



Hastings Middle School Physical Assessment

January 24, 2025



Moody Nolan



UPPER ARLINGTON SCHOOLS 2025 FACILITIES ASSESSMENT HASTINGS MIDDLE 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 Hastings Middle 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 Hastings Middle School between 2015 and 2024. The AEC team then performed another physical walk through and assessment of the building on October 30, 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

Hastings Middle School was originally constructed in 1961. The two-story, 119,987 square foot building has had several building additions over the years. In 1966, an academic wing added atop an existing first floor academic wing and a gymnasium locker room addition. In 1978 a small amount of area was added to spaces connected to the media center as well as infilling a courtyard. The original building is sixty-three years old and houses 759 students from grades 6-8. It sits on a 13.6-acre site that neighbors a City of Upper Arlington Park on the north side.

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 940 sf of the roof membrane and associated flashing over the first-floor area in the academic wing in 2018.
- Re-paved the entire parking lot in 2019.
- Re-paved hard surface play areas in 2023.
- Replaced a couple aluminum entry doors in 2024.
- Crack sealed and painted the tennis courts in 2022.
- Repaired and restriped the running track surface in 2023
- Added a new walk-in freezer in 2019.
- Added a new backflow preventor in 2024.
- Installed a new PA system in 2024.

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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.

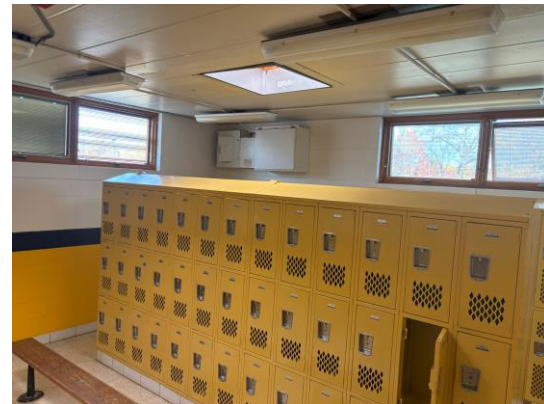
Observations



Roof replacement required with proper slope for water drainage



Inefficient unit ventilators need replacement



Windows installed in 1997 are at the end of their life requiring repairs & unable to find necessary parts

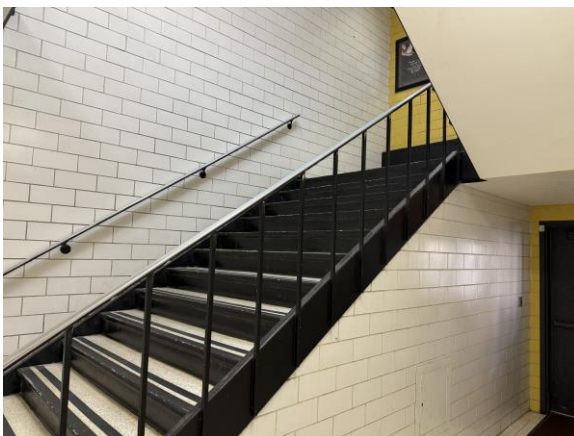
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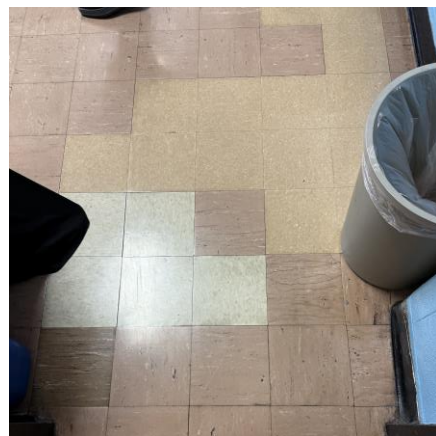
Gymnasium in need of air conditioning



Auditorium upgrades for finishes, seats, railings and platforms



Stair guardrails do not meet building code



Flooring is aged and mismatching



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)

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):

- Full replacement of roof membrane through the building including adding roof insulation to meet current building code and provide proper slope to roof drains.
- Add overflow roof drains.
- Add eyewash/showers to all science rooms.
- Replace all exterior windows and storefront glazing.
- Level the floor slab in the administration area adjacent to the entry addition.
- Add energy efficient exterior lighting for safety and after-hours use of the site.
- Provide proper railings at the stage steps and side platforms.
- Full replacement of HVAC systems throughout the building.
- Unit vent exterior wall infill will be required with the removal of the unit ventilators.
- Full replacement of electrical systems including fire alarm, lighting, security systems, and building technology throughout the building.
- Upgrade of plumbing fixtures throughout the building.
- Add a sprinkler system throughout the building including site work to run new waterline.
- Replace all finishes including most flooring, ceilings, painting, and furnishings.
- Replace specialty equipment such as marker boards, tack boards, signage, doors/hardware, toilet partitions, theater chairs, etc.
- During this extensive renovation period, all systems will be brought up to the current code and the building will meet all ADA requirements.
- Replace the kitchen and gym equipment, including new bleachers.
- Replace all gym lockers and bases.
- Upgrade elevator to comply with ANSI A117.1.
- Hazardous material abatement.
- New emergency generator and distribution.

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Intermediate need (5-10 years):

- N/A

Deferred need (10-15 year):

- N/A

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 variance increased between the two assessments due to construction cost escalation between 2015 and 2025.

Description		Variance Explanation
A.	Heating System	2015 assessment scope of work remains unchanged.
B.	Roofing	Deducted 940 sf of roofing replaced over the first-floor area in the academic wing.
C.	Ventilation/Air Conditioning	Costs associated with Ventilation/Air Conditioning are covered in Item A. Heating.
D.	Electrical Systems	2015 assessment scope of work remains unchanged.
E.	Plumbing and Fixtures	Deducted costs associated with replacing the backflow preventer.
F.	Windows	Added complete window, storefront and skylight replacement.
G.	Structure: Foundation	2015 assessment scope of work remains unchanged.
H.	Structure: Walls and Chimneys	Deducted costs associated with sealing some brick in a few parapet locations.
I.	Structure: Floors and Roofs	2015 assessment scope of work remains unchanged.
J.	General Finishes	Added replacement of lockers and deducted new walk-in freezer.
K.	Interior Lighting	2015 assessment scope of work remains unchanged.
L.	Security Systems	2015 assessment scope of work remains unchanged.
M.	Emergency/Egress Lighting	Deducted costs associated with public address system replacement.
N.	Fire Alarm	2015 assessment scope of work remains unchanged.
O.	Handicapped Access	Added allowance for elevator upgrades to meeting ANSI 117.1. 2015 assessment scope of work remains unchanged.
P.	Site Conditions	Deducted costs associated with parking lot pavement replacement and striping.
Q.	Sewage System	2015 assessment scope of work remains unchanged.
R.	Water Supply	2015 assessment scope of work remains unchanged.
S.	Exterior Doors	Added quantity of exterior doors needing addressed but deducted the two exterior doors replaced near the main entry.
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 Costs	2015 assessment scope of work remains unchanged.
AA.	Site and Athletics	Deducted costs associated with tennis court re-surfacing, repairs to running track and re-striping.

UPPER ARLINGTON SCHOOLS 2025 FACILITIES ASSESSMENT HASTINGS MIDDLE SCHOOL



Cost Summary

Based on the above, the total cost to repairs, replacements or improvements to the identified items for Hastings Middle School is estimated to be \$49,593,512 in 2024 dollars.

SCHOOL	COSTS TO DEFER RENOVATIONS			
	0-5 YEARS	5-10 YEARS	10-15 YEARS	TOTAL
Hastings Middle School	\$49,593,512	\$0	\$0	\$49,593,512

The itemized Assessment Cost Summary for Hastings Middle 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.

Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 sq. ft.

A. Heating System

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	HVAC System Replacement	☐	☒	☐	\$66.66	sq. ft.	124,474	sq. ft.	\$8,297,299.50
b.	HVAC System Replacement Demo	☐	☒	☐	\$0.75	sq. ft.	124,474	sq. ft.	\$93,355.50
c.	Convert to Ducted System / Complexity Premium	☐	☒	☐	\$25.00	sq. ft.	124,474	sq. ft.	\$3,111,850.00
d.	Heating System (Only)	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
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:									\$11,502,505.00

Notes:

- a. The gas-fired steam system is original to the building, and in poor condition. The associated heat exchangers and pumps located in the tunnels are not readily accessible for service, and are in poor or failed condition.
- b. Much of the unit ventilator and air handling equipment was installed in 1961 and is in poor condition.
- c. There are no central energy recovery systems in the facility.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 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)	☐	☒	☐	\$35.00	sq. ft.	74,904	sq. ft.	\$2,621,640.00
c.	Standing Metal Seam	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
d.	Repair/replace cap flashing & coping	☐	☒	☐	\$35.00	ln. ft.	3,145	ln. ft.	\$110,075.00
e.	Gutters/Downspouts Replacement	☐	☐	☐		ln. ft.		ln. ft.	\$0.00
f.	Remove/replace ex. roof drains & sump	☐	☐	☐		ea.		ea.	\$0.00
g.	Roof Insulation	☐	☒	☐	\$6.00	sq. ft.	74,904	sq. ft.	\$449,424.00
h.	Roof Insulation (tapered)	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
i.	Downspout boot replacement	☐	☐	☐		ea.		ea.	\$0.00
j.	Fascia trim replacement	☐	☐	☐		ea.		ea.	\$0.00
k.	Add Overflow Roof Drains & Piping	☐	☒	☐	\$2,000.00	ea.	23	ea.	\$46,000.00
Sum:									\$3,227,139.00

Notes:

a.	New roof membrane and parapet wall copings required.
b.	New roof membrane will require additional roof insulation to meet current building code.
c.	Replace existing original roof drains and associated piping.
d.	Add roof overflow drains and associated piping to meet current building code.
e.	Damaged/Dented Fascia Trim; Gap @ expansion joint
f.	
g.	
h.	
i.	
j.	

Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 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:	☐	☐	☐	☐	☐	☐	☐	\$0.00
h.	Other:	☐	☐	☐	☐	☐	☐	☐	\$0.00
i.	Other:	☐	☐	☐	☐	☐	☐	☐	\$0.00
j.	Other:	☐	☐	☐	☐	☐	☐	☐	\$0.00
Sum:									\$0.00

Notes:

- There is currently no Kitchen makeup air unit to condition ventilation air. The space is exhausted, and fresh air is drawn in directly from outside near the dumpsters via sidewall fan. There is no control integration between ventilation and exhaust.
- Roof mounted condensing units were installed in 1997, are in poor condition and beyond anticipated useful life.
- Air cooled Chiller was installed in 2013 and is in good condition. However, the Chiller is located directly underneath Boiler Room makeup air louvers, so waste heat that is rejected by the Chiller is drawn immediately back into the building.
- The Gymnasium is currently only heated and ventilated; no cooling is included in that space
- Costs included in complete system under item A**
-
-
-
-
-

Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 sq. ft.

D. Electrical Systems

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	System Replacement	☐	☒	☐	\$32.33	sq. ft.	124,474	sq. ft.	\$4,024,200.00
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
i.	Stage Lighting System	☐	☐	☐					\$0.00
j.	Emergency Power System	☐	☐	☐					\$0.00
Sum:									\$4,024,200.00

Notes:

- | | |
|----|--|
| a. | All electrical distribution equipment, panelboards, circuit breakers, disconnect switches, motor starters, are obsolete and in fair condition. |
| b. | Electrical system is a large 2,500 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. |
| d. | Lightning Protection is not on this facility and would be added. |
| e. | Emergency Standby Power is not on this facility and must be added. |
| f. | Stage lighting and the stage lighting control system including controls, circuit breakers and dimmers are in fair condition. |
| g. | |
| h. | |
| i. | |
| j. | |

Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 sq. ft.

E. Plumbing and Fixtures

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Back Flow Preventer	☐	☐	☐		per unit	☐	per unit	\$0.00
b.	Water Treatment System	☐	☐	☐		per unit	☐	per unit	\$0.00
c.	Domestic Supply Piping	☐	☒	☐	\$4.50	sq. ft.	5,000	sq. ft.	\$22,500.00
d.	Sanitary Waste Piping	☐	☒	☐	\$4.50	sq. ft.	5,000	sq. ft.	\$22,500.00
e.	Domestic Water Heater (75 gallon)	☐	☒	☐	\$15,000.00	per unit	2	per unit	\$30,000.00
f.	Toilet/Urinal (new)	☐	☐	☐		per unit	☐	per unit	\$0.00
g.	Toilet/Urinal (remove/replace)	☐	☒	☐	\$2,000.00	per unit	37	per unit	\$74,000.00
h.	Sink (new)	☐	☐	☐		per unit	☐	per unit	\$0.00
i.	Sink (remove/replace)	☐	☒	☐	\$2,000.00	per unit	31	per unit	\$62,000.00
j.	Electric Water Cooler	☐	☐	☐		per unit	☐	per unit	\$0.00
k.	Replace Faucets and Flush Valves	☐	☒	☐	\$650.00	per unit	68	per unit	\$44,200.00
l.	Two Station Modular Lavatory	☐	☐	☐		per unit	☐	per unit	\$0.00
m.	Three Station Modular Lavatory	☐	☐	☐		per unit	☐	per unit	\$0.00
n.	Safety Shwr/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: \$265,200.00

Notes:

- | | |
|----|--|
| a. | Master mixing valve is in fair condition and should be replaced. |
| b. | Much of the distribution piping is corroded and should be replaced. |
| c. | When a grease trap is installed for the kitchen, the piping in the kitchen will need to be brought up to code. This includes floor sinks and air gaps for sinks that are routed to the grease interceptor. |
| d. | The domestic water heater system is old and in poor condition. The whole system needs to be replaced. |
| e. | |
| f. | |

Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 sq. ft.

F. Windows

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Insulated Glass/Panels	☐	☒	☐	\$130.00	sq. ft.	1,800	sq. ft.	\$234,000.00
b.	Skylights	☐	☒	☐	\$350.00	sq. ft.	104	sq. ft.	\$36,400.00
c.	Translucent Panels	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
d.	Storefront System	☐	☒	☐	\$85.00	sq. ft.	350	sq. ft.	\$29,750.00
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:									\$300,150.00

a. The aluminum clad wood windows were installed in 1997. According to school officials, they are starting to deteriorate and having difficulty finding parts.

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Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 sq. ft.

G. Structure: Foundation

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Waterproofing - Spray Applied	☐	☐	☐	☐	sq. ft.	☐	sq. ft.	\$0.00
b.	Waterproofing - Membrane	☐	☐	☐	☐	sq. ft.	☐	sq. ft.	\$0.00
c.	Drainage Tile Sys./Found. Drainage	☐	☐	☐	☐	ln. ft.	☐	ln. ft.	\$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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h.	
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Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 sq. ft.

H. Structure Walls And Chimneys

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Tuckpointing	☐	☒	☐	\$50.00	sq. ft.	1,150	sq. ft.	\$57,500.00
b.	Exterior Masonry Cleaning	☐	☒	☐	\$2.50	sq. ft.	33,248	sq. ft.	\$83,120.00
c.	Exterior Masonry Sealing	☐	☒	☐	\$1.50	sq. ft.	33,248	sq. ft.	\$49,872.00
d.	Exterior Caulking	☐	☒	☐	\$12.00	ln. ft.	250	ln. ft.	\$3,000.00
e.	Replace Brick Veneer System	☐	☒	☐	\$50.00	sq. ft.	50	sq. ft.	\$2,500.00
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.	Pre-finished Aluminum Coping Stone	☐	☐	☐		ln. ft.		ln. ft.	\$0.00
j.	Install Control Joints	☐	☐	☐		ln. ft.		ln. ft.	\$0.00
k.	Unit Vent Infill	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
Sum:									\$195,992.00

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. | Unit vent infill will be required with the removal of the unit ventilators. |
| e. | |
| f. | |
| g. | |
| h. | |
| i. | |
| j. | |

Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 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.	Floor Slab Sinking	☐	☒	☐	\$500.00	sq. ft.	10	sq. ft.	\$5,000.00
f.	Other:	☐	☐	☐					\$0.00
g.	Other:	☐	☐	☐					\$0.00
h.	Other:	☐	☐	☐					\$0.00
i.	Other:	☐	☐	☐					\$0.00
j.	Other:	☐	☐	☐					\$0.00
Sum:									\$5,000.00

Notes:

a.	Floor slab drops at threshold near Administration Entry. Remove and replace tile and float floor up.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
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Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 sq. ft.

J. General Finishes

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Complete Replacement Finishes & Casework (MS)	☐	☒	☐	\$53.98	sq. ft.	124,474	sq. ft.	\$6,719,565.80
b.	Toilet Partitions	☐	☒	☐	\$1,750.00	per stall	19	per stall	\$33,250.00
c.	Toilet Accessory Replacement	☐	☒	☐	\$0.30	sq. ft.	124,474	sq. ft.	\$37,342.20
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)	☐	☐	☐		ea.		ea.	\$0.00
g.	Resilient Wood/Synthetic Flooring	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
h.	Basketball Backboard Replacement (e)	☐	☐	☐		ea.		ea.	\$0.00
i.	Bleacher Replacement	☐	☐	☐		per seat		per seat	\$0.00
j.	Art Program Kiln	☐	☐	☐		ea.		ea.	\$0.00
k.	Gym Wall Padding	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
l.	Lockers (Replacement)	☐	☒	☐	\$350.00	ea.	750	ea.	\$262,500.00
m.	Total Kitchen Equip. Replacement	☐	☒	☐	\$350.00	sq. ft.	2,125	sq. ft.	\$743,750.00
n.	Tackboards	☐	☒	☐	\$0.50	sq. ft.	124,474	sq. ft.	\$62,237.00
n.	Markerboards	☐	☒	☐	\$0.50	sq. ft.	124,474	sq. ft.	\$62,237.00
Sum:									\$7,920,882.00

Hastings Middle School

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Complete Building

124,474 sq. ft.

J. General Finishes (Continued)

Notes:

- | | |
|----|--|
| a. | ACT ceilings are in fair to poor condition due to age. Casework in classrooms are original and in fair condition, but quantity for classroom storage needs is lacking. |
| 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 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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Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 sq. ft.

K. Interior Lighting

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Building Lighting Replacement	☐	☒	☐	\$11.85	sq. ft.	124,474 sq.ft.	\$1,475,540.00
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:								\$1,475,540.00

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 suspended 2x4 luminaires. Lighting is in fair condition and provides required illumination levels. |
| c. | Media Center lighting are fluorescent type T-8 lamps in surface mounted 1x4 luminaires. Lighting is in fair condition and provides required illumination levels. |
| d. | Student dining are fluorescent type T-8 lamps in lay in 2x4 luminaires. Lighting is in poor condition and does not provide required illumination. |
| e. | Kitchen areas are fluorescent type T-8 lamps in surface mounted 2x4 luminaires. Lighting is in fair condition and does not provide required illumination. |
| f. | Administrative spaces are fluorescent type T-8 lamps in lay in 2x2 luminaires. Lighting is in fair condition and provides required illumination. |
| g. | Service spaces are fluorescent type T-8 lamps in suspended 1x4 luminaires. Lighting is in fair condition and varies regarding meeting or not meeting required illumination levels. |
| h. | |
| i. | |
| j. | |

Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 sq. ft.

L. Security Systems

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Security System - Cameras	☐	☒	☐	\$2,970.00	ea.	25		\$74,250.00
b.	Security System - Intrusion Detection	☐	☒	☐	\$1.35	sq. ft.	124,474	sq. ft.	\$167,675.00
c.	Exterior Site Lighting	☐	☒	☐	\$1.35	sq. ft.	124,474	sq. ft.	\$167,675.00
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:									\$409,600.00

Notes:

a.	Secured Entry
b.	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. Camera coverage was found to be lacking and should be expanded upon.
c.	Access control system has been standardized across the district and appears to be in good condition.
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Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 sq. ft.

M. Emergency/Egress Lighting

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Emergency/Egress Lighting	☐	☒	☐	\$2.42	sq. ft.	124,474	sq. ft.	\$301,815.00
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:									\$301,815.00

Notes:

- a. The existing Emergency Egress Lighting is not compliant with current code requirements. This system has ineffective or non-existent exit discharge lighting.
- b. The existing Emergency Egress Lighting is powered via batteries which require constant maintenance.
- c. 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.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 sq. ft.

N. Fire Alarm

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Fire Alarm System		X		\$3.77	sq. ft.	124,474	sq. ft.	\$469,490.00
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:									\$469,490.00

Notes:

- a. The existing fire alarm system is an older hardwired zone technology and is functional and in poor condition. No expansion is possible. The strobe alert lights are obsolete and the system is not fully compliant with code or recommended guidelines..
- b. No fire suppression flow switches or valve tamper switches are provided.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Hastings Middle School

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Complete Building

124,474 sq. ft.

O. Handicapped Access

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Handicapped Hardware	☐	☒	☐	\$750.00	unit	74	unit	\$55,500.00
b.	Signage	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
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	3	unit	\$6,000.00
g.	Toilet/Urinals/Sinks - New	☐	☐	☐		unit		unit	\$0.00
h.	Toilet Partition Replacement	☐	☒	☐	\$1,750.00	per stall	6	per stall	\$10,500.00
i.	ADA Assist Door & Frame	☐	☐	☐		unit		unit	\$0.00
j.	Replace Doors - Standard Door	☐	☒	☐	\$2,500.00	per leaf	74	per leaf	\$185,000.00
k.	Replace Doors-Rework Narrow Opening	☐	☐	☐		per leaf		per leaf	\$0.00
l.	Remount Restroom Mirrors to ADA Hgt	☐	☒	☐	\$375.00	per rr	7	per rr	\$2,625.00
m.	Provide ADA Shower	☐	☐	☐		ea.		ea.	\$0.00
n.	Provide Toilet Accessories	☐	☐	☐		per rr		per rr	\$0.00
o.	Elevator Upgrades	☐	☒	☐	\$75,000.00	lump sum	1	lump sum	\$75,000.00
Sum:									\$342,625.00

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.

Hastings Middle School

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Complete Building

124,474 sq. ft.

P. Site Conditions

	Item		5	10	15	Cost	Unit	Quantity		Sum
a.	Base Sitework Allowance for Unforeseen Circumstances		X			\$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		X			\$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		X			\$7,500.00	ea.	1	ea.	\$7,500.00
m.	Fencing						ln. ft.		ln. ft.	\$0.00
Sum:										\$207,500.00

Notes

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

Updated: 1/10/2025



Complete Building

124,474 sq. ft.

Q. Sewage System

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	☐	☐	☐	☐	☐	☐	\$0
b.	Other:	☐	☐	☐	☐	☐	☐	\$0
c.	Other:	☐	☐	☐	☐	☐	☐	\$0
d.	Other:	☐	☐	☐	☐	☐	☐	\$0
e.	Other:	☐	☐	☐	☐	☐	☐	\$0
f.	Other:	☐	☐	☐	☐	☐	☐	\$0
g.	Other:	☐	☐	☐	☐	☐	☐	\$0
h.	Other:	☐	☐	☐	☐	☐	☐	\$0
i.	Other:	☐	☐	☐	☐	☐	☐	\$0
j.	Other:	☐	☐	☐	☐	☐	☐	\$0
Sum:								\$0

Notes:

a.	No areas of concern were observed or identified by the school district.
b.	
c.	
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Hastings Middle School

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Complete Building

124,474 sq. ft.

R. Water Supply

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	☐	☐	☐	☐	☐	☐	\$0
b.	Other:	☐	☐	☐	☐	☐	☐	\$0
c.	Other:	☐	☐	☐	☐	☐	☐	\$0
d.	Other:	☐	☐	☐	☐	☐	☐	\$0
e.	Other:	☐	☐	☐	☐	☐	☐	\$0
f.	Other:	☐	☐	☐	☐	☐	☐	\$0
g.	Other:	☐	☐	☐	☐	☐	☐	\$0
h.	Other:	☐	☐	☐	☐	☐	☐	\$0
i.	Other:	☐	☐	☐	☐	☐	☐	\$0
j.	Other:	☐	☐	☐	☐	☐	☐	\$0
Sum:								\$0

Notes:

a.	No areas of concern were observed or identified by the school district.
b.	
c.	
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Hastings Middle School

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Complete Building

124,474 sq. ft.

S. Exterior Doors

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Door Leaf/Frame & Hardware	☐	☒	☐	\$5,500.00	per lead	20	per leaf	\$110,000
b.	Overhead Door & hardware	☐	☐	☐		per leaf		per leaf	\$0
c.	Clean and repaint doors & frames	☐	☒	☐	\$5,000.00	allowance	3	allowance	\$15,000
d.	Other:	☐	☐	☐					\$0
e.	Other:	☐	☐	☐					\$0
f.	Other:	☐	☐	☐					\$0
g.	Other:	☐	☐	☐					\$0
h.	Other:	☐	☐	☐					\$0
i.	Other:	☐	☐	☐					\$0
j.	Other:	☐	☐	☐					\$0
Sum:									\$125,000

Notes:

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Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 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	☐	☒	☐	\$200.00	ln. ft.	200	ln. ft.	\$40,000.00
g.	Door & Window Panel Replacement	☐	☐	☐		ea.		ea.	\$0.00
h.	Flooring Replacement w/ Mastic	☐	☒	☐	\$12.00	sq. ft.	25,564	sq. ft.	\$306,768.00
i.	Light Fixture Removal	☐	☒	☐	\$0.50	sq. ft.	126,140	sq. ft.	\$63,070.00
j.	HID Lighting Removal	☐	☒	☐	\$1.50	sq. ft.	8,000	sq. ft.	\$12,000.00
k.	Fire Door Replacement	☐	☒	☐	\$5,000.00	ea.	1	ea.	\$5,000.00
l.	Other: EHA ACM (Refl. Light Paper)	☐	☒	☐	\$2.00	ea.	150	ea.	\$300.00
m.	Sink Undercoating Removal	☐	☒	☐	\$20.00	ea.	6	ea.	\$120.00
Sum:									\$427,258.00

Notes

a.	Hazardous materials report completed by Kehl Environmental Consultants on November 30, 2023.
b.	
c.	
d.	
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Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 sq. ft.

U. Life Safety

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Sprinkler/Fire Suppression System	☐	☒	☐	\$5.39	sq. ft.	124,474	sq. ft.	\$670,700.00
b.	Interior stairwell Closure	☐	☒	☐	\$7,500.00	per level	3	per level	\$22,500.00
c.	Generator included in section D.	☐	☐	☐					\$0.00
d.	Handrails	☐	☒	☐	\$7,500.00	per level	3	per level	\$22,500.00
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:									\$715,700.00

Notes:

- | | |
|----|---|
| a. | Enclosed stairwell needs direct access to the exterior. Note: Recommend review with building official on enclosing stairwells due to existing layout. |
| b. | Provide 42" H guardrail along stairs and at the landings. |
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Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 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	☐	☒	☐	\$7.71	sq. ft.	124,474	sq. ft.	\$959,101.00
d.	CEFPI Rating 4 to 5	☐	☐	☐	\$8.73	sq. ft.		sq. ft.	\$0.00
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: \$959,101.00

Notes:

a.	Mixture of old and new furniture.
b.	
c.	
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Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 sq. ft.

W. Technology

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Middle School - 100,001 sf and up	☐	☒	☐	\$16.43	sq. ft.	124,474 sq. ft.	\$2,045,635.00
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:								\$2,045,635.00

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. The legacy fiber is still in place and should be removed.
- 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 PA system is still operating on an older Simplex system, but is slated to be upgraded to a system 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. There is an IDF cabinet serving outdoor wireless that is located through the tunnel and inside the boiler room. The cabinet is currently covered with a plastic drop cloth due to leakage from the overhead piping systems.
- g. Legacy coaxial cabling systems still remain and should be removed.
- h. Specialty Audio Systems are lacking and should be provided or replaced.
- i. Legacy Telephone system present on backboard in MDF, district has shifted primarily to IP Based phones but some legacy connections still remain.
- j.

Hastings Middle School

Updated: 1/10/2025



Complete Building

124,474 sq. ft.

X. Non-Construction Cost

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Regional Cost Factors	☐	☒	☐	1.00	factor	32,874,697		\$0
b.	Construction Contingency	☐	☒	☐	7.00%	percent	32,874,697		\$2,301,229
c.	Non-Construction Costs	☐	☒	☐	16.29%	percent	35,175,926		\$5,730,158
d.	Design/Estimating Contingency	☐	☒	☐	10.00%	percent	40,906,084		\$4,090,608
e.	Phasing, Gen. Requirements and Swing Space	☐	☒	☐	5.00%	percent	44,996,693		\$2,249,835
f.	Other:	☐	☒	☐					\$0
g.	Other:	☐	☒	☐					\$0
h.	Other:	☐	☒	☐					\$0
i.	Other:	☐	☒	☐					\$0
j.	Other:	☐	☒	☐					\$0

Sum: \$14,371,830

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Hastings Middle Summary

124,474 SF

11/19/2024

Updated: 1/10/2025

	2015 Assessment in		2015 Assessment in		2024 Assessment	\$/SF	Variance
	2015 Dollars	\$/SF	2024 Dollars	\$/SF			
A. Heating System	\$4,576,900	\$36.77	\$9,464,572	\$76.04	\$11,502,505	\$92.41	\$2,037,933
B. Roofing	\$1,370,500	\$11.01	\$2,834,057	\$22.77	\$3,227,139	\$25.93	\$393,082
C. Ventilation/Air Conditioning	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
D. Electrical Systems	\$2,194,600	\$17.63	\$4,538,213	\$36.46	\$4,024,200	\$32.33	-\$514,013
E. Plumbing and Fixtures	\$198,700	\$1.60	\$410,892	\$3.30	\$265,200	\$2.13	-\$145,692
F. Windows	\$34,500	\$0.28	\$71,343	\$0.57	\$300,150	\$2.41	\$228,807
G. Structure: Foundation	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
H. Structure: Walls and Chimneys	\$135,000	\$1.08	\$279,167	\$2.24	\$195,992	\$1.57	-\$83,175
I. Structure: Floors and Roofs	\$2,000	\$0.02	\$4,136	\$0.03	\$5,000	\$0.04	\$864
J. General Finishes	\$2,214,100	\$17.79	\$4,578,537	\$36.78	\$7,920,882	\$63.63	\$3,342,345
K. Interior Lighting	\$1,073,100	\$8.62	\$2,219,063	\$17.83	\$1,475,540	\$11.85	-\$743,523
L. Security Systems	\$248,200	\$1.99	\$513,253	\$4.12	\$409,600	\$3.29	-\$103,653
M. Emergency/Egress Lighting	\$220,000	\$1.77	\$454,938	\$3.65	\$301,815	\$2.42	-\$153,123
N. Fire Alarm	\$268,300	\$2.16	\$554,818	\$4.46	\$469,490	\$3.77	-\$85,328
O. Handicapped Access	\$701,500	\$5.64	\$1,450,632	\$11.65	\$342,625	\$2.75	-\$1,108,007
P. Site Conditions	\$449,100	\$3.61	\$928,694	\$7.46	\$207,500	\$1.67	-\$721,194
Q. Sewage System	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
R. Water Supply	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
S. Exterior Doors	\$18,400	\$0.15	\$38,049	\$0.31	\$125,000	\$1.00	\$86,951
T. Hazardous Material	\$76,700	\$0.62	\$158,608	\$1.27	\$427,258	\$3.43	\$268,650
U. Life Safety	\$546,700	\$4.39	\$1,130,521	\$9.08	\$715,700	\$5.75	-\$414,821
V. Loose Furnishings	\$268,300	\$2.16	\$554,818	\$4.46	\$959,101	\$7.71	\$404,283
W. Technology	\$1,475,500	\$11.85	\$3,051,186	\$24.51	\$2,045,635	\$16.43	-\$1,005,551
X. Non-Construction Costs	\$7,288,100	\$58.55	\$15,071,062	\$121.08	\$14,371,830	\$115.46	-\$699,232
AA. Site and Athletics	\$200,900	\$1.61	\$415,441	\$3.34	\$301,350	\$2.42	-\$114,091
	\$23,561,100	\$189.29	\$48,721,999	\$391.42	\$49,593,512	\$398.42	\$871,513
						Delta %:	1.79%