



Jones Middle School Physical Assessment

January 24, 2025



Moody Nolan



Turner

UPPER ARLINGTON SCHOOLS 2025 FACILITIES ASSESSMENT JONES 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 Jones 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 Jones Middle 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

Jones Middle School was originally constructed in 1923 and served as the district high school until 1956. Classroom wings were added on the north and south side of the original building in 1926. More classrooms were added to the southeast side in 1930. The gymnasium and auditorium addition were constructed in 1936. The original student dining area and kitchen addition was constructed in 1960. The courtyard on the south side of the building was infilled in 1967 for more academic space. The new cafeteria, kitchen and media center were constructed in 1997 between the 1926 and 1960 additions. The former cafeteria and kitchen were converted to an arts wing. The school is a three-story, 149,176 square-foot-brick school building that houses 733 students from grades 6-8. It sits on the east side of Historic Mallway Park and encompasses 9.7-acres that neighbors a city pool on the south side. The Jones Middle School athletic fields occur across Coventry Road on the east 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 the membrane roof throughout the building between 2012-2018.
- Re-paved the entire parking lot and hard surface play areas in 2019.
- Replaced the cooling tower, chiller and hydronic boilers in 2015.
- Installed a repurposed boiler from Windermere Elementary Schools in 2021.
- Installed new riser valves in 2023.
- Resurfaced the tennis courts in 2022.
- Repaired and restriped the running track surface in 2023.
- Installed a new sewage ejector in 2019.

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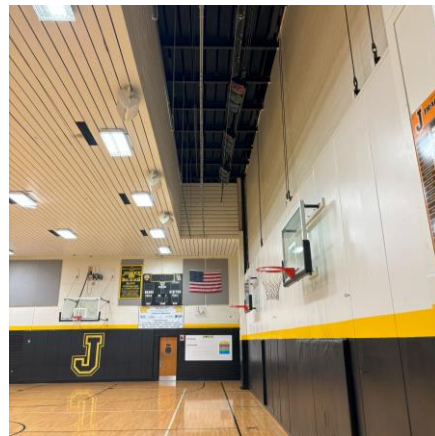
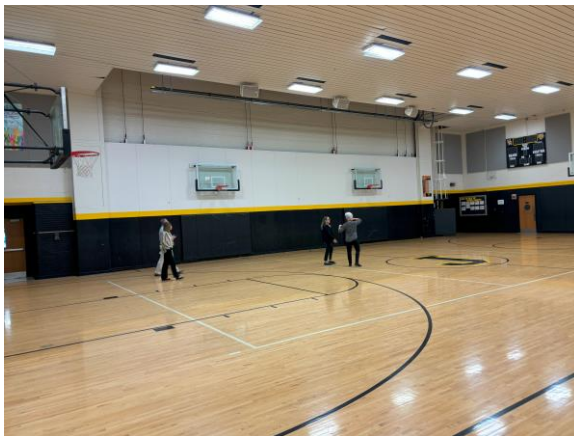


However, the team found that a large portion of the building systems and materials are past their expected useful life span and should be replaced, which would require an investment to repair and maintain the building.

Observations



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



Stage shares the floor with the gymnasium. When an event is occurring on the stage, no events can occur in the gym because a third of the gym is part of the stage

UPPER ARLINGTON SCHOOLS 2025 FACILITIES ASSESSMENT JONES MIDDLE SCHOOL



Kitchen and serving areas are undersized.



Auditorium upgrades for finishes, seats, railings and platforms



Flooring is aged and mismatching



Water infiltration reported in cafeteria



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):

- Replace sloped roof slate and shingles which are at the end of their life span.
- Replace roof access and level change stairs.
- Add eyewash/showers to all science rooms.
- Replace all exterior windows and storefront glazing.
- Eliminate water infiltration at the west cafeteria wall below grade and exterior doors.
- Replace wood subfloor with gypcrete in rooms 116, 116A, 216 and 216A.
- 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.
- Full replacement of electrical systems including fire alarm, lighting, security systems, and building technology throughout the building.
- Upgrade of plumbing fixtures throughout the building.
- 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.
- Replace elevator to comply with ANSI A117.1.
- New emergency generator and distribution.

Intermediate need (5-10 years):

- N/A

Deferred need (10-15 year):

- N/A

UPPER ARLINGTON SCHOOLS

2025 FACILITIES ASSESSMENT

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

Description		Variance Explanation
A.	Heating System	Changed to complete system replacement. Costs associated with coiling tower, chiller and hydronic boilers installed in 2015 were deducted.
B.	Roofing	Deducted costs associated with roof membrane replacement between 2012-2018.
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 from new riser valves installed in 2023 and new sewage ejector installed in 2019.
F.	Windows	Added complete window replacement.
G.	Structure: Foundation	2015 assessment scope of work remains unchanged.
H.	Structure: Walls and Chimneys	2015 assessment scope of work remains unchanged.
I.	Structure: Floors and Roofs	Added floor repairs in southwest classrooms (116, 116A, 216, and 216 A).
J.	General Finishes	2015 assessment scope of work remains unchanged.
K.	Interior Lighting	2015 assessment scope of work remains unchanged.
L.	Security Systems	2015 assessment scope of work remains unchanged.
M.	Emergency/Egress Lighting	2015 assessment scope of work remains unchanged.
N.	Fire Alarm	2015 assessment scope of work remains unchanged.
O.	Handicapped Access	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	2015 assessment scope of work remains unchanged.
T.	Hazardous Material	No hazardous materials were reported 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 JONES MIDDLE SCHOOL



Cost Summary

Based on the above, the total cost to repairs, replacements or improvements to the identified items for Jones Middle School is estimated to be \$40,366,568 in 2024 dollars.

SCHOOL	COSTS TO DEFER RENOVATIONS			
	0-5 YEARS	5-10 YEARS	10-15 YEARS	TOTAL
Jones Middle School	\$38,643,509	\$1,387,396	\$335,664	\$40,366,568

The itemized Assessment Cost Summary for Jones 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.

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 sq. ft.

A. Heating System

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	HVAC System Replacement	☐	☒	☐	\$55.00	sq. ft.	140,027	sq. ft.	\$7,701,485.00
b.	HVAC System Replacement Demo	☐	☒	☐	\$0.75	sq. ft.	140,027	sq. ft.	\$105,020.25
c.	Ducting and Installation Complexity	☐	☒	☐	\$5.00	sq. ft.	140,027	sq. ft.	\$700,135.00
d.	Boilers Replacement (Not needed)	☐	☐	☐		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:									\$8,506,640.25

Notes:

- a. The three Thermal Solutions gas fired boilers located in the stadium Mechanical Room were installed in 2012 and are in good condition. Replacement is anticipated in 5-10 years.
- b. The heating water tank is secondhand, used in another facility prior to this. The total age is unknown, but greater than the 12 years the boilers have been operating. Replacement is anticipated in the near future.
- c. The heating and chilled water systems supply a 4-pipe system throughout the facility. Heating water is distributed to terminal units consisting of cabinet heaters and air handlers.
- d. The DDC type system temperature controls were installed in 1997 and are in good condition. Replacement is anticipated in 5-7 years to provide upgraded sequences of operation and improved energy and control monitoring.
- e. Air Handling and Terminal Devices installed in 1997 are in fair condition, and also approaching end of anticipated useful life.
- f.
- g.
- h.
- i.
- j.

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 sq. ft.

B. Roofing

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Asphalt Shingle	☐	☒	☐	\$5.00	sq. ft.	4,300	sq. ft.	\$21,500.00
b.	Membrane (all types/fully adhered)	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
c.	Standing Metal Seam	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
d.	Repair/replace cap flashing & coping	☐	☐	☐		ln. ft.		ln. ft.	\$0.00
e.	Gutters/Downspouts Replacement	☐	☒	☐	\$40.00	ln. ft.	800	ln. ft.	\$32,000.00
f.	Remove/replace ex. roof drains & sump	☐	☐	☐		ea.		ea.	\$0.00
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	☐	☒	☐	\$1,500.00	ea.	3	ea.	\$4,500.00
j.	Correct Ponding Water on Roof	☐	☐	☐		ea.		ea.	\$0.00
k.	Slate Roof Replacement	☐	☒	☐	\$36.49	sq. ft.	14,500	sq. ft.	\$529,122.10
Sum:									\$587,122.10

Notes:

- a. Slate Roof is nearing 100 years old and is close to aging out and should be considered for replacement.
- b. Gutters and downspouts on east and south sides have been replaced. North and west sides needs to be replaced.
- c. Low slope roof (membrane roof) has been replaced in segments over the last 6-8 years.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 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.	Chiller, Cooling Tower, Pumps	☐	☐	☒	\$1.54	LS	140,027	ea.	\$215,389.55
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.	Wood Shop Exhaust/Dust Collection	☐	☐	☐		ea.	☐	ea.	\$0.00
h.	Other:	☐	☐	☐			☐	☐	\$0.00
i.	Other:	☐	☐	☐			☐	☐	\$0.00
j.	Other:	☐	☐	☐			☐	☐	\$0.00
Sum:									\$215,389.55

Notes:

- a. DOAS units installed in 1997 pretreat the air that is supplied into the basement to be used by basement air handling units. As these units approach 30 years of age, they are near the end of useful life, and replacement is anticipated within 5-7 years.
- b. Distributed air handling systems are located in the Basement/Tunnels, in the Attic space, and on the Rooftop. Units in the basement are difficult to access and maintain.
- c. Air handling units located in the basement are also approaching 30 years of age. The location of the units has made maintenance a challenge, and they are likely nearing end of useful life. Replacement is recommended within 5 years. At that time it is likely that an alternative air handling system is appropriate to improve accessibility and to accommodate energy recovery systems that cannot be incorporated into the spaces occupied by the equipment now.
- d. The top floors are served by indoor air handling units with heat recovery wheels, chilled water and hot water coils. The units appear to be in fair condition, but are nearing the end of anticipated useful life. Components (coils, fans, VFDs, Controls) will likely need to be upgraded within 5 years due to the unit ages. Energy recovery systems are no longer active, and overdue for replacement.
- e. The cooling tower was replaced in 2006, and being stainless steel, is in good condition despite its age. Replacement is not anticipated within the next 10 years.
- f. The Chiller is in good condition, installed in 2013 and well within anticipated service life. The chiller will likely be replaced together with the cooling tower in the next 10 to 15 years.
- g. **Costs included in complete system under item A**
- h.
- i.
- j.

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 sq. ft.

D. Electrical Systems

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	System Replacement	☐	☒	☐	\$32.33	sq. ft.	140,027	sq. ft.	\$4,527,072.91
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.	Life Safety Power System	☐	☐	☐					\$0.00
j.	Emergency Power System	☐	☐	☐					\$0.00
Sum:									\$4,527,072.91

Notes:

- a. All electrical distribution equipment, transformers, panelboards, circuit breakers, disconnect switches, motor starters, are obsolete and in fair condition.
- b. Electrical system is a 480Wye/277 Volt- 3PH - 4W serving large equipment and transformers for 208Wye/120 Volt- 3PH - 4W for receptacles and small motor 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. Switchgear is located in the basement, which is subject to water infiltration.
- h. Generator options include Life Safety branch, Critical branch, and Optional branch.
- i.
- j.

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 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.	2,000	sq. ft.	\$9,000.00
d.	Sanitary Waste Piping	☐	☒	☐	\$4.50	sq. ft.	2,000	sq. ft.	\$9,000.00
e.	Domestic Water Heater (75 gallon)	☐	☐	☐		per unit		per unit	\$0.00
f.	Toilet/Urinal (new)	☐	☐	☐		per unit		per unit	\$0.00
g.	Toilet/Urinal (remove/replace)	☐	☒	☐	\$2,000.00	per unit	51	per unit	\$102,000.00
h.	Sink (new)	☐	☐	☐		per unit		per unit	\$0.00
i.	Sink (remove/replace)	☐	☒	☐	\$2,000.00	per unit	27	per unit	\$54,000.00
j.	Electric Water Cooler	☐	☒	☐	\$4,000.00	per unit	8	per unit	\$32,000.00
k.	Replace Faucets and Flush Valves	☐	☒	☐	\$650.00	per unit	79	per unit	\$51,350.00
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	☐	☐	☐		ea.		ea.	\$0.00

Sum: \$265,350.00

Notes:

- Kitchen booster heater is in fair condition and should be replaced. The storage tank is 5 years old and in good condition. The recirc pump is in fair condition and should be replaced.
- The domestic water heater is less than 10 years old and is in good condition.
- 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.
- System assumptions are based on Kitchen and Restroom grouping staying in the same general area in a renovation scope, allowing some reuse of hidden supply and drain piping systems. Relocation of central Kitchen or Restroom location carries a larger infrastructure cost.
-

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 sq. ft.

F. Windows

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Insulated Glass/Panels	☐	☒	☐	\$130.00	sq. ft.	2,200	sq. ft.	\$286,000.00
b.	Skylights	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
c.	Translucent Panels	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
d.	Storefront System	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
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:									\$286,000.00

Notes:

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

b.

c.

d.

e.

f.

g.

h.

i.

j.

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 sq. ft.

G. Structure: Foundation

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Waterproofing - Spray Applied	☐	☒	☐	\$30.00	sq. ft.	140	sq. ft.	\$4,200.00
b.	Waterproofing - Membrane	☐	☐	☐		sq. ft.		sq. ft.	\$0.00
c.	Drainage Tile Sys./Found. Drainage	☐	☒	☐	\$175.00	ln. ft.	70	ln. ft.	\$12,250.00
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:									\$16,450.00

Notes:

- a. School district reports water infiltration into the cafeteria via the west exterior below the slab and pushing up and through the exterior doors.
- b.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 sq. ft.

H. Structure Walls And Chimneys

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Tuckpointing	☐	☒	☐	\$50.00	sq. ft.	2,500	sq. ft.	\$125,000.00
b.	Exterior Masonry Cleaning	☐	☒	☐	\$2.50	sq. ft.	42,720	sq. ft.	\$106,800.00
c.	Exterior Masonry Sealing	☐	☒	☐	\$1.50	sq. ft.	42,720	sq. ft.	\$64,080.00
d.	Exterior Caulking	☐	☒	☐	\$12.00	ln. ft.	1,500	ln. ft.	\$18,000.00
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.	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:									\$313,880.00

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.	
e.	
f.	
g.	
h.	
i.	
j.	

Jones Middle School

Complete Building

Updated: 01/10/2025

140,027 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.	Replace Wood Subfloor w/ Gypcrete	☐	☒	☐	\$25.00	sq. ft.	2,500	sq. ft.	\$62,500.00
f.	Other:	☐	☐	☐			☐	☐	\$0.00
g.	Other:	☐	☐	☐			☐	☐	\$0.00
h.	Other:	☐	☐	☐			☐	☐	\$0.00
i.	Other:	☐	☐	☐			☐	☐	\$0.00
j.	Other:	☐	☐	☐			☐	☐	\$0.00
Sum:									\$62,500.00

Notes:

a.	Floor structural issue in Rooms 116, 116A, 216 and 216A.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 sq. ft.

J. General Finishes

	Item		5	10	15	Cost	Unit	Quantity		Sum
a.	Complete Replacement Finishes & Casework (MS)		X			\$26.62	sq. ft.	140,027	sq. ft.	\$3,727,618.16
b.	Toilet Partitions		X			\$1,750.00	per stall	20	per stall	\$35,000.00
c.	Toilet Accessory Replacement		X			\$0.30	sq. ft.	140,027	sq. ft.	\$42,008.10
d.	Plaster Refinishing			X		\$40.00	sq. ft.	750	sq. ft.	\$30,000.00
e.	Repair Drywall			X		\$100.00	sq. ft.	25	sq. ft.	\$2,500.00
f.	Door, Frame and Hardware						ea.		ea.	\$0.00
g.	Resilient Wood/Synthetic Flooring						sq. ft.		sq. ft.	\$0.00
h.	Basketball Backboard Replacement (e)		X			\$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		X			\$20.00	sq. ft.	250	sq. ft.	\$5,000.00
l.	Lockers (Replacement)			X		\$350.00	ea.	750	ea.	\$262,500.00
m.	Total Kitchen Equip. Replacement		X			\$350.00	sq. ft.	1,160	sq. ft.	\$406,000.00
n.	Markerboards		X			\$0.50	sq. ft.	140,027	sq. ft.	\$70,013.50
o.	Tackboards		X			\$0.50	sq. ft.	140,027	sq. ft.	\$70,013.50
Sum:										\$4,670,653.26

Jones Middle School

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**Complete Building**

140,027 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. |
| e. | |
| f. | |
| g. | |
| h. | |
| i. | |
| j. | |
| k. | |
| l. | |
| m. | |
| n. | |

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 sq. ft.

K. Interior Lighting

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Building Lighting Replacement	☐	☒	☐	\$11.85	sq. ft.	140,027 sq.ft.	\$1,659,319.95
b.	Auditorium/Theatrical Lighting & Control	☐	☐	☐				\$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:								\$1,659,319.95

Notes:

- a. Classroom lighting throughout the facility are fluorescent type T-8 lamps in lay in 2x4 luminaires. Corridor illumination is similar. 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 lay in 2x4 luminaires. Lighting is in fair condition and provides required illumination levels.
- d. Student dining are fluorescent type T-8 lamps in indirect luminaires. Lighting is in fair condition and does not provide required illumination.
- e. Kitchen areas are fluorescent type T-8 lamps in lay in 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 2x4 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.

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 sq. ft.

L. Security Systems

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Security System - Cameras	☐	☒	☐	\$2,970.00	ea.	30		\$89,100.00
b.	Security System - Intrusion Detection	☐	☒	☐	\$1.35	sq. ft.	140,027	sq. ft.	\$189,036.45
c.	Exterior Site Lighting	☐	☒	☐	\$1.35	sq. ft.	140,027	sq. ft.	\$189,036.45
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:									\$467,172.90

Notes:

- a. Access control system has been standardized across the district and appears to be in good condition.
- 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.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Jones Middle School

Complete Building

Updated: 01/10/2025

140,027 sq. ft.

**M. Emergency/Egress Lighting**

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Emergency/Egress Lighting	☐	☒	☐	\$2.42	sq. ft.	140,027	sq. ft.	\$338,865.34
b.	New Exit Signs	☐	☐	☐					\$0.00
c.	New Emergency Lights	☐	☐	☐					\$0.00
d.	Exit Discharge Lights	☐	☐	☐					\$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:									\$338,865.34

Notes:

- The existing Emergency Egress Lighting is not compliant with current code requirements. 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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-
-
-

Jones Middle School

Complete Building

Updated: 01/10/2025

140,027 sq. ft.

**N. Fire Alarm**

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Fire Alarm System	☐	☒	☐	\$3.77	sq. ft.	140,027	sq. ft.	\$527,901.79
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:									\$527,901.79

Notes:

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

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 sq. ft.

O. Handicapped Access

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Handicapped Hardware	☐	☐	☐		unit	☐	unit	\$0.00
b.	Signage	☐	☐	☐		sq. ft.	☐	sq. ft.	\$0.00
c.	Elevator	☐	☒	☐	\$135,000.00	per stop	3	per stop	\$405,000.00
d.	Electric Water Cooler - Replacement	☐	☒	☐	\$4,000.00	unit	8	unit	\$32,000.00
e.	Electric Water Cooler - New	☐	☐	☐		unit	☐	unit	\$0.00
f.	Toilet/Urinals/Sinks - Replacement	☐	☒	☐	\$2,000.00	unit	45	unit	\$90,000.00
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	☐	☐	☐		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	☐	☐	☐		per rr	☐	per rr	\$0.00
m.	Provide ADA Shower	☐	☐	☐		ea.	☐	ea.	\$0.00
n.	Provide Toilet Accessories	☐	☐	☐		per rr	☐	per rr	\$0.00
o.	Provide Toilet Accessories	☐	☒	☐	\$15,000.00	lump sum	1	lump sum	\$15,000.00
Sum:									\$552,500.00

Notes:

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

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 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	☐	☐	☐	☐		ea.		ea.	\$0.00
m.	Fencing	☐	☐	☐	☐		ln. ft.		ln. ft.	\$0.00
Sum:										\$200,000.00

Notes

- a. Sitework allowance indicated for work related to installation of foundation waterproofing and drainage tile on west side of cafeteria wall.
- b.
- c.
- d.
- e.
- f.
- g.

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 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.	
e.	
f.	
g.	
h.	
i.	
j.	

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 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.	Sprinklered building; pressure and supply appear to be adequate.
b.	No areas of concern were observed or identified by the school district.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Jones Middle School

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Complete Building

140,027 sq. ft.

S. Exterior Doors

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Door Leaf/Frame & Hardware	☐	☒	☐	\$5,500.00	per leaf	20	per leaf	\$110,000.00
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:									\$110,000.00

Notes:

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

UPPER ARLINGTON SCHOOLS

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 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	☐	☐	☐		sq. ft.	☐	sq. ft.	\$0.00
i.	Light Fixture Removal	☐	☒	☐	\$0.50	sq. ft.	125,348	sq. ft.	\$62,674.00
j.	HID Lighting Removal	☐	☒	☐	\$1.50	sq. ft.	5,530	sq. ft.	\$8,295.00
k.	Fire Door Replacement	☐	☐	☐		ea.	☐	ea.	\$0.00
l.	Allowance - Unforeseen Abatement	☐	☒	☐	\$100,000.00	ea.	1	ea.	\$100,000.00

Sum: **\$170,969.00**

Notes

a.	No Hazardous materials reported by Kehl Environmental Consultants on November 30, 2023.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Jones Middle School

Complete Building

Updated: 01/10/2025

140,027 sq. ft.



U. Life Safety

	Item	5	10	15	Cost	Unit	Quantity		Sum
a.	Sprinkler/Fire Suppression System Reno	☐	☒	☐	\$4.17	sq. ft.	140,027	sq. ft.	\$584,561.21
b.	Interior stairwell Closure	☐	☒	☐	\$7,500.00	per level	6	per level	\$45,000.00
c.	Generator: Included in Section D.	☐	☐	☐					\$0.00
d.	Handrails	☐	☒	☐	\$7,500.00	per level	6	per level	\$45,000.00
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:									\$674,561.21

Notes:

a.	Sprinkler system exists and is adequate; building renovation will require modifications in renovated areas.
b.	Enclosed stairwell needs direct access to the exterior. Note: Recommend review with building official on enclosing stairwells due to existing layout.
c.	Provide 42" H guardrail along stairs and at the landings.
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 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.	140,027	sq. ft.	\$1,079,608.17
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: \$1,079,608.17

Notes:

a.	Mixture of old and new furniture.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

UPPER ARLINGTON SCHOOLS

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 sq. ft.

W. Technology

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Middle School - 100,001 sf and up	☒	☐	☐	\$16.43	sq. ft.	140,027 sq. ft.	\$2,300,643.61
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:								\$2,300,643.61

Notes:

- 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.
- 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.
- 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.
- The audio system located in the gymnasium appeared to be operable but is in poor condition according to the district staff.
- 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.
- 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.
- Legacy coaxial cabling systems still remain and should be removed.
- Specialty Audio Systems are lacking and should be provided or replaced.
-
-

Jones Middle School

Updated: 01/10/2025



Complete Building

140,027 sq. ft.

X. Non-Construction Cost

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Regional Cost Factors				1.00	factor	27,532,600	\$0.00
b.	Construction Contingency				7.00%	percent	27,532,600	\$1,927,282
c.	Non-Construction Costs				16.29%	percent	29,459,882	\$4,799,014
d.	Design/Estimating Contingency				10.00%	percent	34,258,896	\$3,425,890
e.	Phasing, Gen. Requirements and Swing Space				5.00%	percent	37,684,785	\$1,884,239
f.	Other:							\$0.00
g.	Other:							\$0.00
h.	Other:							\$0.00
i.	Other:							\$0.00
j.	Other:							\$0.00

Sum: \$12,036,425

Notes:

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

140,027 SF

Updated: 01/10/2025

		2015 Assessment in		2015 Assessment in		2024 Assessment	\$/SF	Variance
		2015 Dollars	\$/SF	2024 Dollars	\$/SF			
A.	Heating System	\$0	\$0.00	\$0	\$0.00	\$8,506,640	\$60.75	\$8,506,640
B.	Roofing	\$252,300	\$1.80	\$521,731	\$3.73	\$587,122	\$4.19	\$65,391
C.	Ventilation/Air Conditioning	\$2,172,575	\$15.52	\$4,492,668	\$32.08	\$215,390	\$1.54	-\$4,277,278
D.	Electrical Systems	\$2,124,100	\$15.17	\$4,392,426	\$31.37	\$4,527,073	\$32.33	\$134,647
E.	Plumbing and Fixtures	\$125,100	\$0.89	\$258,694	\$1.85	\$265,350	\$1.89	\$6,656
F.	Windows	\$0	\$0.00	\$0	\$0.00	\$286,000	\$2.04	\$286,000
G.	Structure	\$1,260	\$0.01	\$2,606	\$0.02	\$16,450	\$0.12	\$13,844
H.	Structure Walls And Chimneys	\$110,000	\$0.79	\$227,469	\$1.62	\$313,880	\$2.24	\$86,411
I.	Structure: Floors and Roofs	\$0	\$0.00	\$0	\$0.00	\$62,500	\$0.45	\$62,500
J.	General Finishes	\$768,400	\$5.49	\$1,588,974	\$11.35	\$4,670,653	\$33.36	\$3,081,679
K.	Interior Lighting	\$654,400	\$4.67	\$1,353,234	\$9.66	\$1,659,320	\$11.85	\$306,086
L.	Security Systems	\$242,100	\$1.73	\$500,639	\$3.58	\$467,173	\$3.34	-\$33,466
M.	Emergency/Egress Lighting	\$130,900	\$0.93	\$270,688	\$1.93	\$338,865	\$2.42	\$68,177
N.	Fire Alarm	\$196,300	\$1.40	\$405,929	\$2.90	\$527,902	\$3.77	\$121,973
O.	Handicapped Access	\$81,900	\$0.58	\$169,361	\$1.21	\$552,500	\$3.95	\$383,139
P.	Site Conditions	\$200,000	\$1.43	\$413,580	\$2.95	\$200,000	\$1.43	-\$213,580
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	\$0	\$0.00	\$0	\$0.00	\$110,000	\$0.79	\$110,000
T.	Hazardous Material	\$0	\$0.00	\$0	\$0.00	\$170,969	\$1.22	\$170,969
U.	Life Safety	\$60,000	\$0.43	\$124,074	\$0.89	\$674,561	\$4.82	\$550,487
V.	Loose Furnishings	\$261,800	\$1.87	\$541,376	\$3.87	\$1,079,608	\$7.71	\$538,232
W.	Technology	\$1,108,500	\$7.92	\$2,292,267	\$16.37	\$2,300,644	\$16.43	\$8,376
X.	Non-Construction Costs	\$7,113,793	\$50.80	\$14,710,613	\$105.06	\$12,036,425	\$85.96	-\$2,674,188
AA.	Site and Athletics	\$398,772	\$2.85	\$824,621	\$5.89	\$797,544	\$5.70	-\$27,077
		\$16,002,200	\$114.28	\$33,090,949	\$236.32	\$40,366,568	\$288.28	\$7,275,618
							Delta %:	21.99%