

A. Heating System

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	HVAC System Replacement	☐	☒	☐	\$61.21	sq. ft.	37,453	sq. ft.	\$2,292,467.75
b.	HVAC System Replacement Demo	☐	☒	☐	\$0.75	sq. ft.	37,453	sq. ft.	\$28,089.75
c.	Convert to Ducted System	☐	☒	☐	\$20.00	sq. ft.	37,453	sq. ft.	\$749,060.00
d.	Deduct for Boilers/Pumps	☐	☐	☒	\$2.50	sq. ft.	37,453	sq. ft.	\$93,632.50
e.	Controls (Only)	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
f.	High Bay/Industrial: Heating & Ventilation	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
g.	High Bay/Industrial: Heat & Vent Demo	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
h.	High Bay/Industrial: RTU w/o AC	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
i.	High Bay/Industrial: RTU w/ AC	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
j.	Other:	☐	☐	☐					\$0.00
Sum:									\$3,163,250.00

Notes:

- a. Heating water is distributed to unit ventilators, cabinet heaters, unit heaters, and air handling units throughout the facility.
- b. The two Thermal Solutions gas fired boilers located in the Mechanical Room were installed in 2012 and are in good condition. Replacement is anticipated in 5-10 years.
- c. The DDC temperature controls were installed in 2013 and are in good condition. The system does feature individual temperature controls in all spaces.
- d. The existing systems are not fully ducted. Unit Ventilators are located on exterior walls or overhead, and in most cases below ceilings due to limited elevation clearances.
- e. A fully ducted system would be required for a compliant ventilation system, but is likely not achievable in the existing facility due to overall floor elevation.
- f.
- g.
- h.
- i.
- j.

Burbank Early Childhood Center

Updated: 1/10/2025



Complete Building

37,453 sq. ft.

B. Roofing

	Item		5	10	15	Cost	Unit	Quantity		Sum
a.	Asphalt Shingle						sq. ft.		sq. ft.	\$0.00
b.	Membrane (all types/fully adhered)		X			\$35.00	sq. ft.	600	sq. ft.	\$21,000.00
c.	Standing Metal Seam Canopy		X			\$45.00	sq. ft.	30	sq. ft.	\$1,350.00
d.	Repair/replace cap flashing & coping		X			\$35.00	ln. ft.	20	ln. ft.	\$700.00
e.	Gutters/Downspouts Replacement						ln. ft.		ln. ft.	\$0.00
f.	Remove/replace ex. roof drains & sump or add roof drain & sump pan		X			\$7,500.00	ea.	2	ea.	\$15,000.00
g.	Roof Insulation						sq. ft.		sq. ft.	\$0.00
h.	Roof Insulation (tapered)						sq. ft.		sq. ft.	\$0.00
i.	Replace Roof Access Level Stairs						ea.		ea.	\$0.00
j.	Correct Ponding Water on Roof						ea.		ea.	\$0.00
k.	Add Overflow Roof Drains & Piping		X			\$2,000.00	ea.	8	ea.	\$16,000.00
Sum:										\$54,050.00

Notes:

a.	New membrane roof installed in 2022 with exception to small 600 sf portion on first floor bump out.
b.	The existing canopy is weather worn and aging but is weather tight and functional. It will probably need replacement within 5 years and the assessment recommends replacing it with a metal roof canopy at that time.
c.	The assessment recommends replacing/covering field bent coping corners associated with lower roof membrane replacement. We adjusted the cost upward because the replacement would be in small areas throughout and would need to be prefabricated pieces.
d.	The lower roof area over the kindergarten rooms and the East exit has an area of roof that is not draining properly. The recommendation is to add tapered insulation and another roof drain tied into the other drains in this area.
e.	The building does not currently have overflow drains and they need to be added throughout.
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Burbank Early Childhood Center

Complete Building

Updated: 1/10/2025

37,453 sq. ft.



C. Ventilation/Air Conditioning

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Air Conditioning System	☐	☐	☐	☐	sq. ft.	☐	sq. ft.	\$0.00
b.	Dust Collection System	☐	☐	☐	☐	ea.	☐	ea.	\$0.00
c.	Restroom Exhaust System	☐	☐	☐	☐	ea.	☐	ea.	\$0.00
d.	Kiln exhaust System	☐	☐	☐	☐	ea.	☐	ea.	\$0.00
e.	Art Program Paint Hood	☐	☐	☐	☐	ea.	☐	ea.	\$0.00
f.	Chemical Exhaust Hood/Science Lab	☐	☐	☐	☐	ea.	☐	ea.	\$0.00
g.	Other: Kitchen exhaust	☐	☐	☐	☐	☐	☐	☐	\$0.00
h.	Other:	☐	☐	☐	☐	☐	☐	☐	\$0.00
i.	Other:	☐	☐	☐	☐	☐	☐	☐	\$0.00
j.	Other:	☐	☐	☐	☐	☐	☐	☐	\$0.00
Sum:									\$0.00

Notes:

- The system does not currently have any dedicated outside air (DOAS) units. Currently they bring untreated ventilation air into the unit ventilators.
- The overall system does not feature any central energy recovery systems.
- A fully ducted system would be required for a compliant ventilation system, but is likely not achievable in the existing facility due to overall floor elevation.
- Terminal equipment within the building are either original equipment from 1971 or replaced/updated in 2013 and 2017.
- Costs associated with the items listed above are included in item A. Heating Systems.
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-
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-
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Burbank Early Childhood Center

Updated: 1/10/2025



Complete Building

37,453 sq. ft.

D. Electrical Systems

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Electrical System Replacement	☐	☒	☐	\$30.44	sq. ft.	37,453	sq. ft.	\$1,139,910.00
b.	Panel Replacement	☐	☐	☐					\$0.00
c.	Transformer Removal	☐	☐	☐					\$0.00
d.	New Pad Mounted Transformer	☐	☐	☐					\$0.00
e.	Step-down Transformers	☐	☐	☐					\$0.00
f.	Additional Circuits	☐	☐	☐					\$0.00
g.	Additional Receptacles	☐	☐	☐					\$0.00
h.	Lightning Protection	☐	☐	☐					\$0.00
i.	Grounding	☐	☐	☐					\$0.00
j.	Stage Lighting System	☐	☐	☐					\$0.00
k.	Emergency Power System (Life Safety)	☐	☐	☐					\$0.00
Sum:									\$1,139,910.00

Notes:

- | | |
|----|---|
| a. | All electrical distribution equipment, panelboards, circuit breakers, disconnect switches, motor starters, are obsolete and in poor condition. |
| b. | Electrical system is a large 2,000 Amp 208Wye/120 Volt- 3PH - 4W for all building loads. |
| c. | Receptacles are needed for spaces and areas which are under provided, including GFI protected exterior areas. Costs associated with this are included in the system replacement cost. |
| d. | Lightning Protection is not on this facility and should be added. |
| e. | This facility does not have emergency standby power for life safety and should be added. |
| f. | Stage lighting and the stage lighting control system including controls, circuit breakers and dimmers are in fair condition but should be updated. |
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| h. | |
| i. | |
| j. | |

Burbank Early Childhood Center

Updated: 1/10/2025



Complete Building

37,453 sq. ft.

E. Plumbing and Fixtures

Item	5	10	15	Cost	Unit	Quantity		Sum
a. Back Flow Preventer	☐	☒	☐	\$8,000.00	per unit	1	per unit	\$8,000.00
b. Water Treatment System	☐	☐	☐		per unit		per unit	\$0.00
c. Domestic Supply Piping	☐	☒	☐	\$4.50	sq. ft.	500	sq. ft.	\$2,250.00
d. Sanitary Waste Piping	☐	☒	☐	\$4.50	sq. ft.	500	sq. ft.	\$2,250.00
e. Domestic Water Heater (75 gallon)	☐	☒	☐	\$15,000.00	per unit	1	per unit	\$15,000.00
f. Toilet/Urinal (new)	☐	☐	☐		per unit		per unit	\$0.00
g. Toilet/Urinal (remove/replace)	☐	☒	☐	\$2,000.00	per unit	23	per unit	\$46,000.00
h. Sink (new)	☐	☐	☐		per unit		per unit	\$0.00
i. Sink (remove/replace)	☐	☒	☐	\$2,000.00	per unit	10	per unit	\$20,000.00
j. Electric Water Cooler	☐	☒	☐	\$4,000.00	per unit	2	per unit	\$8,000.00
k. Replace Faucets and Flush Valves	☐	☐	☐		per unit		per unit	\$0.00
l. Two Station Modular Lavatory	☐	☐	☐		per unit		per unit	\$0.00
m. Three Station Modular Lavatory	☐	☐	☐		per unit		per unit	\$0.00
n. Safety Shower/Eyewash Remove Replace	☐	☐	☐		ea.		ea.	\$0.00
o. Safety Shower/Eyewash (New)	☐	☐	☐		ea.		ea.	\$0.00
p. Utility Sink	☐	☐	☐		per unit		per unit	\$0.00
q. Hose Bibbs	☐	☐	☐		per unit		per unit	\$0.00
r. Wash Fountain	☐	☐	☐		per unit		per unit	\$0.00
s. Natural Gas Connections	☐	☐	☐		ea.		ea.	\$0.00
t. Compressed Air Connections	☐	☐	☐		system		system	\$0.00
u. Grease Trap or Oil Interceptor	☐	☒	☐	\$10,000.00	ea.	1	ea.	\$10,000.00

Sum: \$111,500.00

Notes:

- A 140 degree loop for the kitchen needs to be added along with the required mixing valves
- Grease trap is needed for the kitchen including the piping in the kitchen which will need to be brought up to code. This includes floor sinks and air gaps for sinks that are routed to the grease interceptor.
- The domestic water heater is 12 years old and is in fair condition and should be replaced in 5-10 years.
-

Burbank Early Childhood Center

Complete Building

Updated: 1/10/2025

37,453 sq. ft.

**F. Windows**

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Insulated Glass/Panels	☐	☒	☐	\$130.00	sq. ft.	600	sq. ft.	\$78,000.00
b.	Skylights	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
c.	Translucent Panels	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
d.	Storefront System	☐	☒	☐	\$85.00	sq. ft.	835	sq. ft.	\$70,975.00
e.	Curtain Wall System	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
f.	Other:	☐	☐	☐					\$0.00
g.	Other:	☐	☐	☐					\$0.00
h.	Other:	☐	☐	☐					\$0.00
i.	Other:	☐	☐	☐					\$0.00
j.	Other:	☐	☐	☐					\$0.00
Sum:									\$148,975.00

Notes:

a.	Replace all exterior windows and storefront in the facility.
b.	
c.	
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Burbank Early Childhood Center

Updated: 1/10/2025



Complete Building

37,453 sq. ft.

G. Structure: Foundation

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Waterproofing - Spray Applied	☐	☒	☐	\$30.00	sq. ft.	450	sq. ft.	\$13,500.00
b.	Waterproofing - Membrane	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
c.	Drainage Tile Sys./Found. Drainage	☐	☒	☐	\$175.00	ln. ft.	120	ln. ft.	\$21,000.00
d.	Other:	☐	☐	☐					\$0.00
e.	Other:	☐	☐	☐					\$0.00
f.	Other:	☐	☐	☐					\$0.00
g.	Other:	☐	☐	☐					\$0.00
h.	Other:	☐	☐	☐					\$0.00
i.	Other:	☐	☐	☐					\$0.00
j.	Other:	☐	☐	☐					\$0.00
Sum:									\$34,500.00

Notes:

a.	
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j.	

Burbank Early Childhood Center

Updated: 1/10/2025



Complete Building

37,453 sq. ft.

H. Structure Walls And Chimneys

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Tuckpointing	☐	☒	☐	\$50.00	sq. ft.	120	sq. ft.	\$6,000.00
b.	Exterior Masonry Cleaning	☐	☒	☐	\$2.50	sq. ft.	18,036	sq. ft.	\$45,090.00
c.	Exterior Masonry Sealing	☐	☒	☐	\$1.50	sq. ft.	18,036	sq. ft.	\$27,054.00
d.	Exterior Caulking	☐	☒	☐	\$12.00	ln. ft.	200	ln. ft.	\$2,400.00
e.	Replace Brick Veneer System	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
f.	Lintel Replacement	☐	☐	☐		ln. ft.		ln. ft.	\$0.00
g.	Sill Replacement	☐	☐	☐		ln. ft.		ln. ft.	\$0.00
h.	Pre-finished Aluminum Coping Replace.	☐	☐	☐		ln. ft.		ln. ft.	\$0.00
i.	Replace Stone Coping	☐	☒	☐	\$300.00	ln. ft.	16	ln. ft.	\$4,800.00
j.	Install Control Joints	☐	☒	☐	\$100.00	ln. ft.	672	ln. ft.	\$67,200.00
k.		☐	☐	☐		sq. ft.		sq. ft.	\$0.00
Sum:									\$152,544.00

Notes:

- | | |
|----|---|
| a. | Tuckpointed was noted and confirmed around the chimney and various locations around the building. |
| b. | It is recommended to clean the exterior masonry due to age and weathering. The quantity is vertical wall area of the entire building masonry. |
| c. | It is recommended to seal the exterior masonry due to age and weathering. The quantity is vertical wall area of the entire building masonry. |
| d. | Replacement of caulking is needed at stone veneer near the first floor pre-school room exterior doors. |
| e. | The building currently doesn't have any control joints in the masonry to keep the veneer from getting structural cracks. The recommendation is to install control joints every 20 feet around the building. |
| f. | Unit vent infill will be required with the removal of the unit ventilators. |
| g. | |
| h. | |
| i. | |
| j. | |

Burbank Early Childhood Center

Complete Building

Updated: 1/10/2025

37,453 sq. ft.

**I. Structure: Floors and Roofs**

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Replace Wood Floor System	☐	☐	☐	☐	sq. ft.	☐	sq. ft.	\$0.00
b.	Fire Rated Drywall over Ex. Wd. Clg.	☐	☐	☐	☐	sq. ft.	☐	sq. ft.	\$0.00
c.	Repair Soffit	☐	☐	☐	☐	sq. ft.	☐	sq. ft.	\$0.00
d.	Remove/Replace Damaged Conc. Slab	☐	☐	☐	☐	sq. ft.	☐	sq. ft.	\$0.00
e.	Other:	☐	☐	☐	☐	☐	☐	☐	\$0.00
f.	Other:	☐	☐	☐	☐	☐	☐	☐	\$0.00
g.	Other:	☐	☐	☐	☐	☐	☐	☐	\$0.00
h.	Other:	☐	☐	☐	☐	☐	☐	☐	\$0.00
i.	Other:	☐	☐	☐	☐	☐	☐	☐	\$0.00
j.	Other:	☐	☐	☐	☐	☐	☐	☐	\$0.00
Sum:									\$0.00

Notes:

a.	No areas of concern were observed or identified by the school district.
b.	
c.	
d.	
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Burbank Early Childhood Center

Updated: 1/10/2025



Complete Building

37,453 sq. ft.

J. General Finishes

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Complete Replacement Finishes & Casework (ES)	☐	☒	☐	\$50.24	sq. ft.	37,453	sq. ft.	\$1,881,559.10
b.	Toilet Partitions	☐	☒	☐	\$1,750.00	per stall	10	per stall	\$17,500.00
c.	Toilet Accessory Replacement	☐	☒	☐	\$0.30	sq. ft.	37,453	sq. ft.	\$11,235.90
d.	Plaster Refinishing	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
e.	Repair Drywall	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
f.	Door, Frame and Hardware (non-ADA)	☐	☒	☐	\$2,500.00	ea.	17	ea.	\$42,500.00
g.	Resilient Wood/Synthetic Flooring:	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
h.	Basketball Backboard Replacement (e)	☐	☒	☐	\$10,000.00	ea.	2	ea.	\$20,000.00
i.	Bleacher Replacement	☐	☐	☐		per seat		per seat	\$0.00
j.	Art Program Kiln	☐	☐	☐		ea.		ea.	\$0.00
k.	Gym Wall Padding	☐	☒	☐	\$20.00	sq. ft.	180	sq. ft.	\$3,600.00
l.	Lockers	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
m.	Total Kitchen Equip. Replacement	☐	☒	☐	\$350.00	sq. ft.	900	sq. ft.	\$315,000.00
n.	Markerboards	☐	☒	☐	\$0.50	sq. ft.	37,453	sq. ft.	\$18,726.50
o.	Tackboards	☐	☒	☐	\$0.50	sq. ft.	37,453	sq. ft.	\$18,726.50
Sum:									\$2,328,848.00

Burbank Early Childhood Center

Complete Building

Updated: 1/10/2025

37,453 sq. ft.



J. General Finishes (Continued)

Notes:

a.	ACT ceilings are in poor condition due to age and water/moisture damage. Casework in classrooms are original, delaminating and in poor condition.
b.	Tackboards are original to the building and would need to be replaced.
c.	Chalkboards are currently installed throughout and would need to be replaced.
d.	The basketball backboards are original to the building and should be replaced.
e.	The kitchen is undersized for the number of students served in the building. The cost is to provide additional kitchen equipment that may be required.
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Burbank Early Childhood Center

Updated: 1/10/2025



Complete Building

37,453 sq. ft.

K. Interior Lighting

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Building Lighting Replacement	☐	☒	☐	\$11.16	sq. ft.	37,453	sq.ft.	\$417,967.00
b.	Other:	☐	☐	☐					\$0.00
c.	Other:	☐	☐	☐					\$0.00
d.	Other:	☐	☐	☐					\$0.00
e.	Other:	☐	☐	☐					\$0.00
f.	Other:	☐	☐	☐					\$0.00
g.	Other:	☐	☐	☐					\$0.00
h.	Other:	☐	☐	☐					\$0.00
i.	Other:	☐	☐	☐					\$0.00
j.	Other:	☐	☐	☐					\$0.00

Sum: \$417,967.00

Notes:

- a. Classroom lighting throughout the facility are fluorescent type T-8 lamps in surface mounted 1x4 luminaires. Corridor illumination utilize T-8 2x4 lay in luminaires. Lighting is in fair condition and provides required illumination levels.
- b. Gymnasium lighting are high output fluorescent type T-8 lamps in lay in 2x2 luminaires. Lighting is in fair condition and does not provide required illumination levels.
- c. Kitchen areas are fluorescent type T-8 lamps in surface mounted 1x4 luminaires. Lighting is in fair condition and provides required illumination.
- d. Administrative spaces are fluorescent type T-8 lamps in lay in 2x4 luminaires. Lighting is in fair condition and provides required illumination.
- e. Service spaces are fluorescent type T-8 lamps in suspended 1x4 luminaires and incandescent luminaires. Lighting is in fair condition and meets required illumination levels.
- f.
- g.
- h.
- i.

Burbank Early Childhood Center

Complete Building

Updated: 1/10/2025

37,453 sq. ft.



L. Security Systems

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Security System - Cameras	☐	☒	☐	\$2,970.00	Ea.	15		\$44,550.00
b.	Security System - Intrusion Detection	☐	☒	☐	\$1.27	sq. ft.	37,453	sq. ft.	\$47,496.50
c.	Exterior Lighting	☐	☒	☐	\$1.27	sq. ft.	37,453	sq. ft.	\$47,496.50
d.	Other:	☐	☐	☐					\$0.00
e.	Other:	☐	☐	☐					\$0.00
f.	Other:	☐	☐	☐					\$0.00
g.	Other:	☐	☐	☐					\$0.00
h.	Other:	☐	☐	☐					\$0.00
i.	Other:	☐	☐	☐					\$0.00
j.	Other:	☐	☐	☐					\$0.00
Sum:									\$139,543.00

Notes:

- The building has a secured entry with Airphone intercom system.
- Camera mounted above entry appears to have a hazed dome, reducing performance of camera.
- Cameras within district are being migrated over to Hikvision on a Milestone platform located in the district data center located off site. Due to no local storage presenting a lapse in coverage in the event of a network outage, consideration should be given on introducing a local "buffer" server for the video surveillance system.
- Access control system has been standardized across the district and appears to be in good condition.
- Exterior wall pack lighting and parking lot lighting is metal halide HID source. Replace with energy efficient LED exterior lighting.
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Burbank Early Childhood Center

Complete Building

Updated: 1/10/2025

37,453 sq. ft.

**M. Emergency/Egress Lighting**

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Emergency/Egress Lighting	☐	☒	☐	\$2.28	sq. ft.	37,453	sq. ft.	\$85,493.00
b.	New Exit Signs	☐	☐	☐					\$0.00
c.	New Emergency Lights	☐	☐	☐					\$0.00
d.	Exit discharge luminaires	☐	☐	☐					\$0.00
e.	Other:	☐	☐	☐					\$0.00
f.	Other:	☐	☐	☐					\$0.00
g.	Other:	☐	☐	☐					\$0.00
h.	Other:	☐	☐	☐					\$0.00
i.	Other:	☐	☐	☐					\$0.00
j.	Other:	☐	☐	☐					\$0.00
Sum:									\$85,493.00

Notes:

- The existing Emergency Egress Lighting is not compliant with current code. This system has ineffective or non-existent exit discharge lighting.
- The existing Emergency Egress Lighting is powered via batteries which require constant maintenance.
- The new power system will require an Emergency Standby Power System emergency generator with automatic transfer switches and distribution. This equipment is included under paragraph D. Electrical Systems.
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Burbank Early Childhood Center

Complete Building

Updated: 1/10/2025

37,453 sq. ft.

**N. Fire Alarm**

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Fire Alarm System				\$3.50	sq. ft.			\$0.00
b.	Other:								\$0.00
c.	Other:								\$0.00
d.	Other:								\$0.00
e.	Other:								\$0.00
f.	Other:								\$0.00
g.	Other:								\$0.00
h.	Other:								\$0.00
i.	Other:								\$0.00
j.	Other:								\$0.00
Sum:									\$0.00

Notes:

a.	The fire alarm system was replaced in 2024 with a compliant Division 28 Fire Alarm System.
b.	There is no Fire Suppression Sprinkler System in the building. The current Fire Alarm System will be able to pick water flow and tamper valve switches up when a fire suppression sprinkler system is installed.
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Burbank Early Childhood Center

Updated: 1/10/2025



Complete Building

37,453 sq. ft.

O. Handicapped Access

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Handicapped Hardware	☐	☒	☐	\$750.00	unit	51	unit	\$38,250.00
b.	Signage	☐	☒	☐	\$0.30	sq. ft.	37,453	sq. ft.	\$11,399.00
c.	Elevator	☐	☐	☐		per stop		per stop	\$0.00
d.	Electric Water Cooler - Replacement	☐	☒	☐	\$4,000.00	unit	2	unit	\$8,000.00
e.	Electric Water Cooler - New	☐	☐	☐		unit		unit	\$0.00
f.	Toilet/Urinals/Sinks - Replacement	☐	☒	☐	\$2,000.00	unit	5	unit	\$10,000.00
g.	Toilet/Urinals/Sinks - New	☐	☐	☐		unit		unit	\$0.00
h.	Toilet Partition Replacement	☐	☒	☐	\$1,750.00	per stall	5	per stall	\$8,750.00
i.	ADA Assist Door & Frame	☐	☐	☐		unit		unit	\$0.00
j.	Replace Doors - Standard w/ HDWR	☐	☐	☐		per leaf		per leaf	\$0.00
k.	Replace Doors-Rework Narrow Opening	☐	☐	☐		per leaf		per leaf	\$0.00
l.	Remount Restroom Mirrors to ADA Hgt	☐	☒	☐	\$375.00	per rr	5	per rr	\$1,875.00
m.	Provide ADA Shower	☐	☐	☐		ea.		ea.	\$0.00
n.	Provide Toilet Accessories	☐	☐	☐		per rr		per rr	\$0.00
o.	Elevator Upgrade	☐	☒	☐	\$75,000.00	lump sum	1	lump sum	\$75,000.00
Sum:									\$153,274.00

Notes:

- a. Elevator Upgrade: Recommend review with building official whether existing elevator need to be upgrade to comply with ANSI A117.1.
- b.
- c.
- d.
- e.
- f.
- g.

Burbank Early Childhood Center

Updated: 1/10/2025



Complete Building

37,453 sq. ft.

P. Site Conditions

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Base Sitework Allowance for Unforeseen Circumstances	☐	☒	☐	\$50,000.00	allowance	1	qty.	\$50,000.00
b.	Base Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	☐	☒	☐	\$150,000.00	allowance	1	qty.	\$150,000.00
c.	Playground Equipment	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
d.	Replace Existing Asphalt (HD)	☐	☐	☐		sq. yd.		sq. yd.	\$0.00
e.	Replace Existing Asphalt (LD)	☐	☐	☐		sq. yd.		sq. yd.	\$0.00
f.	Parking Space	☐	☐	☐		per space		per space	\$0.00
g.	Bus Drop-Off	☐	☐	☐		per student		per student	\$0.00
h.	Concrete Curb	☐	☐	☐		ln. ft.		ln. ft.	\$0.00
i.	Concrete Sidewalk	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
j.	Replace Concrete Steps	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
k.	Provide Parking Lot Catch Basin	☐	☐	☐		ea.		ea.	\$0.00
l.	Provide Concrete Dumpster Pad	☐	☒	☐	\$7,500.00	ea.	2	ea.	\$15,000.00
m.	Fencing	☐	☐	☐		ln. ft.		ln. ft.	\$0.00
n.	Replace Brick Pavers	☐	☒	☐	\$35.00	sq. ft.	113	sq. ft.	\$3,955.00
Sum:									\$218,955.00

Notes

a.	Sitework allowance indicated for work related to installation of building sprinkler system.
b.	
c.	
d.	
e.	
f.	
g.	

Burbank Early Childhood Center

Complete Building

Updated: 1/10/2025

37,453 sq. ft.



Q. Sewage System

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:							\$0.00
b.	Other:							\$0.00
c.	Other:							\$0.00
d.	Other:							\$0.00
e.	Other:							\$0.00
f.	Other:							\$0.00
g.	Other:							\$0.00
h.	Other:							\$0.00
i.	Other:							\$0.00
j.	Other:							\$0.00
Sum:								\$0.00

Notes:

a.	No areas of concern were observed or identified by the school district.
b.	
c.	
d.	
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Burbank Early Childhood Center

Complete Building

Updated: 1/10/2025

37,453 sq. ft.

**R. Water Supply**

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:							\$0.00
b.	Other:							\$0.00
c.	Other:							\$0.00
d.	Other:							\$0.00
e.	Other:							\$0.00
f.	Other:							\$0.00
g.	Other:							\$0.00
h.	Other:							\$0.00
i.	Other:							\$0.00
j.	Other:							\$0.00
Sum:								\$0.00

Notes:

a.	No areas of concern were observed or identified by the school district.
b.	
c.	
d.	
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Burbank Early Childhood Center

Complete Building

Updated: 1/10/2025

37,453 sq. ft.

**S. Exterior Doors**

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Door Leaf/Frame & Hardware	☐	☒	☐	\$5,500.00	per lead	10	per leaf	\$55,000
b.	Overhead Door & hardware	☐	☐	☐		per leaf		per leaf	\$0.00
c.	Other:	☐	☐	☐					\$0.00
d.	Other:	☐	☐	☐					\$0.00
e.	Other:	☐	☐	☐					\$0.00
f.	Other:	☐	☐	☐					\$0.00
g.	Other:	☐	☐	☐					\$0.00
h.	Other:	☐	☐	☐					\$0.00
i.	Other:	☐	☐	☐					\$0.00
j.	Other:	☐	☐	☐					\$0.00
Sum:									\$55,000

Notes:

a.	Gap between doors. Repair/Replace double door.
b.	
c.	
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Burbank Early Childhood Center

Updated: 1/10/2025



Complete Building

37,453 sq. ft.

T. Hazardous Material

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Roofing Replacement	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
b.	Door/Window Replacement	☐	☐	☐		ea.		ea.	\$0.00
c.	Acoustical Plaster Replacement	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
d.	Fireproofing Replacement	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
e.	Acoustical Panel/Tile Clg. Replacement	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
f.	Lab Table/Counter top Replacement	☐	☐	☐		ln. ft.		ln. ft.	\$0.00
g.	Door & Window Panel Replacement	☐	☐	☐		ea.		ea.	\$0.00
h.	Flooring Replacement w/ Mastic	☐	☒	☐	\$12.00	sq. ft.	16,555	sq. ft.	\$198,660.00
i.	Light Fixture Removal	☐	☒	☐	\$0.50	sq. ft.	35,651	sq. ft.	\$17,825.50
j.	HID Lighting Removal	☐	☒	☐	\$1.50	sq. ft.	2,346	sq. ft.	\$3,519.00
k.	Fire Door Replacement	☐	☐	☐		ea.		ea.	\$0.00
l.	Sink Undercoating Removal	☐	☒	☐	\$20.00	ea.	17	ea.	\$340.00
Sum:									\$220,344.50

Notes

a. Hazardous materials report completed by Kehl Environmental Consultants on November 30, 2023.

b.

c.

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Burbank Early Childhood Center

Complete Building

Updated: 1/10/2025

37,453 sq. ft.



U. Life Safety

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Sprinkler/Fire Suppression System	☐	☒	☐	\$5.07	sq. ft.	37,453	sq. ft.	\$189,985.00
b.	Interior Stairwell Closure	☐	☒	☐	\$7,500.00	per level	3	per level	\$22,500.00
c.	Generator - See section D.	☐	☐	☐					\$0.00
d.	Handrails	☐	☒	☐	\$7,500.00	per level	1	per level	\$7,500.00
e.	Retrofit existing kitchen w/ hood	☐	☐	☐		ea.		ea.	\$0.00
f.	Provide Fire Extinguisher & Wall Cab.	☐	☐	☐		ea.		ea.	\$0.00
g.	Other:	☐	☐	☐					\$0.00
h.	Other:	☐	☐	☐					\$0.00
i.	Other:	☐	☐	☐					\$0.00
j.	Other:	☐	☐	☐					\$0.00
Sum:									\$219,985.00

Notes:

- Monumental stair in atrium does not need to be enclosed provided that Second floor occupants could exit through Staff Lounge 201 to Stair 223. Enclosed stairwell needs direct access to the exterior. Note: Recommend review with building official on enclosing stairwells due to existing layout.
- Provide 42" H guardrail along stairs, at the landing and second floor atrium area.
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Burbank Early Childhood Center

Updated: 1/10/2025



Complete Building

37,453 sq. ft.

V. Loose Furnishings

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	CEFPI Rating 8	☐	☐	☐	\$3.96	sq. ft.	☐	sq. ft.	\$0.00
b.	CEFPI Rating 7	☐	☐	☐	\$5.55	sq. ft.	☐	sq. ft.	\$0.00
c.	CEFPI Rating 6	☐	☐	☐	\$7.15	sq. ft.	☐	sq. ft.	\$0.00
d.	CEFPI Rating 4 to 5	☐	☒	☐	\$8.86	sq. ft.	37,453	sq. ft.	\$331,714.00
e.	CEFPI Rating 0 to 3	☐	☐	☐	\$10.00	sq. ft.	☐	sq. ft.	\$0.00
f.	Other:	☐	☐	☐			☐	☐	\$0.00
g.	Other:	☐	☐	☐			☐	☐	\$0.00
h.	Other:	☐	☐	☐			☐	☐	\$0.00
i.	Other:	☐	☐	☐			☐	☐	\$0.00
j.	Other:	☐	☐	☐			☐	☐	\$0.00
Sum:									\$331,714.00

Notes:

a.	Mixture of old and new furniture.
b.	
c.	
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Burbank Early Childhood Center

Updated: 1/10/2025



Complete Building

37,453 sq. ft.

W. Technology

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Elementary School - < 50,000 sf	☐	☒	☐	\$15.47	sq. ft.	37,453	sq. ft.	\$579,454.00
b.	Other:	☐	☐	☐					\$0.00
c.	Other:	☐	☐	☐					\$0.00
d.	Other:	☐	☐	☐					\$0.00
e.	Other:	☐	☐	☐					\$0.00
f.	Other:	☐	☐	☐					\$0.00
g.	Other:	☐	☐	☐					\$0.00
h.	Other:	☐	☐	☐					\$0.00
i.	Other:	☐	☐	☐					\$0.00
j.	Other:	☐	☐	☐					\$0.00
Sum:									\$579,454.00

Notes:

- a. Structured cabling system consists of CAT 5 cabling which is insufficient for current data networking needs and should be upgraded. However, newer devices are being added with CAT 5e cabling.
- b. Incoming fiber is now Single mode, and intrabuilding fiber between technology rooms consists of Single mode fiber as well which is sufficient.
- c. Network Electronics consist of newer Aruba switches and routing equipment, and have been standardized across the district. Wireless Access points have been upgraded to Aruba AP515s.
- d. The audio system located in the gymnasium appeared to be operable but is in poor condition according to the district staff.
- e. The public address system consists of integrated wall units that include a battery clock, light switches, and paging speaker. The PA system is based on an Extron Pole Vault integrated solution that bounces communications to the data center and back on site, presenting an issue in the event of a network outage.
- f. Legacy coaxial cabling systems still remain and should be removed.
- g.
- h.
- i.
- j.

Burbank Early Childhood Center

Updated: 1/10/2025

**Complete Building**

37,453 sq. ft.

X. Non-Construction Cost

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Regional Cost Factors				1.00	factor	9,555,307		\$0.00
b.	Construction Contingency				7.00%	percent	9,555,307		\$668,871.46
c.	Non-Construction Costs				16.29%	percent	10,224,178		\$1,665,518.59
d.	Design/Estimating Contingency				10.00%	percent	11,889,697		\$1,188,969.65
e.	Phasing, Gen. Requirements and Swing Space				5.00%	percent	13,078,666		\$653,933.31
f.	Other:								\$0.00
g.	Other:								\$0.00
h.	Other:								\$0.00
i.	Other:								\$0.00
j.	Other:								\$0.00

Sum: **\$4,177,293.01**

Notes:

a.	
b.	
c.	
d.	
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37,453 SF

Updated: 1/10/2025

Delta %: 2.43%