

BUCKEYE LOCAL SCHOOL DISTRICT Building Assessment & Condition Review

March 2025





Buckeye Local School District

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Building Assessment & Condition Review March 2025

CPL Architects and Engineers, Inc 111 Front Street Berea, Ohio 44017

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EXECUTIVE SUMMARY

CPL Architects and Engineers, Inc, was commissioned by Buckeye Local School District to review the facilities on its campuses in Medina, Ohio to prepare a list of repairs and modifications required for the buildings.

The objective is to supply baseline information to Buckeye to utilize in their upcoming Campus Master Planning efforts. Architectural assessments included in the study involve building envelopes, code review, accessibility review, and interior finishes. Building systems, including Site Civil, Structural, Mechanical, Plumbing, Electrical, Fire Protection, and Technology, were reviewed based on architectural knowledge and industry standards. Assessments were based on site visit observations, district personnel provided insights and observations, and the Ohio Building Code.

Field observations were recorded using a comprehensive Excel inventory of finishes, systems, fire protection, and deferred maintenance assessments.

Existing conditions were assessed with respect to overall integrity while looking at items requiring repair or maintenance, code compliance upgrade, typical lifecycle, visual condition, maintenance records, and facility personnel experience with the building and its systems.

Deferred maintenance information was recorded to develop an opinion of probable cost for the project as described herein. Given the nature of this type of assessment, it is difficult to characterize costs with pinpoint accuracy as the overall context of some observations is not fully understood without deconstructive testing. Some items that are noted may also be resolved as part of the Master Plan, an altered building configuration, or a new operating scheme.

Construction and replacement/repair costs were provided by the Ohio Facilities Construction Commission (OFCC) Assessment Cost Guidelines or from other industry resources if costs were not provided by OFCC. Once further information is uncovered as deferred maintenance is addressed, it is recommended to revisit the scope of this document and make judgements around cost inclusion and budgeting.

All estimated costs are provided from the entity listed above and are current as of 2024-2025. An escalation in costs is anticipated moving forward, with the understanding that current costs are only the estimated prices at this time. Any future increases due to inflation, supply chain factors, or other variables are not yet reflected and should be accounted for in planning and budgeting.

Assessment of the existing conditions was classified in the following categories:

- New/Very Good: New or like-new condition and is performing function as needed
- Good: Good condition with little deterioration and is performing function as intended
- Fair: Average wear for the building age and is performing function as intended but rate of deterioration has begun to accelerate
- **Poor**: Worn from use-end of expected lifecycle with significant deterioration and/or is no longer functioning as intended
- **Critical/Obsolete**: Extremely worn or deteriorated and may represent potential hazard to the overall condition of the facility

Once it was determined that an upgrade should be considered, they were broken down into three categories:

	Recommended Timeframe for Improvements	General Descriptions of Categories
A	0-3 Years	-Near term maintenance -Currently reaching or exceeding replacement life -Already broken -Life safety concerns -Prevention of further deterioration -ADA/code violations
В	3-5 Years	-Nearing 'end of useful life' -Significant energy efficiency -Safety enhancements -ADA/Code improvements -Routine and preventative maintenance
С	5+ Years	-Long term maintenance -Long term replacement -Future considerations

The buildings reviewed consist of the following:

- Elementary School
- Junior High School
- Senior High School
- Administration Building
- Support Services Building
- Bus Maintenance Garage
- Cold Storage Buildings
- Field House

The athletic facilities reviewed consist of the following:

- Alumni Stadium
- Track & Field Stadium
- Soccer Fields
- Varsity Baseball Field
- Junior Varsity Baseball Field
- Softball Field

Building Condition FCI Scoring

The Facility Condition Index (FCI) is a widely used benchmarking tool for assessing the relative condition of buildings and guiding long-term facilities planning. It is commonly utilized by institutional facilities departments, architects, and planners to evaluate whether it is more cost-effective to renovate or replace a building. The FCI is calculated as the ratio of deferred maintenance costs to replacement costs, with higher percentages indicating poorer facility conditions. While various publications define FCI scoring differently, a building with an FCI between 61% and 70% is typically recommended for replacement or demolition. The scoring methodology used for this review is as follows:

Minimal Renovation	<5%
Limited Renovation	5% - 15%
Moderate Renovation	16% - 30%
Significant Renovations	31% - 45%
Major Renovations	46% - 60%
Replace/Demolition	>61%
Termination or abandonment	Planned termination

Maintenance, Repair or Replacement of Deficiencies

Current Replacement Value of the Facility

Frequently Used Terminology

FCI Scoring = -

ACM - Asbestos Contained Materials MEPT - Mechanical, Electrical, Plumbing, Technology ADA - Americans with Disabilities Act Millwork - Cabinetry (typically built with wood or MDF) CMU - Concrete Masonry Unit Roof Membrane - EPDM (Ethylene **FRP** - Fiberglass Reinforced Plastic Propylene Diene Monomer) or HM - Hollow Metal similar rubber-based roofing material HVAC - Heating, Ventilation, and Air Conditioning SF - Square Feet (area) LF - Linear Feet VAT - Vinyl Asbestos Tile LS - Lump Sum VCT - Vinyl Composition Tile

BUILDING OVERVIEWS AND RECOMMENDATIONS















Recommendations

Elementary School

We recommend repairing damaged finishes, addressing exterior deficiencies, and ensuring proper moisture control. Inspect and fix minor structural cracks. Maintain building systems with regular inspections. Set up periodic checks to catch issues early and budget for future repairs and upgrades.

Junior High School

Due to associated costs of repair for the extensive damage and poor condition of the building's structure, finishes, equipment, and systems, it is commonly recommended to close the building and relocate the spaces elsewhere as funds become available that is more conducive to the needs of the district and instructional facilities. Immediate action should include limiting moisture and thermal intrusions and repairing structural issues that may serve as a threat to occupant safety. Extensive updates are needed for Mechanical, Electrical, Plumbing and Technology systems.

High School

We recommend repairing damaged finishes, addressing exterior deficiencies, and ensuring proper moisture control. Inspect and fix structural cracks. Maintain building systems with regular inspections. Replace the roof and any mechanical and electrical systems that are past their useful life or no longer performing as required. Set up periodic checks to catch issues early and budget for future repairs and upgrades.

Administration Building

We recommend repairing and finishing the interior spaces and finishes. Maintain building systems with regular inspections. Set up periodic checks to catch issues early and budget for future repairs and upgrades. Due to the age of the mechanical and electrical systems, some will be due for a full system upgrade.

Support Services Building

The overall building is in fair condition. Interior finishes show signs of wear and damage, although expected for the type and use of the building. It's recommended that damaged exterior materials should be fixed and replaced to prevent further moisture, debris, or pest infiltration. Care should be taken to prevent further deterioration of the exterior and interior of the building.

Bus Garage

Overall, the building is functional but requires ongoing maintenance and repairs to ensure continued safety and efficiency. Upgrades to obsolete equipment and bus maintenance systems are recommended.

Cold Storage Buildings

The buildings are in fair condition and have been maintained as expected for their age and use. Routine maintenance and upkeep are recommended.

Field House

The building is in generally good condition. We recommend regular maintenance and inspections to ensure continued functionality.

Physical Deficiency Priorities - All Facilities 2025						
Building Name	Building Code	Immediate (0-3 years)	Short Term (3-5 years)	Long Term (5+ years)	Total Deferred Maintenance	
Elementary School	ES	\$5,046,276	\$2,249,302	\$2,252,949	\$9,548,527	
Junior High School	JHS	\$5,208,708	\$2,517,324	\$13,411,020	\$21,137,052	
Senior High School	HS	\$1,023,442	\$4,131,196	\$15,411,673	\$20,566,311	
Administration Building	AB	\$48,575	\$166,657	\$305,643	\$520,875	
Support Services Building	SS	\$8,992	\$31,771	\$154,261	\$195,024	
Bus Maintenance Garage	BG	\$243,952	\$359,487	\$144,352	\$747,791	
Cold Storage I	CS1	\$9,594	\$59,269	\$80,497	\$149,359	
Cold Storage II	CS2	\$10,903	\$55,651	\$95,646	\$162,199	
Field House	FH	\$58,431	\$40,004	\$224,484	\$322,919	
Building Totals	6 Buildings	\$11,658,873	\$9,610,660	\$32,080,525	\$53,350,058	

Facility Name	Facility Code	Immediate (0-3 years)	Short Term (3-5 years)	Long Term (5+ years)	Total Deferred Maintenance
Alumni Stadium	-	\$166,200	\$651,919	\$875,359	\$1,693,478
Track & Field	-	\$18,321	\$12,243	\$1,233	\$31,796
Soccer Fields	-	\$16,028	\$38,220	\$804,467	\$858,715
Varsity Baseball Field	-	\$8,105	\$8,014	\$30,823	\$46,941
JV Baseball Field	-	\$54,388	\$103,956	\$28,357	\$186,700
Softball Field	-	\$25,540	\$0	\$78,536	\$104,076
Facility Totals		\$288,581	\$814,351	\$1,818,774	\$2,921,707

Site	Site Code	Immediate (0-3 years)	Short Term (3-5 years)	Long Term (5+ years)	Total Deferred Maintenance
Pavements	-	\$1,328,216	\$1,090,682	\$1,447,935	\$3,866,834
Stormwater Management	-	\$11,440	\$0	\$0	\$11,440
Fire Water Systems	-	\$4,400	\$0	\$0	\$4,400
Signage	-	\$6,600	\$10,120	\$8,800	\$25,520
Miscellaneous	-	\$12,210	\$12,540	\$17,600	\$42,350
Site Totals		\$1,362,866	\$1,113,342	\$1,474,335	\$3,950,544

Elementary School

General Description

	Size:	First Floor Mezzanines <u>Attic Catwalks</u> Total	165,810 sf 5,930 sf <u>2,580 sf</u> 1 74,320 sf
	Age:	2002	
	Sprinklered:	Yes	
BUCKETE ELEMENTART SOTISES	Occupancy:	E – Education	
	Constructior	: Masonry and st	eel

General Condition

The building is in predominantly good condition. The exterior and interior structures are generally sound, though some parts show signs of aging and wear. Areas require finish repairs or refreshes, and lighting upgrades are recommended throughout. Building systems are in good condition for their age, with only minimal improvements or repairs suggested. Attention is needed for minor exterior deficiencies, moisture control issues, and structural cracks. Proactive steps, such as updating lighting to LED, repairing masonry joints, and addressing water intrusion, are recommended to maintain the building's overall condition and functionality.

Estimated Required Expenditures

Physical Deficiencies and Estimated Costs

Total Assessment Cost:	\$ 9,548,527
Long Term:	\$ <u>2,252,949 (lighting, playground equipment)</u>
Short Term:	\$ 2,249,302 (furniture, ceiling and flooring)
Immediate:	\$ 5,046,276 (exterior deficiencies, roof, geothermal)

Replacement Reserve Expenditures: Estimated

Estimated Replacement cost per square foot is \$362.71 x 174,320 sf = \$63,053,287. Facility Index Number: FCI = 9,548,527/63,053,287= **15%** Limited Renovation*

*FCI due to anticipated roof and geothermal pump replacement costs

Architecture/General Trades

Observed Conditions:

The building is a masonry and steel construction and is in generally good condition. **Exterior** - Deficiencies were found on the exterior façade encompassing corroding canopy posts, minor damage to masonry, missing weatherstripping at doors, cracked concrete sidewalks, and gutter/downspout damage. Roof is leaking in multiple places. **Interior** – There are areas of apparent moisture control issues within the building, both at the perimeter and the interior of the building. Split-faced CMU walls along the exterior is covered in efflorescence. Multiple active water leaks from exterior walls and the roof were documented at time of assessment. Ceilings show evidence of water damage. Areas of flooring, ceiling, doors, and wall materials are in appropriate condition for their age with some wear and tear. Millwork has areas of delaminating panels. Interior partitions have been damaged from daily use, settlement, and removal of previous wall mountings.

Assessment:

Based on the observed conditions, the overall building has been maintained as expected for the age. Care should be taken to limit water or moisture intrusion to the building to prevent further damage to the interior finishes and structure. Damage to interior partitions and finishes was apparent but expected due to the use of the building. General maintenance and routine upkeep will benefit the longevity of this building.

- Replace roof
- Repair and tuckpoint all masonry
- Repair or replace damaged ceiling throughout
- Clean all surfaces
- Repair or replace all exterior deficiencies
- Replace/repair signage
- Replace VCT flooring in 5+ years

Architecture/General Trades (cont.)





Civil

Observed Conditions:

There are approximately 52,900 square feet of concrete walks at the perimeter of the building and into the parking lot. Most concrete walks are in good condition but there are areas that need maintenance, such as crack repair, joint repair, minor spot repairs, and leveling. Some concrete walks need full-depth removal and replacement. The perimeter fence around the playgrounds are damaged in various places. Concrete curbs lined the concrete walks and parking lots and were in good condition however some areas are damaged or spalling from age.

Assessment:

The concrete sidewalks will need repairs ranging from simple crack sealing to full depth replacement. There is approximately 8,388 square feet of full depth concrete walk replacement that is recommended.

Currently there are approximately 355 linear feet of existing curbing that need to be replaced. These sections of the curb have missing sections, large cracks, have sunken or are completely missing.

Recommendations:

- Repair damaged or spalling concrete curbs
- Replace concrete and gravel drainage enclosures at canopy downspouts
- Replace cracked or settled concrete entrances and walks
- Seal minor concrete cracks to prevent further damage
- Replace/repair fences





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Structural

Observed Conditions:

The building structure consists of a concrete masonry façade, below grade concrete walls and foundations, steel framing, and above grade masonry walls and is in generally good condition.

Exterior - The façade was composed of concrete masonry and face brick. Multiple cracked bricks were observed on the masonry façade. All observed steel lintels and posts were in good condition but showed signs of corrosion.

Interior – Cracks were observed on the slab-on-grade concrete floors. Multiple vertical, horizontal, and step-cracks were found on CMU walls of the building, particularly at joints between exterior and interior walls. Step cracks were present on load-bearing CMU walls.

Assessment:

Based on the observed conditions, the overall structural condition of the Elementary School is in good condition. All items mentioned fall under the short term to long term time frame of required repairs. If not taken care of in this time frame, further deterioration could occur. From what was visible, the building's superstructure and concrete floors were considered in good condition.

- Grout and seal concrete floor slab cracks.
- Tuckpoint deteriorated mortar joints.
- Clean and coat structural steel showing signs of corrosion with corrosion inhibiting paint.
- Partial depth concrete floor repairs



Electrical

Observed Conditions:

The general condition of the distribution panels and branch circuit panels are in very good condition. Electrical rooms and closets are all secured, orderly, dry and have adequate ventilation. Branch 277/480V and 120/208V 3-Phase circuit panels are located throughout the building and are in good condition.



Typical Condition of panels.

Emergency Power Distribution System

The building does have an emergency power backup system.

Assessment:

The Normal power equipment in the building are operational and performing as intended. Throughout the building, most electrical equipment display arc flash labels. Rooms with electrical equipment are being used as storage rooms which is a fire hazard and can potentially cause over heating equipment. Floor boxes in classrooms were observed to have broken or missing covers and are typically filled with debris.

- Perform immediate manufacturer recommended maintenance on all distribution and branch circuit panelboards. This should include removal of covers, visual inspections, and at a minimum the cleaning of any debris that has built up over the years within the gear. Based on testing results, replacement of outdated equipment can be decided on. A feasibility study can be completed to assist with the decision.
- It is recommended that testing of the building grounding electrode system be performed.
- Repair all broken floor boxes

Lighting

Observed Conditions:

Light fixtures are a mix of florescent and LED. There are some lamps or ballast failures present.

Assessment:

The lighting in the classrooms is in generally good condition, however the rate of failure will continue to accelerate if failing ballasts aren't addressed.

Recommendations:

- As funds allow, retrofit luminaires with LED lamps. Reduce lighting levels as required by decamping the luminaires from 4 to 2 lamps. Assess luminaire lenses in all classrooms and replace acrylic lenses that are sagging with new prismatic lenses that have a minimum thickness of .125. This will eliminate the risk of a sagging lens falling out of the luminaire housing.
- Replace surface-mounted fluorescent luminaires with LED luminaires before 30% of the ballasts fail. Design new lighting to comply with lighting levels recommended by national standards for educational institutions. Add occupancy sensors to comply with current IECC and ASHRAE 90.1 energy codes enforced by the State of Ohio.
- Within three years, install new occupancy/vacancy dual tech sensors, daylight harvesting, and dimming controls as required by the current IECC and ASHRAE 90.1 energy codes enforced by the State of Ohio.





Typical Condition of Light Fixtures

Mechanical

Observed Conditions:

Cooling – Cooling is provided predominantly with heat pumps and air handling unit in the mezzanines and above the corridors along the classrooms. Each classroom has its own dedicated heat pump. Each mechanical mezzanine has one energy recovery unit serving each wing.

Heating – Heating is provided with individual heat pumps for each room.

Ventilation and Humidity Control – The building heat pumps provide cooling and ventilation.

Assessment:

Most mechanical equipment appeared to be in good condition and regularly maintained for its age, however last maintenance records on the equipment appeared to be July 2020. Distribution systems for supply and ventilation produce dust and debris to the surrounding ceiling areas.

- Perform manufacturer recommended maintenance on all mechanical units
- Clean all existing ductwork and diffusers
- Perform an assessment on geothermal system and repair any deficiencies





Plumbing

Observed Conditions:

Domestic Hot Water – There are two (2) 120-gallon gas water heaters located in the Mechanical room of the building along with 120 gallon electric water heaters in the mezzanines that serve the lavatories and the sinks throughout the building. The conditions ranged from fair to good condition and were installed in 2003 and 2010. The base of water heater #1 in the southwest mechanical room is corroded and should be replaced.

Plumbing Fixtures – Plumbing fixtures for water closets, urinals, and lavatories are a mix of automatic and manual type operation.

Assessment:

All plumbing equipment and fixtures appeared to be in good condition and regularly maintained. Service and flushing of water heaters should take place routinely.

Recommendations:

- Routinely test operation of all fixtures. Replace any fixtures that are not operating as intended.
- Replace corroded water heater



Typical Condition of Plumbing Fixtures



Technology and Security

Observed Conditions:

The building technology has been constructed in a manner typical for the age of the building and typology.

Building Cabling Infrastructure

The building is served by a main single centrally located Telecommunications Room (TR) with areas of additional support and racks throughout the building. The room is a dedicated space with ample lighting, and seemingly insufficient cooling. Existing light levels provided easy observation of the space and its contents.

Network Equipment

Wireless network connectivity is provisioned by a minimum of one Access Point (AP) per classroom with other areas being augmented by additional AP's as needed.

Audio/Visual Equipment

Classrooms are typically provisioned with either one ceiling-mounted projector or retrofit with wall-mounted smart screens, depending on the classroom's geometry and size. Ceiling-mounted projectors utilize motorized projection screens. Many of the classrooms carry an audio system either to augment the video system to facilitate multimedia presentation or to transmit school bells and alarms.

Security

Access Control

Card readers appear to be standard proximity readers with data transfer. Access control was limited to only a few portals at the exterior of the building.

Video Surveillance

Video surveillance currently appears to be primarily either older standard definition analog cameras or retrofit digital cameras. The cameras appear to provide basic coverage on the building perimeter and in hallways and common areas.

Crisis Alert System

The building utilizes a Centegix crisis alert system throughout, including wearable transmitters, to alert to emergency drills, shelter in place, tornado, evacuation, and lockdown procedures. Centegix system was installed throughout campus approximately a year ago at the time of this assessment.

Assessment:

Building Cabling Infrastructure.

The bandwidth limitations of the Category 5e cabling can develop into a future data connectivity point of failure. Ensure proper cooling of spaces with network equipment. Use of the space at high temperature could further shorten the lifespan of the electronic equipment in the room. Some Category 6 cabling was noted.

Network Equipment

The network equipment having been recently retrofit is in good shape and of sufficient capabilities until the next refresh cycle. Wireless, while currently experiencing good coverage, could begin to show capacity issues as the quantity of devices in use by students and faculty grow, more bandwidth becomes required based on how the wireless is used, and apps and services such as research sites and AI continue to proliferate daily life.

Audio/Visual Equipment

Care has been taken to continually upgrade equipment as technologies advance, and systems were observed to be in good and operable condition.

Technology and Security (cont.)

Security

Access Control

While the equipment appears to be in good shape, one might expect more use of access control to be leveraged allowing better visibility of people, their locations, and the movement of resources in, out and around the building.

Video Surveillance

Video surveillance cameras and their use of network connectivity have either exceeded both the resolutions of standard definition analog cameras and the features that they contain or have been retrofitted with various systems. Video resolution for a typical analog camera has likely become sub-par when used for evidence collection and analysis. While these cameras likely still work mechanically, their usefulness for their intended purposes may be strained.

Recommendations:

Building Cabling Infrastructure.

Create an upgrade plan for Category 5e and older cabling to remediate potential cable plant bandwidth issues. The temperature and humidity level to the intake of the IT equipment should meet the manufacturer recommended temperature of the specific equipment.

Network Equipment

Develop and initiate a plan for the upgrade of the wireless network infrastructure to higher capacities over the next 5-7 years.

Audio/Visual Equipment

Create a regular cadence of upgrades to the equipment to replace equipment proactively in lieu of an end-of-life reactionary protocol.

Security

Access Control

Create a long-term plan to convert all access control to one common campus wide enterprise system. This conversion should include the upgrade of credential sensors, i.e. card readers to current, more secure technology such as OSDP compliant readers to all buildings to assure ongoing effectiveness of the access control protocols established on campus.

Video Surveillance

Develop a near-term plan to convert all analog cameras to network connected cameras with higher resolution and better features/analytics. As a function of this plan, carefully review current video storage capacity and upgrade both the quantity of storage and the architecture of the storage as required fit that capacity.

Technology and Security (cont.)



















Fire Suppression

Observed Conditions:

A building suppression system was observed within the building. Type-I exhaust hood suppression system was present within the kitchen.

Assessment:

The sprinkler system was observed to be in good condition with adequate spacing between heads. Missing or damaged escutcheons were present in areas.

- Replace missing or damaged escutcheons at sprinkler head locations throughout
- As the facility performs annual inspections it is imperative to address inspection deficiencies as soon as possible. Items such as missing escutcheons can impact sprinkler operation and negate the protection provided depending on the severity of the various deficiencies.



Typical Fire Suppression Devices

Fire Alarm

Observed Conditions:

Smoke detection and audio/visual fire alarm devices are present throughout the building. The building notification system is initiated by manual pull stations, and various smoke and heat detectors.

Assessment:

The general condition of the fire alarm system was observed to be good condition from a physical standpoint.

Recommendations:

Routinely test fire alarm system. Replace any defective or damaged devices.



Typical Fire Alarm

Environmental (Asbestos/Regulated Materials)

Observed Conditions:

The building was constructed in 2002 after the ban on usage of Asbestos in construction. No observed materials were assumed to be asbestos containing materials.

Assessment:

Asbestos – No materials are suspected of containing asbestos.

Recommendations:

• No action is necessary.

Estimated Required Expenditures Summary

Elementary School

Category	Discipline	Inter./Exter.	ltem	Qty	Unit	Unit Cost	Total Cost
A-Immediate	(0-3 years)						
	Architecture	Exterior	Prep and paint corroding canopy posts	1	ls	\$400.00	\$400
	Architecture	Exterior	Remove vegetation and debris from gutter	600	IF	\$2.00	\$1,200
	Architecture	Exterior	Remove vegetation and debris from gutter	500		\$2.00	\$1,200
	Architecture	Exterior	Remove debris and trash from downspouts, scuppers and collection boxes	5	ea	\$100.00	\$500
	Architecture	Exterior	Replace missing overflow roof drain domes	3	ea	\$100.00	\$300
	Architecture	Exterior	Trim vegetation away from building	1	ls	\$2,000.00	\$2,000
	Architecture	Exterior	Replace membrane roof	66200	sf	\$20.02	\$1,325,324
	Architecture	Exterior	Replace asphalt shingle roofs	96100	sf	\$24.92	\$2,394,812
	Architecture	Exterior	Extend downspout away from building. Replace splashblock	1	ea	\$500.00	\$500
	Architecture	Exterior	Ensure drainage collection and downspout are properly connected and secure	5	ea	\$250.00	\$1,250
	Architecture	Exterior	Pren and renaint canony beams	6	63	\$1,200,00	\$7,200
	Architecture	Exterior	Preparate participation and former	0	ea	\$1,200.00	\$7,200
	Architecture	Exterior	Replace corroded door and frame	4	ea	\$3,239.12	\$12,956
	Architecture	Exterior	Replace weatherstripping and gasketing at exterior doors	30	lt	\$100.00	\$3,000
	Architecture	Exterior	Replace exterior outlet cover	5	ea	\$100.00	\$500
	Architecture	Exterior	Replace water damaged sections of wood soffit	100	sf	\$31.09	\$3,109
	Architecture	Exterior	Prep and paint corroding steel lintel	20	lf	\$50.00	\$1,000
	Architecture	Exterior	Replace scupper on canopy	2	ea	\$500.00	\$1,000
	Architecture	Exterior	Repair plaster at storefront window header	30	sf	\$30.00	\$900
	Architecture	Exterior	Repair plaster at storenoint window neader	30		\$50.00 \$50.00	\$500 \$100
	Architecture	Exterior	Remove Birus nest	1000	ea	\$30.00	\$100
	Structural	Exterior	Repair concrete stairs and ramp and loading dock	1000	ST	\$41.47	\$41,470
	Structural	Exterior	Replace railing at loading dock	20	lf	\$55.71	\$1,114
	Civil	Exterior	Repair concrete and gravel ornamental drain enclosure at canopies	1	ls	\$1,200.00	\$1,200
	Civil	Exterior	Replace cracked or settled concrete	8388	sf	\$9.72	\$81,531
	Civil	Exterior	Repair damaged concrete curbs	355	lf	\$41.47	\$14,722
	Civil	Exterior	Resecure/Renair Playground fencing	1	ls	\$2,000,00	\$2,000
	Structural	Exterior	Regrout failing joints in CMU at greenhouses and lintels	250	cf	\$9.72	\$2,430
	Structural	Exterior	Regiour failing joints in two at greenhouses and inities	250	51	\$3.72	\$2,430 ¢600
	Electrical	Exterior	Replace damaged or missing light	3	ea	\$200.00	\$600
	Architecture	Interior	Replace missing or heavily damaged VCT tiles	1000	sq	\$9.07	\$9,070
	Architecture	Interior	Repair ADA push buttons for entry and exit	8	ea	\$800.00	\$6,400
	Architecture	Interior	Patch holes from previous mounted accessories	800	sf	\$10.00	\$8,000
	Architecture	Interior	Repair or replace nonoperational basketball backboard	1	ls	\$8,424.72	\$8,425
	Mechanical	Interior	Clean HVAC systems ductwork throughout building	20000	sq	\$0.50	\$10.000
	Mechanical	Interior	Penlace 2 geothermal numps	1	lc .	\$150,000,00	\$150,000
	Wieenamear	incentor	Replace 5 geoticinial pumps	-	15	\$150,000.00	\$150,000
			Subtotal				¢4.002.014
			Sublotal				\$4,095,014
			+23.29% Contingency and non-construction costs				\$5,046,276
B-Short Tern	1 (3-5 years)						
	Architecture	Exterior	Repaint all hollow metal doors and frames	350	ea	\$50.00	\$17,500
	Structural	Exterior	Masonry cleaning	500	sf	\$15.00	\$7,500
	Architecture	Interior	Replace door frame Silencers	300	ea	\$3.00	\$900
	Architecture	Interior	Replace acoustic ceiling panels	42000	sf	\$7.26	\$304,920
	Architecture	Interior	Readhere rubber floor base	240	lf	\$5.00	\$1,200
	Architecture	Interior	Refinish HM Door frames	220	ea	\$50.00	\$11,000
	Architecture	Interior	Clean and polich scuffed and dirty VCT flooring	44000	cf	\$0.25	\$11,000
	Architecture	Interior	Penair millwork door hinges	100	02	\$15.00	\$1 500
	Architecture	Interior	Repair minwork door minges	174 220	-4	\$15.00	\$1,500
	Architecture	Interior	Replace signage	174,320	SI	\$0.26	\$45,323
	Architecture	Interior	Repair or replace all loose furnishings - suitability rating of 7	174,320	sf	\$5.55	\$967,476
	Architecture	Interior	Replace classroom VCT	44000	sf	\$9.07	\$399,080
	Mechanical	Interior	Clean dust accumulation from air diffusers	200	ea	\$20.00	\$4,000
	Electrical	Interior	Repair or replace floor box covers	20	ea	\$150.00	\$3,000
	Mechanical	Interior	Assess the geothermal pump system	1	allow	\$50,000.00	\$50,000
			Subtotal				\$1,824,399
			122 20% Contingongy and non-construction costs				\$2,240,202
			+23.23% contingency and non-construction costs				<i>32,243,302</i>
C 1	(5						
C-Long Term	(or years)					A.c	A
	Architecture	Exterior	Playground equipment replacement	1	ls	\$165,471.30	\$165,471
	Structural	Exterior	Repair step cracking in CMU	640	sf	\$9.72	\$6,221
	Structural	Exterior	Brick mortar joint crack repair	465	sf	\$9.72	\$4,520
	Architecture	Interior	Replace corroded mirrors in restrooms	500	sf	\$15.00	\$7,500
	Architecture	Interior	Replace broadloom carpet	800	sf	\$9.07	\$7,256
	Architecture	Interior	Refinish water damaged wood soffit nanels	3500	cf	\$31.00	\$108.815
	Fleetricel	Interior	Detrofit avietice flavmenet liebtice to LED	174 220	-4	\$51.09	\$100,015
	Electrical	interior	Retroit existing hourscent lighting to LED	1/4,320	ST	\$8.42	\$1,467,774
	Civil	Exterior	Replace Playground fences	920	If	\$65.00	\$59,800
			Subtotal				\$1,827,357
			+23.29% Contingency and non-construction costs				\$2,252,949

Total Estimated Required Expenditures

\$9,548,527

Buckeye Junior High School

General Description

	Size:	First Floor 1957 Building 2001 Addition Total	54,241 sf 15,332 sf 69,573 sf	
	Age:	1957, 2001		
	Sprinklered:	No (Limited Stora	age)	
	Occupancy:	E – Education		
e e e e e e e e e e e e e e e e e e e	Construction	: Masonry and ste	el	

General Condition

The building is in unsatisfactory condition, with significant deterioration observed across multiple systems. The masonry and steel structure shows signs of wear, with extensive façade damage, thermal breaks, and moisture intrusion, leading to interior deterioration. Interior finishes, millwork, doors, and partitions are heavily worn, with accessibility upgrades needed. Structurally, the building exhibits cracking in walls and floors, with deteriorated mortar joints requiring repair. The electrical system is outdated, with insufficient outlets, failing lighting, and obsolete power equipment. The lighting system is mixed, with failing ballasts and outdated controls. The mechanical systems, while maintained, include unit ventilators past their useful life, resulting in inefficiencies and poor air distribution. Due to the extensive damage and the overall poor condition of the building, demolition and replacement are recommended. If retained, comprehensive repairs addressing roofing, masonry, electrical, lighting, and mechanical deficiencies are necessary to ensure safety and functionality.

Estimated Required Expenditures

Physical Deficiencies and Estimated Costs

Immediate:	\$ 5,208,708 (exterior deficiencies, finishes, roof, ACM)
Short Term:	\$ 2,517,324(doors, accessibility, lighting upgrades)
Long Term:	<u>\$ 13,411,020 (windows, mechanical upgrades, sprinklers)</u>
Total Assessment Cost: \$21,137.052	

Replacement Reserve Expenditures: Estimated

Estimated Replacement cost per square foot is \$394.06 x 69,573 sf = \$27,415,936. Facility Index Number: FCI = 21,137,052/27,415,936= **77% Replace/Demolition***

*as traditionally recommended due to FCI score

Architecture/General Trades

Observed Conditions:

The building is a masonry and steel construction and is in poor condition. Exterior - Deficiencies were found on the exterior façade encompassing damage to masonry, damaged soffits, damaged window frames, and thermal breaks/unsealed gaps. The roof condition is the assumed cause of most of the interior water damage. Interior – There are areas of apparent moisture control issues within the building, both at the perimeter and the interior of the building. Multiple active water leaks from exterior walls and the roof were documented at time of assessment. Significant wall cracks in concrete and masonry walls, some greater than ¹/₄" thick with visible shifts were noticed at time of assessment. Areas of flooring, ceiling, and wall materials are significantly worn and damaged from age, heavy use, and water. Millwork is worn and damaged. Doors and frames are damaged and worn from years of use. Doorknobs were found on most doors within the original building and should be replaced with accessible hardware. Interior partitions have been damaged from daily use, settlement, and removal of previous wall mountings. Assumed asbestos flooring (VAT) and ceiling tiles were documented in multiple rooms. Rooms were generally dirty and worn. Broken and worn furniture, wall mounted accessories, lockers, and other miscellaneous items were found throughout the entire building.

Assessment:

Based on the observed conditions, the overall building is in poor condition and showing significant signs of deterioration. Care should be taken to limit water or moisture intrusion to the building to prevent further damage to the interior finishes and structure. Damage to interior partitions was apparent but expected due to the age of the building. Future repairs should include updates to accommodate accessibility requirements (restrooms, door clearances, circulation).

Recommendations:

Due to extensive damage and poor condition of the building's structure, finishes, equipment, and systems, it is generally recommended to demolish this building and relocate the spaces elsewhere or construct a new building that is more conducive to the needs of the district and instructional facilities.

If not demolished, then the following recommendations should be addressed to provide a safe and comfortable environment for the users:

- Replace roof
- Repair and tuckpoint all masonry
- Repair all areas of water infiltration ceiling/roof, walls
- Deep clean all surfaces
- Paint all walls
- Replace/Repair all doors and frames
- Replace and add proper signage (evacuation plans, room names & numbers, etc.)
- Replace all finishes- floors, ceilings, etc.
- Further investigation with a structural engineer is recommended.

Architecture/General Trades (cont.)



Civil

Observed Conditions:

There are approximately 4,720 square feet of concrete walks at the perimeter of the building and into the parking lot. Most concrete walks are in good condition but there are areas that need maintenance, such as crack repair, joint repair, minor spot repairs, and leveling. Some concrete walks and frost slabs need full-depth removal and replacement.

Assessment:

The concrete sidewalks will need repairs ranging from simple crack sealing to full depth replacement. There is approximately 1210 square feet of full depth concrete walk replacement that is recommended.

- Replace cracked, spalling or settled concrete entrances, walks and frost slabs
- Seal minor concrete cracks to prevent further damage



Structural

Observed Conditions:

The building structure consists of a brick masonry façade, below grade concrete walls and foundations, steel framing, and above grade masonry walls and is in generally unsatisfactory condition.

Exterior - The façade was composed of brick masonry. Multiple cracked bricks were observed on the masonry façade. All observed steel lintels were in fair condition and showed signs of corrosion. Step cracking near corner of building signifies differential settlement of foundation.

Interior – Cracks were observed on the slab-on-grade concrete floors. Multiple vertical, horizontal, and step-cracks were found on the concrete or CMU walls of the building and extensive mortar joint deterioration of the interior above grade masonry walls. Significant step-cracks were present on load-bearing CMU walls, many with gaps in excess of 1/4".

Assessment:

Based on the observed conditions, the overall structural condition of the Junior High is in unsatisfactory condition. All items mentioned fall under the short term to long term time frame of requiring repairs. If not taken care of in this time frame, further deterioration could occur. There were some signs of foundation distress visible from the building's interior or exterior. From what was visible, the building's superstructure is considered in fair condition. Overall, the building's floors are considered in good-to-fair condition. The overall façade of the building is in poor condition and will require immediate repairs.

Recommendations:

- Grout and Seal concrete floor slab cracks.
- Tuckpoint deteriorated mortar joints.
- Remove and replace cracked or spalled bricks (interior and exterior).
- Epoxy inject vertical and overhead concrete cracks.
- Clean and coat structural steel showing signs of corrosion with corrosion inhibiting paint
- Partial depth concrete floor repairs
- Further investigation with a structural engineer is recommended.



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Electrical

Observed Conditions:

Due to the building's age, there is a lack of outlets for today's use of technology. Extension cords are used heavily and create potential tripping and fire hazards. Additional outlets would improve the functionality and safety of the users. Light fixtures are a mix of incandescent, florescent, and LED; multiple lights were not operational, likely due to burnt out lamps. In the original building, multiple electrical were not operational and did not provide power. Branch 120/208V 3-Phase circuit panels are located throughout the building and are in fair condition.



Typical Condition of panels.



Typical Classroom

Electrical (cont.)

Emergency Power Distribution System

The building does not have any observed emergency generator or UPS system.

Assessment:

The Normal power equipment in the building are partially operational and performing as intended but obsolete. Many devices throughout the original building are not operational and quantity of receptacles are insufficient for traditional classrooms. Throughout the building, most but not all electrical equipment display arc flash labels. Last maintenance/test records were observed and are dated to July 2020.

- Perform immediate manufacturer recommended maintenance on all distribution and branch circuit panelboards. This should include removal of covers, visual inspections, and at a minimum the cleaning of any debris that has built up over the years within the gear. Based on testing results, replacement of outdated equipment can be decided on. A feasibility study can be completed to assist with the decision.
- Perform infrared inspection of all electrical equipment. Check and tighten mechanical lugs on an annual basis; these can loosen and create hot spots due to thermal expansion and contraction resulting from changes in electrical load over a 24-hour period.
- It is recommended that testing of the building grounding electrode system be performed.
- Implement over-current device maintenance program for ALL feeder over-current devices. Both NFPA 70B (Recommended Practice for Electrical Equipment Maintenance) and NFPA 70E (Electrical Safety in the Workplace) recommend an effective Electrical Preventive Maintenance (EPM) program, which includes regularly exercising molded-case circuit breakers. In addition, per NFPA 70B over-current devices that haven't been exercised in more than six (6) months should be removed from service and tested. Testing involves manually exercised several times to clean contacts, as well as activation of the overcurrent and short-circuiting tripping capabilities, thus verifying the absence of any unintentional time delays.
- A full power system analysis is recommended to replace the outdated labels and to provide new ones for 208V equipment rated 100A and above after equipment replacement is complete.
- Furnish a laminated copy of the one-line diagram in the main electrical room after equipment replacement and power system analysis is complete.
- Through the findings of the feasibility study, install additional outlets in all classrooms within the original building to better suit the needs of modern instructional facilities.

Lighting

Observed Conditions:

Light fixtures are a mix of incandescent, florescent, and LED. There are lamps/ballasts failure, and acrylic prismatic lens are yellowing and sagging out of luminaire housing.

Assessment:

The lighting in the classrooms is in fair condition. The rate of failure will continue to accelerate if failing ballasts aren't addressed. The lighting controls are outdated. There is some issue with sagging lenses throughout the building

- As funds allow, retrofit luminaires with LED lamps. Reduce lighting levels as required by decamping the luminaires from 4 to 2 lamps. Assess luminaire lenses in all classrooms and replace acrylic lenses that are sagging with new prismatic lenses that have a minimum thickness of .125. This will eliminate the risk of a sagging lens falling out of the luminaire housing.
- Replace surface-mounted fluorescent luminaires with LED luminaires before 30% of the ballasts fail. Design new lighting to comply with lighting levels recommended by national standards for educational institutions. Add occupancy sensors to comply with current IECC and ASHRAE 90.1 energy codes enforced by the State of Ohio.
- Within three years, install new occupancy/vacancy dual tech sensors, daylight harvesting, and dimming controls as required by the current IECC and ASHRAE 90.1 energy codes enforced by the State of Ohio.



Typical Condition of Light Fixtures

Mechanical

Observed Conditions:

Cooling – Cooling is provided within the original building within the gymnasium via air handling unit above the storage spaces and stage area. At areas within the original building that were renovated during the 2001 addition, dedicated DX unit ventilators were provided at each interior classroom to provide heating, cooling, and ventilation where the previous unit ventilators were removed.

Heating – The original building is heated at the perimeter through unit ventilators that are original to the building. Supplemental heating is provided by unit heaters in select areas with heating to the gymnasium being supplied via the associated AHU. The 2001 addition is heated via AHU. At areas within the original building that were renovated during the 2001 addition, dedicated DX unit ventilators were provided at each interior classroom when the previous unit ventilators were removed.

Ventilation and Humidity Control – The building has air handling units and DX unit ventilators that provide cooling and ventilation. Ventilation is not provided at perimeter areas within the original building.

Assessment:

Most mechanical equipment appeared to be in good condition and regularly maintained for its age. Distribution systems for supply and ventilation were producing dust and debris to the surrounding ceiling areas. The unit ventilators at the perimeter of the original building have exceeded their expected useful life and are likely experiencing reduced efficiency, poor air distribution and temperature control, deterioration of interior components, and limited replacement parts availability. Replacement with either modern convector units or new AHUs should be considered to feed perimeter spaces.

- Perform immediate manufacturer recommended maintenance on all AHUs, DX units.
- Service perimeter unit ventilators where possible
- Consider replacement of perimeter unit ventilators with either direct replacement DX unit ventilators or through ducted distribution through rooftop units.
- Clean all existing ductwork and diffusers

Mechanical (cont.)





Plumbing

Observed Conditions:

Domestic Hot Water – There are two (2) 91-gallon gas water heaters rated for 199,900 input BTUH, located in the broiler room of the building, that serves the lavatories and the sinks throughout the building. They were observed to be in good condition and were installed in 2005.

Plumbing Fixtures – Plumbing fixture for water closets, urinals, and lavatories are a mix of automatic and manual type operation. Fixtures in the original building are dated but were still observed to be operational. Valves are beginning to show signs of corrosion.

Assessment:

All plumbing equipment and fixtures appeared to be in fair to good condition and regularly maintained, depending on the location. Fixtures are a mix of old and new throughout.

- Routinely test operation of all fixtures. Replace any fixtures that are not operating as intended.
- Consider replacement of dated or worn fixtures throughout.

Plumbing (cont.)



Typical Condition of Plumbing Fixtures
Technology and Security

Observed Conditions:

The building technology has been constructed or retrofit as funds have become available in a manner typical for the age of the building(s).

Building Cabling Infrastructure

The building is served by a single centrally located Telecommunications Room (TR). The room is a dedicated space with ample lighting, and seemingly insufficient cooling. Existing light levels provided easy observation of the space and its contents.

Network Equipment

Wireless network connectivity is provisioned by a minimum of one Access Point (AP) per classroom with other areas being augmented by additional AP's as needed.

Audio/Visual Equipment

Classrooms are typically provisioned with either one ceiling-mounted projector or retrofit with wall-mounted smart screens, depending on the classroom's geometry and size. Ceiling-mounted projectors utilize motorized projection screens. Many of the classrooms carry an audio system either to augment the video system to facilitate multimedia presentation or to transmit school bells and alarms.

Security

Access Control

Card readers appear to be standard proximity readers with data transfer. Access control was limited to only a few portals at the exterior of the building.

Video Surveillance

Video surveillance currently appears to be primarily either older standard definition analog cameras or retrofit digital cameras. The cameras appear to provide basic coverage on the building perimeter and in hallways and common areas.

Crisis Alert System

The building utilizes a Centegix crisis alert system throughout, including wearable transmitters, to alert to emergency drills, shelter in place, tornado, evacuation, and lockdown procedures. Centegix system was installed throughout campus approximately a year ago at the time of this assessment.

Assessment:

Building Cabling Infrastructure.

The bandwidth limitations of the Category 5e cabling can develop into a future data connectivity point of failure. Ensure proper cooling of spaces with network equipment. Use of the space at high temperature could further shorten the lifespan of the electronic equipment in the room.

Network Equipment

The network equipment having been recently retrofit is in good shape and of sufficient capabilities until the next refresh cycle. Wireless, while currently experiencing good coverage, could begin to show capacity issues as the quantity of devices in use by students and faculty grow, more bandwidth becomes required based on how the wireless is used, and apps and services such as research sites and AI continue to proliferate daily life.

Audio/Visual Equipment

Care has been taken to continually upgrade equipment as technologies advance, however many systems are either obsolete or approaching their useful life, particularly the audio systems in the original building.

Technology and Security (cont.)

Security

Access Control

While the equipment appears to be in good shape, one might expect more use of access control to be leveraged allowing better visibility of people, their locations, and the movement of resources in, out and around the building.

Video Surveillance

Video surveillance cameras and their use of network connectivity have either exceeded both the resolutions of standard definition analog cameras and the features that they contain or have been retrofitted with various systems. Video resolution for a typical analog camera has likely become sub-par when used for evidence collection and analysis. While these cameras likely still work mechanically, their usefulness for their intended purposes may be strained.

Recommendations:

Building Cabling Infrastructure.

Create an upgrade plan for Category 5e and older cabling to remediate potential cable plant bandwidth issues. The temperature and humidity level to the intake of the IT equipment should meet the manufacturer recommended temperature of the specific equipment.

Network Equipment

Develop and initiate a plan for the upgrade of the wireless network infrastructure to higher capacities over the next 5-7 years.

Audio/Visual Equipment

Create a regular cadence of upgrades to the equipment to replace equipment proactively in lieu of an end-of-life reactionary protocol.

Security

Access Control

Create a long-term plan to convert all access control to one common campus wide enterprise system. This conversion should include the upgrade of credential sensors, i.e. card readers to current, more secure technology such as OSDP compliant readers to assure ongoing effectiveness of the access control protocols established on campus. Review the keyed entries of the building perimeter. Consider upgrading as practical to using the access control to control and monitor these portals. Where building perimeter doors are to remain off the access control system, provide door position switches monitored by the system to better inform building access.

Video Surveillance

Develop a near term plan to convert all analog cameras to network connected cameras with higher resolution and better features/analytics. As a function of this plan, carefully review current video storage capacity and upgrade both the quantity of storage and the architecture of the storage as required fit that capacity.

Technology and Security (cont.)























Fire Suppression

Observed Conditions:

A building suppression system was not observed within the original building, but the addition is protected in storage areas with a sprinkler system. Type-I exhaust hood suppression system was present within the kitchen.

Assessment:

The sprinkler system was observed to be in good condition with adequate spacing between heads. Missing or damaged escutcheons were present in areas.

- Extend sprinkler system to original building to meet current life safety requirements
- Replace missing or damaged escutcheons at sprinkler head locations throughout
- As the facility performs annual inspections it is imperative to address inspection deficiencies as soon as possible. Items such as missing escutcheons can impact sprinkler operation and negate the protection provided depending on the severity of the various deficiencies.







Typical Fire Suppression Devices

Fire Alarm

Observed Conditions:

Smoke detection and audio/visual fire alarm devices are present throughout the building as of the 2001 building addition. The building notification system is initiated by manual pull stations, and various smoke and heat detectors.

Assessment:

The general condition of the fire alarm system was observed to be good condition from a physical standpoint. Some devices within high traffic areas had damaged covers.

Recommendations:

• Routinely test fire alarm system. Replace any defective or damaged devices.



Typical Fire Alarm Strobe

Environmental (Asbestos/Regulated Materials)

Observed Conditions:

Condition of each material is considered to be in fair to poor condition with need for abatement. Some rooms have cracked or missing 9x9 tiles floor tiles and missing 12x12 ceiling tiles. Pipe fittings were properly labeled and in fair condition.

Assessment:

Asbestos - The following materials are assumed to have contained levels of asbestos:

- 9" x 9" Vinyl Floor Tile with Mastic
- 12" x 12" Ceiling Tiles with Mastic
- Pipe runs and fittings

- Demolition/Renovation of asbestos-containing materials (ACM) should follow applicable EPA, OSHA, and DOT regulation.
- Before disposal or handling of regulated materials, they must be characterized by either generator knowledge or by laboratory testing for the presence/absence of known regulated substances prior to waste hauling and disposal or recycling.



9" x 9" Vinyl Floor Tile with Black Mastic



Pipe fittings

Estimated Required Expenditures Summary

Junior High School

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Architecture Honory channelogy 14.000 gl sl sl <td>Architecture Exterior Manony cleaning 140,000 of 51,35 Architecture Exterior Mappice entrivor cuto core incore posts 1,00 of 51,35 Architecture Exterior Mappice entrivor cuto core incore posts 1,00 of 5,33 Architecture Exterior Replace and the core of 0,00,000 of 51,30 Architecture Exterior Replace entrivor cuto core incore was 1,120 of 51,337 Structural Exterior Replace entrivor posts 1,00 of 51,337 Structural Exterior Replace entrivor core of 0,00,000 of 51,337 Structural Exterior Replace entrivors and fames 2,35 es 55,000 Structural Exterior Replace entrivors 1,000 of 51,000 Structural Exterior Replace entrivors 1,000 of 51,000 Architecture Interior Replace entrivors 1,000 of 55,000 Architecture Interior Replace entrivors 1,000 of 55,000 Architecture Interior Replace entrivors 1,000 of 55,000 Architecture Interior Replace and sense 1,000 of 55,000 of 55,000 Architecture Interior Replace and sense 1,000 of 55,000 of 55,000 Architecture Interior Abbe assumed abstration conting 1,000 of 55,000 Architecture Interior Abbe assumed abstration conting 1,000 of 55,000 Architecture Interior Abbe assumed abstration conting 1,000 of 55,000 Architecture Interior Replace all sectors pipe insultion cost Stortural Interior Abbe and replace all sectors pipe insultion cost Stortural Interior Architecture Interior Replace all methoding 5,000 of 5,100 of 5,10</td> <td>Architecture</td> <td>Exterior</td> <td>Replace louver</td> <td>1</td> <td>ea</td> <td>\$1,500.00</td> <td>\$1,5</td>	Architecture Exterior Manony cleaning 140,000 of 51,35 Architecture Exterior Mappice entrivor cuto core incore posts 1,00 of 51,35 Architecture Exterior Mappice entrivor cuto core incore posts 1,00 of 5,33 Architecture Exterior Replace and the core of 0,00,000 of 51,30 Architecture Exterior Replace entrivor cuto core incore was 1,120 of 51,337 Structural Exterior Replace entrivor posts 1,00 of 51,337 Structural Exterior Replace entrivor core of 0,00,000 of 51,337 Structural Exterior Replace entrivors and fames 2,35 es 55,000 Structural Exterior Replace entrivors 1,000 of 51,000 Structural Exterior Replace entrivors 1,000 of 51,000 Architecture Interior Replace entrivors 1,000 of 55,000 Architecture Interior Replace entrivors 1,000 of 55,000 Architecture Interior Replace entrivors 1,000 of 55,000 Architecture Interior Replace and sense 1,000 of 55,000 of 55,000 Architecture Interior Replace and sense 1,000 of 55,000 of 55,000 Architecture Interior Abbe assumed abstration conting 1,000 of 55,000 Architecture Interior Abbe assumed abstration conting 1,000 of 55,000 Architecture Interior Abbe assumed abstration conting 1,000 of 55,000 Architecture Interior Replace all sectors pipe insultion cost Stortural Interior Abbe and replace all sectors pipe insultion cost Stortural Interior Architecture Interior Replace all methoding 5,000 of 5,100 of 5,10	Architecture	Exterior	Replace louver	1	ea	\$1,500.00	\$1,5
Architecture Exterior Selar macorry 1.0.00 sf 5.0.000 sf Architecture Exterior Regar/regiser entransmory basis of compy posts 0.0 of sf.8.4.3 3.0 Architecture Exterior Regar/regiser exp fashing and coping 1.2.50 of sf.8.4.3 3.0 Architecture Exterior Regarital exterior hollow metal doors and farms 2.3 os sf.9.000 5.1.2 Structural Exterior Regarital exterior hollow metal doors and farms 2.3 os sf.9.000 5.2.2 Structural Exterior Regarital exterior hollow metal doors and farms 1.0 or sf.8.3.3 5.1.2 Structural Exterior Regaritation contracturation 4.0 of sf.8.3.3 5.1.2 Structural Exterior Regaritation contracturation 1.0 or sf.8.3.0 5.2.2 Structural Exterior Regaritation contracturation 1.0 or sf.8.3.0 5.2.2 Structural Exterior Regaritation contracturation 1.0 sf.8.3.0 5.2.2 Architecture Interior Regaritation contracturation 1.0 sf.8.3.0 5.2.0 Architecture Interior Regaritatin contracturation 1	Architecture Exterior Seal macory 14,000 std 33.30 Architecture Exterior Repair/register and/only based at noncy posts 00 std 53.30 Architecture Exterior Repair/register and/only based at noncy posts 00 std 53.30 Architecture Exterior Repair/register and/only for stables and and/araged concret evalus 12.00 std 53.30 Structural Exterior Repair and exercior hollow meet allows and frames 3.60 std 53.30 Structural Exterior Repair and exercior holes and mostar points 80 std 54.30 Structural Exterior Regair and and/or std in std 3.450 std 53.00 Structural Exterior Regair and and/or std in std 3.460 std 53.00 Structural Exterior Regair and and/or std in std 1.6 53.00 std 53.00 Structural Exterior Regair and and/or std in std 1.6 53.00 std 53.00 std 53.00 std <td>Architecture</td> <td>Exterior</td> <td>Masonry cleaning</td> <td>14,000</td> <td>sf</td> <td>\$1.95</td> <td>\$27,3</td>	Architecture	Exterior	Masonry cleaning	14,000	sf	\$1.95	\$27,3
Architecture Extrict Replace exterior outlet cover 2 es 50000 5 Architecture Extrict Replace method mane cod 06,373 sf 52,030 51,292 Architecture Extrict Replace method mane cod 06,373 sf 52,030 51,292 Architecture Extrict Replace definition and forms 120 sf 52,037 51,292 Structural Extrict Replace definition and forms 10 sf 53,35,35 53 Structural Extrict Replace definition and more forms 10 sf 50,000 51 Structural Extrict Replace definition and more forms 1 is 51,000,00 50 Structural Extrict Replace definition and more forms 1 is 51,000,00 50 Architecture Interior Replace definition and more forms 1 is 51,000,00 50 Architecture Interior Replace all sogget throughout building 64,72 51,33 64,000 51,37 Architecture Interior Replace all sogget throughout building 64,74 64,76 51,37 Architecture Interior Replacel all sogget throughout building	Architeture Exterior Replace exterior outlet cover 2 es 50.000 Architeture Exterior Replace membrane roof 69.573 sf 55.000 Architeture Exterior Replace membrane roof 69.573 sf 55.000 Architeture Exterior Replace ran phane and exterior hubbles metal doors and frames 25 es 55.000 Structural Exterior Replace ranop profile 1 es 55.000 Structural Exterior Replace ranop profile 1 es 55.000 Structural Exterior Replace ranop profile 1 es 55.000 Architeture Interior Deep class building 69.573 sf 55.000 Architeture Interior Deep class building 69.773 sf 55.000 Architeture Interior Replace anopy profile 1 bit 55.000 Architeture Interior Replace anopy profile 1 bit 55.000 Architeture	Architecture	Exterior	Seal masonry	14,000	sf	\$1.30	\$18,2
Architecture Repair/replace musmory base at catopy post. ®D d' Statule 1 Statule 2 Architecture Extern P Replace apilitating and coping 1.20 if Statule 2 Statule 2 <td< td=""><td>Architecture Exterior Repair deplace method no of Begar and the method no metal doors and frames So So</td><td>Architecture</td><td>Exterior</td><td>Replace exterior outlet cover</td><td>2</td><td>ea</td><td>\$100.00</td><td>\$2</td></td<>	Architecture Exterior Repair deplace method no of Begar and the method no metal doors and frames So	Architecture	Exterior	Replace exterior outlet cover	2	ea	\$100.00	\$2
Architecture Eventor Registare mentionane road 69.373 df 52.322 51.322 Architecture Exterior Registral electricated forbits and damage darms 12.6 es 55.000.0 51.32 Soutchal Exterior Registral electricated forbits and damage darms 12.6 es 55.000.0 51.32 Soutchal Exterior Registral electricated forbits and damage darms 10.6 es 55.000.00 51.32 Soutchal Exterior Registrate damage darms 1 b 51.000.00 51.00 Soutchal Exterior Registrate damage damage darms 1 b 51.000.00 51.00 Soutchal Exterior Registrate damage dam	Architecture Betariar Replace aphilating and oping 1.23.00 If 5.23.02 Architecture Exterior Repair all exterior hollow metal doors and frames 2.2 es 5.23.02 Structural Exterior Repair all exterior hollow metal doors and frames 2.3 es 5.33.37 Structural Exterior Repair Age activity and the status and domage concrete walks 2.0 of 5.33.37 Structural Exterior Repair Age activity and the status and domage concrete walks 3.00 of 5.53.00 Structural Exterior Repair Age activity and the status and domage concrete walks 3.00 of 5.53.00 Architecture Interior Deep cian building 60.57.3 of 5.53.00 Architecture Interior Deep cian building 60.57.3 of 5.53.00 Architecture Interior Replace all allow and function 1 b 5.53.00 Architecture Interior Replace all allow and function 1 b 5.53.00 Architecture I	Architecture	Exterior	Repair/replace masonry base at canopy posts	80	sf	\$45.34	\$3.E
Additecture Exercise Register care flushing and coping 1.20 if 5.23 if if<	Architesture Exterior Register of busing and coping 1, 23, 20 of 5, 53, 24 or 550, 000 of 5, 53, 27 or 5, 53, 28 or 550, 000 of 5, 53, 27 or 5, 53, 28 or 550, 000 of 5, 53, 27 or 5, 53, 28 or 550, 000 of 5, 53, 27 or 5, 53, 28 or 550, 000 of 5, 53, 27 or 50, 27 or 5	Architecture	Exterior	Replace membrane roof	69 573	sf	\$20.02	\$1 392 8
 Achimeturia Energia all energia data data and anges correts walks Structuria Elerror Regular all energia data data and anges correts walks Structuria Elerror Regular all energia data data and anges correts walks Structuria Elerror Regular all energia data data data data data data data da	Architecture Energy Regain all electrics functions and some and frames in the second solution of an analysis of the second solution of the secon	Architocturo	Exterior	Poplace memorane room	1 250	IF	\$20.02	¢2,552,5
Citic Lute Pagine defendence 100 <td>Churchall Exercise Applied register space share and and and and and and and and and and</td> <td>Architecture</td> <td>Exterior</td> <td>Replace cap hashing and coping</td> <td>1,230</td> <td></td> <td>\$23.84</td> <td>\$25,0 ¢13.5</td>	Churchall Exercise Applied register space share and	Architecture	Exterior	Replace cap hashing and coping	1,230		\$23.84	\$25,0 ¢13.5
Cold Exterior Replace definitionated frost balas and damaged concrite walks 12.00 # 53.03.3 5.1 Structural Exterior Replace definitionated frost balas and monoprotes 8 # 53.02.00.00 53.02.00 53.02.00.00 53.02.00 53.02.00.00 53.02.00.00 53.02.00 53.02.00 53.02.00 53.02.00 53.02.00 53.02.00 53.02.00.00 53.02.00 53.0	Cold Cold Replace detroins and damaged concrete waiks 1210 af 51337 Structural Exterior Replace detroins and damaged concrete waiks 82 af 51337 Structural Exterior Replace detroins and damaged concrete waiks 82 af 51337 Structural Exterior Replace detroins and more reference 1 is 5100000 Structural Exterior Replace garbage on the wave reference 120 is 5100000 Architecture Interior Replace garbage on the structural interior Replace garbage on the structural interior 500000 af 500000 Architecture Interior Replace all strange for the structural interior 500000 af 52.025 Architecture Interior Able assumed asbettos-containing mastic and Boing 52.026 52.00000 af 52.00000 Mechanical Interior Able assumed asbettos-containing mastic and Boing 100 is 52.00000 Architecture Interior Able assumed asbettos-containing mastic and Boing 100 is 52.00000 Mechanical Interior <	Architecture	Exterior	Repaint all exterior hollow metal doors and frames	25	ea	\$500.00	\$12,5
Structural Exterior Repair/replace amaged Driving 40 af 50.037 af 50.007 50.037 af 50.007 50.037 af 50.000 50.037 af af 52.000 52.07 af af 52.000 52.07 af af	Structural Exterior Replace Angella function for Sam Andra Jones Sam Andra Jon	Civil	Exterior	Replace deteriorated frost slabs and damaged concrete walks	1210	st	\$10.37	\$12,5
Structural Determ Replace damages bricks and motra joints B0 of Structural Structural Determ Repair/replace spaling store where 1 is Structural Structural Determ Repair/replace spaling store where 1 is Structural Structural Determ Repair/replace spaling store where 1 is Structural Architecture Interior Repair all holdow med doors and frames 0.537 af Structural Architecture Interior Repair all holdow med doors and frames 0.537 af Structural Stru	Structural Exterior Replace anageb pricks and mortar joints 80 of \$56.35 Structural Exterior Replace anageb pricks and mortar joints 80 of \$56.35 Structural Exterior Replace anageb pricks and mortar joints 80.372 Architecture Interior Replace anageb price and fames 10.573 of \$50.000 Architecture Interior Replace anageb price price and fames 10.573 of \$50.000 Architecture Interior Replace angeb price price and fames 10.573 of \$50.000 Architecture Interior Replace angeb price price and fames 10.573 of \$50.000 Architecture Interior Replace angeb price price price and fames 10.573 of \$50.000 Architecture Interior Architecture Interior Architecture Interior Architecture Interior Replace angeb angeb angeb and fames 10.573 of \$50.000 Mechanical Interior Abate answered setup in a state and facing 34.400 of \$55.50 Mechanical Interior Exercise and interior Abate and replace and interval interior Active true Interior Architecture Interior Replace and Interval and Interval and Interval Interior Interior Completer system Analysis for building 11.5 State and replace and Interval Interior Interval Proceeds 10.5 Mechanical Interior Exercise and real-bands in the state and replace and interval Interior Architecture Interior Replace and Interval Interior Architecture Interior Replace and sing material and Interval Interior Architecture Interior Replace and sing material Interval Interior Architecture Interior Replace and sing material Interval Interval Interior Replace and sing material Interval Int	Structural	Exterior	Repair/replace spalling concrete foundation	40	sf	\$10.37	\$4
Shuturial Exterior Replace analysis 1 as 5,200,000 52 Shuturial Exterior Repairs teg crack in brick 3,450 rf 5,000,000 510 Architecture Interior Repairs teg crack in brick 3,050 rf 510,000 510 Architecture Interior Repairs teg crack in brick 10 as 510,000 510 Architecture Interior Replace all suprage throughout building 69,373 d 510,000 510 Architecture Interior Abate assumed absetsco: containing mastic and fooring 340,00 d 535,00 520 510 Architecture Interior Abate assumed absetsco: containing mastic and fooring 340,00 d 535,00 520	Structural Energy Replace anony post 1 is \$2,000.00 Structural Energy Replace anony post 3,480 of 1 is \$3,000.00 Structural Energy Replace anony post 4 is \$3,000 Achitecture Interior Replace anony post 1 is \$3,000 Achitecture Interior Achitecture Interior Replace anony post 1 is \$3,000 Achitecture Interior Replace anony post 1 is \$3,000 Achitecture Interior Replace anony post 1 is \$3,000 Achitecture Interior Control Interior Achitecture Interior Replace anony post 1 is \$3,000 Mechanical Interior Control Interior Achitecture Interior Replace anony post 1 is \$3,000 Beterical Interior Control Interior Control Interior Control Interior Control Interior Replace anony post 1 is \$3,000 Classroom A/ upgrades 2 is \$4,000 Achitecture Interior Replace anony post 1 is \$3,000 Classroom A/ upgrades 2 is \$4,000 Achitecture Interior Replace anony post 1 is \$3,000 Classroom A/ upgrades 2 is \$4,000 Achitecture Interior Replace anony post 1 is anony is post 1 is \$3,000 Classroom A/ upgrades 2 is \$4,000 Achitecture Interior Replace anony post 1 is anony is post 1 is \$3,000 Classroom A/ upgrades 2 is \$4,000 Achitecture Interior Replace anony post 1 is anony is post 1 is \$3,000 Classroom A/ upgrades 2 is \$4,000 Achitecture Interior Replace anony post 1 is anony is post 1 is \$3,000 Classroom A/ upgrades 2 is \$4,000 Achitecture Interior Replace anony post 1 is anony is post 1 is \$3,000 Classroom A/ upgrade 1 is post 1 is anony is post 1 is \$3,000 Classroom A/ upgrade 1 is p	Structural	Exterior	Replace damaged bricks and mortar joints	80	sf	\$45.35	\$3,6
Structural Exterior Repair/repairs parks Structural Architecture Interior Deep den hulding 69,573 sf Size	Structural Exertor Repairs (Process In brick 3,450 of 5,573 of 51,000 Architecture Interior Replace grants (and in brick 3,450 of 5,573 of 5,000 Architecture Interior Replace grants (and indiverse 1) in a 5,000,000 Architecture Interior Replace grants (and indiverse 1) is 5,000,000 Architecture Interior Complete replacement of finishes in original building 5,4,241 of 5,246,573 Architecture Interior Complete replacement of finishes in original building 5,4,241 of 5,246,573 Architecture Interior Replace grants (and indiverse 1) is 5,000,000 Architecture Interior Complete replacement of finishes in original building 5,4,241 of 5,246,573 Architecture Interior Replace grants (and indiverse 1) is 5,000,000 Architecture Interior Abate assumed subscitos-containing mastic and Coling Use 2,000 of 5,353,000 Architecture Interior Fault (and replace all abates) projectious and celling Use 2,000 of 5,353,000 Medianatic and relabates containing mastic and Coling Use 2,000 of 5,350,000 Medianatic and relabates all mechanics (and indiverse 2) of 6,400 or 5,500,000 Technology Interior Classroom Arugerades 2,26 or 5,500,000 Technology Interior Replace grants (and relabates) and the sector of 5,573 or 5,500,000 Architecture Interior Replace grants (and relabates) or 5,573 of 5,513 Architecture Interior Replace all vado docs in original building 6,573 of 5,513 Architecture Interior Replace allowed docs in original building 6,573 of 5,513 Architecture Interior Replace allowed docs in original building 6,573 of 5,513 Architecture Interior Replace allowed docs in original building 6,573 of 5,513 Architecture Interior Replace allowed docs and entrances 4,640 or 5,520,000 Funitor Replace Color Arohitecture Interior Replace allowed docs and entrances 4,640 or 5,520,000 Funitor Replace Color Arohitecture Interior Replace allowed and the original building 6,573 of 5,513,577 Architecture Interior Replace allowed and the original building 7,52,521 of 5,500,000 Funitor Replace Color Arohitecture Interior Replace Color Arohitecture Interior Re	Structural	Exterior	Replace canopy post	1	ea	\$2,000.00	\$2,0
Succural Exterior Repairs provide in the data 1,4,50 of 3,927 3,307 3927 3327 3927 3327 3927 3327 3927<	Structural Electric Interior Repaired Parket Structure Interior Architecture Interior Architecture Interior Architecture Interior Architecture Interior Repaired Parket Scottaming mastic and Goring 33,4000 of S4.73 of S5.26 Architecture Interior Architecture Interior Abate assumed subsetso containing mastic and Goring 33,4000 of S4.74 architecture Interior Abate assumed subsetso containing mastic and Goring 33,4000 of S5.47 Architecture Interior Abate assumed subsetso containing mastic and Goring 33,4000 of S5.47 Architecture Interior Repaired Parketso Containing mastic and Goring 33,4000 of S5.47 Architecture Interior Repaired Parketso Containing mastic and Goring 33,4000 of S5.4000, Activity Abate assumed subsetso containing mastic and Goring 33,4000 of S5.4000, Activity Abate and replace all Parketso 20 of S5.000, Betwies and reblance all mechanical Interior Full Power System Analysis Forbulading 1 b S5.000,000 Full Power System Analysis Forbulading 1 b S5.000,000 Full Power System Analysis Forbulading 10 or S1.484,47 Architecture Interior Repaired Integrates all wood doror in original building 54,241 of S5.000 Full Power System Analysis Forbulading 54,241 of S5.000 Full Power System P	Structural	Exterior	Repair/replace spalling stone veneer	1	ls	\$10.000.00	\$10.0
Architecture Interior Deep dest building 69.773 4 53.00 55.00 55	Architecture Interior Deep Gean building (Parket and Frances) (Parket and Parket and Par	Structural	Exterior	Renair sten crack in brick	3 450	sf	\$9.72	\$33 5
Achitecture Repaired Hubbins ented does and frames 00.10 a 520.00 733 Achitecture Interior Repaired Hubbins coreboard 1 is 520.000 533 Achitecture Interior Repaired Hubbins coreboard 1 is 520.000 533 Achitecture Interior Repaired Hubbins coreboard 1 is 520.000 533 Achitecture Interior Repaired Hubbins coreboard 1 is 520.000 533 ACM/HCM Interior Abbit assumed abatesto operinduction 10.0 if 575.00 577 Mechanical Interior Add exhauts to clinic tollet 1 is 520.000.00 530 Bettotal Interior Full Power System Analys for building 1 is 520.000 533 Hottotal Interior Replace add ing provide 2 52.20 52.00 533 Achitecture Interior Replace add ing provide 52.00 533 52.00 533.00 52.00<	Architecture interior Architecture interior	Architocturo	Interior	Doon clean building	60 572	cf	\$2.00	¢209.5
Architecture Interior Reginitial induoti metal dools and intrinsic 1.11 Ex \$30,000 \$35,300 Architecture Interior Reginitial induoti metal dools and intrinsic 1.11 Ex \$50,000 \$35,300 Architecture Interior Reginitial induoti metal dools and intrinsic 1.11 Ex \$50,000 \$35,47 \$327,47 Architecture Interior Abote assumed abactos-containing mastic and fooring 3.4,000 J4 \$55,500 \$320,000 \$35,87 \$327,400 ArcMirCM Interior Abote assumed abactos-containing mastic and fooring 3.4,000 J4 \$55,500 \$320 ArcMirCM Interior Service and rebalance all mechanical units 1 Is \$520,000 \$328 Architecture Interior Service and rebalance all mechanical units 1 Is \$520,000 \$328 Architecture Interior Service and rebalance all mechanical units 1 Is \$520,000 \$328 Architecture Interior Service and rebalance all mechanical units 1 Is \$520,000 \$328 \$320,000 \$328 \$320,	Architetture interior Replace gimmasins scorebard (1) is by \$300,000 Architetture interior Replace gimmasins scorebard (1) is by \$300,000 Architetture interior Replace all spectrosystom Undering (1) is by \$300,000 Architetture interior Fuel Architetture interior Architetture interior Fuel Architetture interior Classroom Avuggrades 26 ex \$50,000 Architetture interior Architetture interior Replace all soperator and in construction costs are architetture interior Replace all wood doors in original building 10 ex \$1,684.3 M cost architetture interior Replace all wood doors in original building 53,241 st \$3,500 architecture interior Replace all wood doors in original building 53,541 st \$3,500 architecture interior Replace all wood doors in original building 53,541 st \$3,500 architecture interior Replace all wood doors in original building 53,541 st \$3,500 architecture interior Replace all wood doors in original building 53,541 st \$3,500 architecture interior Replace all wood doors in original building 53,541 st \$3,500 architecture interior Replace all wood doors in original building 53,541 st \$3,500 architecture interior Replace all wood doors in original building 53,541 st \$3,500 architecture interior Replace all wood architecture interior	Architecture	Interior	Deep clean building	05,573	51	\$3.00	\$200,7 ćaa.c
Architecture Interior Replace gimnasum scorebard 1 1 b \$300,000 53 Architecture Interior Replace all algrage throughout building 65,773 4 53,226 51,337 Architecture Interior Replace all algrage throughout building 54,241 4 53,257 Architecture Interior Abbe assumed ablectos containing mastica of fooring tiles 12,001 4 55,476 55,773 Architecture Interior Abbe assumed ablectos containing mastica of fooring tiles 12,001 4 55,676 55,773 Architecture Interior Fall Power System Analysis for building 1 1 6 550,000 520 Bechnical Interior Fall Power System Analysis for building 1 1 6 550,000 520 Technology Interior Replace all wood doors in original building 1 1 6 50,000 520 Architecture Interior Replace all wood doors in original building 10 1 5,620 52,72 52,72 52,72 52,72 52,72 52,72 52,72	Architecture Interior Replate all advances of the second and secon	Architecture	Interior	Repaint all hollow metal doors and frames	110	ea	\$300.00	\$33,0
Architecture Interior Repaired Introgenout 1 1 5	Architeture Interior Replace all space proves broughout building 69,373 sf 53,020 Architeture Interior Complete replacement of insistes in original building 54,241 sf 22,455 ACM/HCM Interior Abate assumed absets:o-containing mastic and fooring 34,000 sf 53,847 ACM/HCM Interior Abate assumed absets:o-containing mastic and fooring 34,000 sf 53,847 ACM/HCM Interior Abate assumed absets:o-containing mastic and fooring 34,000 sf 53,800 ACM/HCM Interior Abate assumed absets:o-containing mastic and fooring 34,000 sf 53,000 Mechanical Interior Add exhaust to clinic tollet 1 b 5,000,000 Technology Interior Classroom AV upgrades 26 e 8,800,000 Technology Interior Classroom AV upgrades 26 e 8,800,000 Technology Interior Replace all wood doors in original building 10 ee 51,684,34 Architeture Interior Replace all wood doors in original building 54,241 sf 52,000,000 structure Interior Replace all wood doors in original building 54,241 sf 52,000,000 structure Interior Replace all wood doors in original building 54,241 sf 50,000 Architeture Interior Replace allocate panels 60 e 8,842,723 Architeture Interior Replace allocate panels 60 e 8,842,723 Architeture Interior Replace ablic data could seal 620 ff 50,000 Structural Interior Replace ablic data could seal 620 ff 50,000 Structural Interior Replace base to adv	Architecture	Interior	Replace gymnasium scoreboard	1	Is	\$10,000.00	\$10,C
Architecture Replace all signage throughout building 66,573 4 50,225 51,317 ACM/HCM Interior Abate assured absetso-containing mastic and ficoning 34,000 4 55,847 52,877 ACM/HCM Interior Abate assured absetso-containing mastic and ficoning 34,000 4 55,850 542 ACM/HCM Interior Abate assured absetso-containing mastic and ficoning 1 Is 52,000 52 Mechanical Interior Service and febalance all mechanical lates 1 Is 52,000 52 Mechanical Interior Service and febalance all mechanical lates 1 Is 52,000 52 Subtoal - Statual - 54,22 ea 50,000 520 Achitecture Interior Repaint all exopsed locker panels 640 ea 55,000 52,28 Achitecture Interior Replace all during insmassing 65,573 d 55,715 547 Achitecture Interior Replace allos (minsmings) <	Architecture Interior Replace all signage throughout building 66,737 sf 524.65 ArChitecture Interior Abate assumed absetsor-containing mastic and celling tiles 12,000 sf 534.04 ACM/HCM Interior Abate assumed absetsor-containing mastic and celling tiles 12,000 sf 535.00 Mechanical Interior Abate assumed absetsor-containing mastic and celling tiles 12,000 sf 535.00 Mechanical Interior Abate assumed absetsor-containing mastic and celling tiles 14 b 550.000.00 Mechanical Interior Abate and replace all absetsor-containing mastic and celling tiles 14 b 550.000.00 Technology Interior Classroom AV upgrades 26 ee \$80.000.00 Technology Interior Classroom AV upgrades 26 ee \$80.000.00 Technology Interior Replace all wood doors in original building 110 ee \$1.684.34 Architecture Interior Replace all wood doors in original building 150 sf 550.00 Architecture Interior Replace all wood doors in original building 66,373 sf 51.55 Architecture Interior Replace all wood doors in original building 66,373 sf 51.56 Architecture Interior Replace all wood doors in original building 66,373 sf 51.50 Architecture Interior Replace all wood doors in original building 66,373 sf 500.00 Architecture Interior Replace abiding biologin 66,373 sf 500.00 Architecture Interior Replace abiding biologin abuilding 65,373 sf 500.00 Architecture Interior Replace abiding biologin abuilding 65,373 sf 500.00 Architecture Interior Replace bask table biologin and entrances 40 ef 25,424.35 Structural Interior Replace bask table biologin cultes throughout 200 ee 322.391 Electrical Interior Replace culter coord in the site of 200 ef 330.00 Biologin Architecture Interior Replace (palmic quides throughout 200 ee 322.391 Electrical Interior Replace (palmic quides throughout 200 ef 530.000 File Replace damaged pipe insulation 400 lf 530.000 Architecture Interior Replace all windows in original building 50 ee 322.391 Architecture Interior Replace all windows in original building 50 ee 322.391 Architecture Interior Replace all windows in original building 50 ee 322.391	Architecture	Interior	Repaint all handrail throughout	1	ls	\$5,000.00	\$5,0
Architecture Interior Complete replacement of finishes in original building 54,414 of 524,66 51,337 ACM/HCM Interior Abbate assumed absetos-containing mastic and coling tiles 12,000 of 535,00 5420 ACM/HCM Interior Abbate assumed absetos-containing mastic and coling tiles 12,000 of 535,00 522 ACM/HCM Interior Faile Source and rebalance all mechanical units 1 is 52,000,00 520 Mechanical Interior Fuil Source System Analys for building 1 is 52,000,00 520 Technology Interior Fuil Source System Analys for building 1 is 52,000,00 520 Actinetume Interior Repaint all exposed locker panels 640 es 52,010 532,010 532,010 532,010 532,010 532,010 532,010 532,010 532,010 532,010 532,010 532,010 532,010 532,010,01 532,010 532,010,01 532,010,01 532,010,010 532,010,010 532,010,010	Architecture interior Completereplacement of finishes in original building (\$24.15 of \$24.65 Acta (\$1000 of \$24.65 Acta (\$1000 of \$24.65 Acta (\$1000 of \$25.85 Octa (\$25.95 Octa (\$1000 of \$25.85 Octa (\$1000 of \$25.85 Octa	Architecture	Interior	Replace all signage throughout building	69,573	sf	\$0.26	\$18,0
ACM/HOM Interior Abate assumed asbestos-containing mastic and celling tiles 12,000 of \$8.47 \$287 ACM/HOM Interior Abate assumed asbestos-containing mastic and celling tiles 12,000 of \$55.00 \$202 Mechanical Interior Abate and replace all asbestos-containing mastic and celling tiles 1 is \$55,000.00 \$520 Bietchical Interior Service and rebalance all mechanical units 1 is \$55,000.00 \$520 Technology Interior Fellower System Analys for building 1 is \$52,000.00 \$520 Subrolal +23.29% Contingency and non-construction costs \$52,000 \$523 Architecture Interior Replace all wood doors in original building 10 ea \$1,684.34 \$185 Architecture Interior Replace all wood doors in original building 10 ea \$5,624.34 \$185 Architecture Interior Replace all wood doors in original building \$13.34 \$15.25 \$12.64 Architecture Interior <td< td=""><td>ACW/ICM interior Abate assumed asbetts containing mastic and flooring 31,000 sf \$5.87, ACW/ICM interior Abate assumed asbetts oping insultant celling tiles 12,000 sf \$5.500 ACW/ICM interior Abate and replace all asbetts oping insultant celling tiles 12,000 sf \$5.500 Mechanical interior Add echastic colinic toilet interior and replace all asbetts oping insultant celling tiles 1 is \$50,000.000 Electrical interior Cassroom AV upgrades 25 es \$5,000.000 Technology interior Cassroom AV upgrades 25 es \$5,000.000 Activities the interior Replace all word doors in original building 110 es \$5,500 Architecture interior Replace call word doors in original building 110 es \$5,500 Architecture interior Replace cole functioning 93,73 sf \$5,715 Architecture interior Replace cole functioning 93,73 sf \$5,715 Architecture interior Replace locker panels 640 es \$5,920 Architecture interior Add Add Add Add Add Add Add Add Add Ad</td><td>Architecture</td><td>Interior</td><td>Complete replacement of finishes in original building</td><td>54,241</td><td>sf</td><td>\$24.65</td><td>\$1,337,0</td></td<>	ACW/ICM interior Abate assumed asbetts containing mastic and flooring 31,000 sf \$5.87, ACW/ICM interior Abate assumed asbetts oping insultant celling tiles 12,000 sf \$5.500 ACW/ICM interior Abate and replace all asbetts oping insultant celling tiles 12,000 sf \$5.500 Mechanical interior Add echastic colinic toilet interior and replace all asbetts oping insultant celling tiles 1 is \$50,000.000 Electrical interior Cassroom AV upgrades 25 es \$5,000.000 Technology interior Cassroom AV upgrades 25 es \$5,000.000 Activities the interior Replace all word doors in original building 110 es \$5,500 Architecture interior Replace call word doors in original building 110 es \$5,500 Architecture interior Replace cole functioning 93,73 sf \$5,715 Architecture interior Replace cole functioning 93,73 sf \$5,715 Architecture interior Replace locker panels 640 es \$5,920 Architecture interior Add Add Add Add Add Add Add Add Add Ad	Architecture	Interior	Complete replacement of finishes in original building	54,241	sf	\$24.65	\$1,337,0
ACM/HOM Interior Abte and register all absets obje involution 10 if 535.00 520 ACM/HOM Interior Add enhaut to clinic tolet 11 is 52,000.00 520 Mechanical Interior Add enhaut to clinic tolet 11 is 52,000.00 520 Mechanical Interior Full Sover System Analys for building 1 is 52,000.00 520 Technology Interior Full Sover System Analys for building 1 is 52,000.00 520 Achitecture Interior Replace Il wood doors in original building 10 ea 55,000 530 Achitecture Interior Replace Il wood doors in original building 100 ea 55,000 537 54 537 54 54,000.00 532 Architecture Interior Replace Il wood doors in original building 100 ea 55,700 57.00 55 532 532 532 532 532 532 532 532 532 532	ACM/HOM thereiror ACM/HOM thereiror Abate and regulate all absentos pipe insulation Mechanical interior Abate and regulate all absentos pipe insulation Mechanical interior Technology interior Technology interior Technology interior Technology interior Achitecture interior Replace domastic water hastessonis 20 ea \$3233.12 Achitecture interior Replace all pine industonis in original building Achitecture interior Replace allocates in original building 4.32.3% Contingency and non-construction costs Achitecture interior Replace allocates in original bu	ACM/HCM	Interior	Abate assumed asbestos-containing mastic and flooring	34.000	sf	\$8.47	\$287.9
ACM/HCM Interior Notes and replace all indexino pipe haulation 100 # 575,000.00 57 Mechanical Interior Service and replacent all indexino for the indexino all mechanical units 1 is 55,000.00 520 Electrical Interior Full Power System Analys for building 2 is 52,000.00 520 Subtrail	ACM/HCM Interior Adde shaast to clinic toliet absets to ppe insulation 100 if 52000 Mechanical Interior Adde shaast to clinic toliet 115 is 520,000.00 Electrical Interior Full Power System Analys for building 116 is 550,000.00 Technology Interior Classroom AV ugrades 26 ea 88,000.00 Subtocal +23,29% Contingency and non-construction costs hort Term (3-5 years) Achieves and a second strategies 100 ea 51,664.31 Achieves Interior Replace all exposed locker panels 60 ea 550,00 Achieves Interior Replace all wood doors in original building 100 ea 51,664.31 Achieves Interior Replace all wood doors in original building 54,241 sf 50,258 Architecture Interior Replace collect costs 40 ea 59,727.33 Architecture Interior Replace collect costs 40 ea 59,727.33 Structural Interior Replace collect trongloot 40 ea 51,660.40 Structural Interior Replace collect costs 50 ea 63,233.91 Add additional outlets in dassrooms 200 ea 5332.91 Electrical Interior Replace collect strongbout 200 if 530.00 Functural Interior Replace and explain cost 50 ea 532.33 sf 58,422 Plumbing Interior Replace and addition 54,241 sf 530.00 Functural Interior Replace and so and frameson original building 52 ea 532.331.97 Architecture Interior Replace all windows in original building 53 ea 532.35 Architecture Interior Replace all stores for oor and frameson original building 53 ea 53.23 Architecture Interior Replace all metaining wood doors and hardware 40 ea 51,684.34 Architectu	ACM/HCM	Interior	Abate assumed asbestos-containing mastic and ceiling tiles	12.000	sf	\$35.00	\$420
Mechanical interior Add activativativativativativativativativativa	Methanical Interior Adia shautro puis and toppe number of puis number. 1 h 5 52,000,000 Methanical Interior Service and rebalance all methonical units 1 h 5 52,000,000 Electrical Interior Classroom AV upgrades 26 ea \$8,000,000 Subtoll +23,29% Contingency and non-construction costs Architecture Interior Repaint all exposed locker panels 640 ea \$50,000 Architecture Interior Repaint all exposed locker panels 640 ea \$50,000 Architecture Interior Replace todid ing myrmasium 800 s1 \$51,57 Architecture Interior Replace todid cocs non-accessible doors and entrances 40 ea \$9,77,38 Architecture Interior Replace todid cocs non-accessible doors and entrances 6 ea \$9,77,38 Structural Interior Replace todid cocs non-accessible doors and entrances 40 ea \$9,77,38 Structural Interior Replace todiar cock repair 1,800 if \$53,200,000 Structural Interior		Interior	Abate and replace all ashestes pine insulation	100	IF	\$75.00	¢120,
Mechanical interior And Branks to Chine United 1 is 5.000000 550 Electrical Interior Full Power System Analysis for building 1 is 5.000000 520 Electrical Interior Full Power System Analysis for building 1 is 5.000000 520 Subtotal Classroom AV upgrades 26 ea 5.0000 530 ort Ferm (3-5 year) Architecture Interior Replace all wood doors in original building 100 ea 5.1064.3 532.00 Architecture Interior Replace tool concers panels 640 ea 5.000.0 533 Architecture Interior Replace tool concers panels 640 ea 5.000.0 533 Architecture Interior Replace tool concers panels 600 rs 5.000.0 533 Architecture Interior Replace tool concers panels 600 rs 5.000.0 533 Structural Interior Replace tool concers tool concers tool concers tool concers 600	Mechanical interior And Deviators to clinic collect 1 is \$2,000.00 Mechanical interior Full Power System Analys for building 1 is \$50,000.00 Technology Interior Full Power System Analys for building 1 is \$50,000.00 Technology Interior Repaint all exposed locker panels 640 ea \$50,000 Architecture Interior Replace 11 exposed locker panels 640 ea \$50,000 Architecture Interior Replace 11 exposed locker panels 640 ea \$50,000 Architecture Interior Replace 11 exposed locker panels 640 ea \$50,000 Architecture Interior Replace tolde accessories in original building 54,241 \$50,000 \$51,617 Architecture Interior Replace basketball backboard 6 ea \$8,424,72 Structural Interior Replace basketball backboard 500,000 if \$500,000 Structural Interior Replace/repair non-working outlets throughout 200 ea \$32,329.1 Structural Interior	ACIVI/ HCIVI	Interior	Add subsusts sligistsligt	100		\$75.00	ې/,: دې
Mechanical interior Service and rebalance all mechanical units 1 is Subtool 3 Subtool Subtool Subtool Subtool<	Mechanical interior Service and rebalance all mechanical units 1 is \$30,000.00 Electrical interior Classroom AV upgrades 26 ea \$8,000.00 Subtotal +22.29% Contingency and non-construction costs hort Term (3-5 years) Architecture Interior Replace all wood doors in original building 50,573 df \$15.07 Architecture Interior Replace all wood doors in orginal building 50,573 df \$21.21 Architecture Interior Replace all wood doors and entrances 40 ea \$59,772.38 Architecture Interior Concrete Too sila crack rout and eael 620 ff \$100.00 Structural Interior Replace all wood doors and entrances 40 ea \$59,772.38 Architecture Interior Replace all wood door sale crack rout and eael 620 ff \$100.00 Structural Interior Replace all wood and crack repair 2,000 ff \$100.00 Structural Interior Replace all wood and sale 620 ff \$100.00 Structural Interior Replace all wood and crack repair 2,000 ff \$23.25 Architecture Interior Replace all wood and sale 620 ff \$100.00 Structural Interior Replace all wood and sale 620 ff \$100.00 Structural Interior Replace/repair non-working outlets throughout 200 ea \$232.31 Electrical Interior Replace diversent lighting to ED 65,73 df \$32.53 Architecture Interior Replace all windows in original building 732.5 f \$13.157 Architecture Interior Replace all windows in original building 732.5 f \$13.157 Architecture Interior Replace all windows in original building 732.5 f \$32.53 Architecture Exterior Replace all windows in original building 54.241 f \$35.00 Architecture Interior Replace all windows in original building 54.241 f \$35.37 Architecture Interior Replace all windows in original building 54.241 f \$35.37 Architecture Interior Replace all windows in original building 54.241 f \$35.37 Architecture Interior Replace all kontroin in addition 54.241 f \$35.37 Architecture Interior Replace all kontroin building 54.241 f \$35.37 Architecture Interior Replace all kontroin in addition 54.241 f \$35.37 Architecture Interior Replace all kontroin in addition \$42.40 d \$35.373 Architecture Interi	iviecnanical	Interior	Add exhaust to clinic tollet	1	IS	\$2,000.00	Ş2,
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Subtotal +2.3.2% Contingency and non-construction costs \$4,22 \$5,200 nor Term (3-5 year) Architecture Architecture Architecture Architecture Interior Architecture Interior Replace back dominings \$60 \$10,67 \$10,57 \$10,	Subtotal +23.29% Contingency and non-construction costs hort Term (35 years) 60 es \$50.00 Architecture Interior Replace all wood doors in original building 110 es \$1,684.34 Architecture Interior Replace all wood doors in original building 53.21 sf \$71.51 Architecture Interior Replace losse furnishings 69.573 sf \$71.51 Architecture Interior Replace losse furnishings 63.273 sf \$71.51 Architecture Interior Replace losse furnishings 63.071 \$10.020 \$10.226 Structural Interior Replace all wood doors in original building \$34.247.27 \$10.000 \$17.33 \$10.000 \$17.25 \$10.000 \$17.25 \$10.000 \$16.271.61 \$10.000 \$16.272.51 \$10.000 \$10.323.231 \$10.000 \$10.323.231 \$10.000 \$10.323.231 \$10.000 \$10.323.231 \$10.000 \$10.323.231 \$10.000 \$10.323.231 \$10.000 \$10.323.231 \$10.000 \$10.323.231	Technology	Interior	Classroom AV upgrades	26	ea	\$8,000.00	\$208,0
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+3.29% Contingency and non-construction costs \$5,200 nort Term (3-5 years) Replate all word oxis in original building 101 es \$5,100,40,51,51 Architecture interior Replate all word oxis in original building 103 es \$5,200,71,51 Architecture interior Replate all word oxis in original building 103 es \$5,201,71,53 \$5,601,71,51 Architecture interior Replate colose furnishings 63,937,31 \$5,717,38 \$5,801,71,738 \$5,801,71,738 \$5,801,71,738 \$5,801,71,738 \$5,801,71,738 \$5,801,71,738 \$5,801,71,738 \$5,801,71,738 \$5,801,71,71,728 \$5,900,703,727,723 \$5,801,71,728 \$5,900,703,727,723 \$5,801,71,728 \$5,900,703,727,727,727,727,727,727,727,727,727,72	Hort Term (3-5 years) Architecture Interior Replace all wood doors in original building 110 es \$1,684.34 Architecture Interior Replace all wood doors in original building 110 es \$1,684.34 Architecture Interior Replace loose funsibilitys 69,573 of \$7,153 Architecture Interior Replace loose funsibilitys 54,411 of \$0,265 Architecture Interior Replace loose funsibilitys 54,411 of \$0,265 Architecture Interior Replace loose funsibilitys 54,411 of \$0,265 Architecture Interior Replace loose funsibilitys 50,267 \$1,800.000 \$1,800.000 Structural Interior Stel clean and coat 240 \$1,800.000 \$23,3291 Electrical Interior Replace /repair coa-working outlets throughout 200 es \$32,3291 Electrical Interior Replace looses to watch headers \$0,977.3 \$5,842 \$2,295 \$5,000.00 Plumbing Interior Replace all windows in original building 172.5 \$1,581.3			Subtotal				\$4.224
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Architecture Interior Replace loose furnishings 69,573 sf 57.15 549.1 Architecture Interior Replace loose furnishings 54,241 sf 52.26 51.4 Architecture Interior Replace loose furnishings 62.01 f 52.02 51.1 Architecture Interior Replace loose furnishings 62.01 f 52.02 51.1 Architecture Interior Replace loose furnishings 62.01 f 53.02 51.1 Structural Interior Replace loose furnishings 62.01 f 53.02 55.00 55.00 52.23 55.00 52.23 55.00 53.00 53.1 56.2 52.04 53.00 53.1 56.00 53.00 53.1 56.00 53.00 53.1 52.04 53.00 53.1 52.04 53.00 53.1 52.04 53.00 53.1 52.04 53.00 53.1 52.04 53.00 53.1 52.04 53.00 53.1 52.04 53.03.00 53.1 52.04 53.00 53.1 50.00 53.00	Architecture Interior Replace loose furnishings 69,573 sf 57.15 Architecture Interior Replace looitel accessorble in orginal building 54.241 sf 50.26 Architecture Interior Replace basketball backboard 6 ea \$58,424.72 Structural Interior Concrete floor slab crack rout and seal 600 ff \$500.00 Structural Interior Stroic clean and coat 200 ea \$323.91 Electrical Interior Replace/repair non-working outlets throughout 200 ea \$323.91 Electrical Interior Replace domestic water heaters 2 ea \$515,000.00 Plumbing Interior Replace domestic water heaters 2 ea \$51,000.00 Plumbing Interior Replace all windows in original building 1732.5 sf \$131.57 Architecture Exterior Replace all exterior doors and frames on original building 1732.5 sf \$131.57 Architecture Interior Replace all exterior doors and frames on original building 1732.5 sf \$131.57 <td>Architecture</td> <td>Interior</td> <td>Replace padding in gymnasium</td> <td>800</td> <td>sf</td> <td>\$16.07</td> <td>\$12,</td>	Architecture	Interior	Replace padding in gymnasium	800	sf	\$16.07	\$12,
Architecture interior Replace tollet accessories in orginal building 54,241 sf 50,25 511 Architecture Interior Add ADA door openers to non-accessible doors and entrances 40 ea 59,717,38 5388 Architecture Interior Concrete floor slab crack repair 1,800 if \$100,00 \$63 Structural Interior Concrete floor slab crack repair 1,800 if \$100,00 \$25 Structural Interior Replace (repair non-working outlets throughout 200 ea \$323,391 \$66 Electrical Interior Replace (repair non-working outlets throughout 200 ea \$323,391 \$66 Electrical Interior Replace domaged pipe insulation 200 if \$30,000 \$32 Plumbing Interior Replace domaged pipe insulation 400 if \$30,000 \$32 Structural Interior Replace domaged pipe insulation 400 if \$30,000 \$32 Plumbing Interior Replace domaged pipe insulation 400 if \$30,000 \$32 Structure Interior Replace admaged pipe insulation 400 if \$30,000 \$32 Structure Interior Replace all windows in original building 52 ea \$3,239,12 \$66 Architecture Exterior Replace all windows in original building 52 ea \$3,239,12 \$60 Architecture Interior Replace all exterior doors and frames on original building 52 ea \$3,239,12 \$80 Architecture Interior Replace all exterior doors and frames on original building 52 ea \$3,239,12 \$80 Architecture Interior Replace all exterior doors and frames on original building 54,241 sf \$80,70 \$432 Architecture Interior Replace all exterior doors and frames on original building 54,241 sf \$80,70 \$432 Architecture Interior Replace all exterior doors and frames on original building 54,241 sf \$80,70 \$432 Architecture Interior Replace all lose furnishings - suitability rating of 4-5 \$60,573 sf \$1,573 \$507 Architecture Interior Replace all lose furnishings - suitability rating of 4-5 \$60,573 \$50,73 \$451, \$50,73	ArchitectureInteriorReplace toilet accessories in orginal building54,241of50,25ArchitectureInteriorReplace basketball backboard6ea\$57,17.38ArchitectureInteriorReplace basketball backboard6.00if\$50,27StructuralInteriorMortar joint crack repair1,800if\$50,27StructuralInteriorReplace basketball backboard240of\$100,00ElectricalInteriorReplace/repair non-working outlets throughout200ea\$323,91ElectricalInteriorReplace/repair non-working outlets throughout200ea\$323,91ElectricalInteriorReplace domestic water heaters2ea\$15,000,00PlumbingInteriorReplace domestic water heaters2ea\$15,000,00PlumbingInteriorReplace domestic water heaters2ea\$12,000,00ArchitectureExteriorReplace all windows in original building1732.5sf\$131.57ArchitectureExteriorReplace all windows in original building1732.5sf\$131.57ArchitectureInteriorReplace all windows in origina	Architecture	Interior	Replace loose furnishings	69,573	sf	\$7.15	\$497,
ArchitectureInteriorAdd ADA door openers to non-accessible doors and entrances40eea58,717.38538ArchitectureInteriorReplace basketball backkobad6eea58,742.72550StructuralInteriorConcrete floor slab crack rout and seal620If\$100.00522StructuralInteriorSteel clean and coat240sf\$100.00522ElectricalInteriorReplace/repair non-working outlets throughout200ea\$323.91566ElectricalInteriorReplace/repair non-working outlets throughout200ea\$323.91566ElectricalInteriorReplace domestic water heaters20ea\$323.91566PlumbingInteriorReplace domestic water heaters22ea\$15.00.00\$32PlumbingInteriorReplace domestic water heaters22ea\$15.00.00\$32stototal-Replace all windows in original building1732.5sf\$131.57\$227ArchitectureExteriorReplace all windows in original building1732.5sf\$32.39.12\$80ArchitectureExteriorReplace all endining wood doors and hardware40ea\$13.063.44\$57.0ArchitectureInteriorReplace all forming in addition54.241sf\$30.0\$424ArchitectureInteriorReplace all forming in addition54.241sf\$30.0\$424Architectur	Architecture Interior Add ADA door openers to non-accessible doors and entrances 40 ea \$5,717.38 Architecture Interior Replace basketball backboard 620 If \$5100.00 Structural Interior Concrete floor slab crack rout and seal 620 If \$5100.00 Electrical Interior Replace/repair non-working outlets throughout 200 ea \$5323.91 Electrical Interior Replace/repair non-working outlets throughout 200 ea \$5323.91 Electrical Interior Replace domestic water heaters 2 ea \$15,000.00 Plumbing Interior Replace domestic water heaters 2 ea \$15,000.00 Functional retrior Replace domestic water heaters 2 ea \$15,000.00 Functional retrior Replace all exterior doors and frames on original building 1722.5 of \$131.57 Architecture Exterior Replace all exterior doors and frames on original building 1722.5 of \$131.57 Architecture Interior Replace all exterior doors and frames on original building 16	Architecture	Interior	Replace toilet accessories in orginal building	54,241	sf	\$0.26	\$14,
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Plumbing Plumbing InteriorReplace domestic water heaters20-52330-5250-52<	Plumbing Interior Replace domestic water heaters 2 e \$15,000,00 Plumbing Interior Replace domestic water heaters 2 e \$15,000,00 Plumbing Interior Replace domestic water heaters 2 e \$15,000,00 Subtotal +23.29% Contingency and non-construction costs - - - - Architecture Exterior Replace all windows in original building 25 ea \$3,239,12 Architecture Interior Replace all exterior doors and frames on original building 20 sf \$60,00 Architecture Interior Replace all exterior odors and hardware 40 ea \$1,684,34 Architecture Interior Replace all fooring in addition \$4,241 \$1,694,34 Architecture Interior Replace all loose furnishings - suitability rating of 4-5 69,573 sf \$87,37 Architecture Interior Replace gymnasium bleachers 323 seats \$142,53 Architecture Interior Replace gymnasium bleachers 323 seats \$142,53 Architecture	Electrical	Interior	Retrofit existing flourscent lighting to LED	69 573	ef	\$8.42	\$585
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Subtotal \$10,877 +23.29% Contingency and non-construction costs \$13,411	Change -	Fire Protectio	on Interior	Add/extend spinkler system throughout existing building	54,241	sf	\$12.00	\$650,
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+23.29% Contingency and non-construction costs \$13,411	Subtotal			Subtotal				\$10,877
	+23.29% Contingency and non-construction costs			+23.29% Contingency and non-construction costs				\$13,411

Total Estimated Required Expenditures

Buckeye Local School District

106,269 sf

6,129 sf

112,398 sf

High School

General Description



General Condition

The building is in fair condition, with deterioration observed across multiple systems. The masonry and steel structure shows signs of wear, with façade damage and moisture intrusion, leading to interior deterioration. Interior finishes, millwork, doors, and partitions are heavily worn, and accessibility upgrades are needed. Structurally, the building exhibits cracking in walls and floors, with deteriorated mortar joints requiring repair. The electrical system is outdated with failing lighting and obsolete or nonfunctional power equipment. The lighting system is mixed, with failing ballasts and outdated controls. The mechanical systems, while maintained, include unit ventilators past their useful life, resulting in inefficiencies and poor air distribution.

Estimated Required Expenditures

Physical Deficiencies and Estimated Costs

Immediate: \$	1,023,442 (exterior deficiencies, ceilings)
Short Term: \$	4,131,196 (roof, lighting upgrades)
Long Term: \$	15,411,673 (electrical upgrades, finishes, accessibility)
Total Assessment Cost:\$	20,566,311

Replacement Reserve Expenditures: Estimated

Estimated Replacement cost per square foot is \$416.06 x 112,398 sf = \$46,764,312. Facility Index Number: FCI = 20,566,311/46,764,312= **44% Significant Renovation**

Architecture/General Trades

Observed Conditions:

The building is a masonry and steel construction and is satisfactory condition. **Exterior** - Deficiencies were found on the exterior façade encompassing damage to masonry, damaged doors, and thermal breaks/unsealed gaps. The roof condition is the assumed cause of most of the interior water damage.

Interior – There are areas of apparent moisture control issues within the building, both at the perimeter and the interior of the building. Multiple water leaks from the roof were the assumed damage to the ceilings. Areas of flooring, ceiling, and wall materials are significantly worn and damaged from age, and heavy use. Millwork is worn and damaged. Doors and frames are damaged and worn from years of use. Doorknobs should be replaced with accessible hardware. Interior partitions have been damaged from daily use, settlement. Accessibility should be addressed and improved to allow proper circulation clearances into all classrooms/spaces and additional accessible stalls should be added to restrooms. Worn and damaged furniture, wall mounted accessories, lockers, and other miscellaneous items were found throughout the entire building.

Assessment:

Based on the observed conditions, the overall building is in fair condition and showing signs of deterioration. Care should be taken to limit water or moisture intrusion to the building to prevent further damage to the interior finishes and structure. Finishes are generally worn throughout and need cleaning, repair, or replacement. Damage to interior partitions was apparent but expected due to the age of the building. Future alterations should include updates to accommodate accessibility requirements (restrooms, door clearances, circulation).

- Replace roof
- Repair and tuckpoint all masonry
- Repair all areas of water infiltration ceiling/roof, walls
- Deep clean all surfaces
- Replace/repair all doors and frames
- Replace and add proper signage (evacuation plans, room names & numbers, etc.)
- Repair or replace all finishes- floors, ceilings, etc.
- Replace loose furnishings
- Update restrooms and door entry sequences to meet current accessibility requirements
- Replace kitchen equipment
- Replace non-accessible door hardware

Architecture/General Trades (cont.)





Civil

Observed Conditions:

There are approximately 8,013 square feet of concrete walks and frost slabs at the perimeter of building and into the parking lot. Most concrete walks are in good condition but there are areas that need maintenance, such as crack repair, joint repair, minor spot repairs and replacement.

Concrete curbs lined the parking lots and were in good condition, however some areas are damaged or spalling from age.

Assessment:

The concrete sidewalks will need repairs ranging from simple crack sealing to full depth replacement. There is approximately 600 square feet of full depth concrete walk and frost slabs replacement that is recommended.

Currently there are approximately 60 linear feet of existing curbing that need to be replaced. These sections of the curb have missing sections, large cracks, have sunken or are completely missing.

- Repair damaged or spalling concrete curbs
- Replace cracked or settled concrete entrances and walks and frost slabs
- Seal minor concrete cracks to prevent further damage







Structural

Observed Conditions:

The building structure consists of a brick masonry façade, below grade concrete walls and foundations, steel framing, and above grade masonry walls and is in generally satisfactory condition.

Exterior - The façade was composed of brick masonry. A few cracked bricks and missing or deteriorated masonry joints were observed on the brick masonry façade. Windows and other openings have steel lintels. All observed lintels were in good condition and showed no major signs of corrosion.

Interior – Cracks were observed on the slab-on-grade and above grade concrete floors. Multiple vertical, horizontal, and step-cracks were found on the CMU walls of the building.

Assessment:

Based on the observed conditions, the overall structural condition of the High School is in fair condition. All items mentioned fall under the short term to long term time frame of requiring repairs. If not taken care of in this time frame, further deterioration could occur. There were some signs of foundation distress visible from the building's interior or exterior but is considered in good condition. From what was visible, the building's superstructure is considered in good condition. Overall, the building's floors are considered in good-to-fair condition.

- Grout and Seal concrete floor slab cracks.
- Tuckpoint deteriorated mortar joints.
- Remove and replace cracked or spalled bricks (interior and exterior).
- Epoxy inject vertical and overhead concrete cracks.
- Clean and coat structural steel showing signs of corrosion with corrosion inhibiting paint.
- Partial depth concrete floor repairs

Structural (cont.)



Electrical

Observed Conditions:

The general condition of the distribution panels and branch circuit panels are in good condition. Electrical rooms and closets are secured, orderly, dry and have adequate ventilation. Electrical equipment is operational however most are of the age of the building and require attention.



Typical Condition of equipment.



Electrical (cont.)

Emergency Power Distribution System

The building has a 12-hour emergency power system.

Assessment:

The Normal power equipment in the building is operational and performing as intended but obsolete. Some devices throughout the original building are nonoperational.

- Perform immediate manufacturer recommended maintenance on all distribution and branch circuit panelboards. This should include removal of covers, visual inspections, and at a minimum the cleaning of any debris that has built up over the years within the gear. Based on testing results, replacement of outdated equipment can be decided on. A feasibility study can be completed to assist with the decision.
- Declutter electrical rooms and floor boxes and perform housekeeping to prevent equipment deterioration and/or facility damage due to fire.
- Perform infrared inspection of all electrical equipment. Check and tighten mechanical lugs on an annual basis; these can loosen and create hot spots due to thermal expansion and contraction resulting from changes in electrical load over a 24-hour period.
- It is recommended that testing of the building grounding electrode system be performed.
- Implement over-current device maintenance program for ALL feeder over-current devices. Both NFPA 70B (Recommended Practice for Electrical Equipment Maintenance) and NFPA 70E (Electrical Safety in the Workplace) recommend an effective Electrical Preventive Maintenance (EPM) program, which includes regularly exercising molded-case circuit breakers. In addition, per NFPA 70B over-current devices that haven't been exercised in more than six (6) months should be removed from service and tested. Testing involves manually exercised several times to clean contacts, as well as activation of the overcurrent and short-circuiting tripping capabilities, thus verifying the absence of any unintentional time delays.
- A full power system analysis is recommended to replace the outdated labels and to provide new ones for 208V equipment rated 100A and above after equipment replacement is complete.
- Furnish a laminated copy of the one-line diagram in the main electrical room after equipment replacement and power system analysis is complete.
- Through the findings of the feasibility study, install additional outlets in all classrooms within the original building to better suit the needs of modern instructional facilities.
- Properly install outlets and covers
- Equipment 35+ years is recommended to be fully replaced

Lighting

Observed Conditions:

Light fixtures are a mix of florescent and LED. There are lamps/ballasts failure.

Assessment:

The lighting is in fair condition. The rate of failure will continue to accelerate if failing ballasts aren't addressed. The lighting controls are outdated. There is an issue with sagging lenses in classrooms and other spaces.

Recommendations:

- As funds allow, retrofit luminaires with LED lamps. Assess luminaire lenses in all rooms and replace acrylic lenses that are sagging or damaged with new prismatic lenses that have a minimum thickness of .125. This will eliminate the risk of a sagging lens falling out of the luminaire housing.
- Replace surface-mounted fluorescent luminaires with LED luminaires before 30% of the ballasts fail. Design new lighting to comply with lighting levels recommended by national standards for educational institutions.
- Within three years, install new occupancy/vacancy dual tech sensors, daylight harvesting, and dimming controls as required by the current IECC and ASHRAE 90.1 energy codes enforced by the State of Ohio.



Typical Condition of Light Fixtures

Mechanical

Observed Conditions:

Cooling – Cooling is provided within the building via rooftop units. Supplementary ceiling cassettes were present at vestibules.

Heating – The building is heated at the perimeter of the entry addition via finned tube. Heating throughout the rest of the building is supplied via rooftop units. Ceiling cassettes and supplemental gas or electric heaters were also present in various rooms that surround the exterior, such as the shops. Unit ventilators are utilized in some areas.

Ventilation and Humidity Control – The building has rooftop units that provide cooling and ventilation. Ventilation is provided via outside air intakes at the roof.

Assessment:

Most mechanical equipment appeared to be in good condition and regularly maintained for its age. Distribution systems for supply and ventilation were producing dust and debris to the surrounding ceiling areas.

- Perform immediate manufacturer recommended maintenance on all units.
- Clean all existing ductwork and diffusers
- Equipment 35+ years is recommended to be fully replaced
- Replace unit ventilators





Plumbing

Observed Conditions:

Domestic Hot Water – There are two (2) 100-gallon gas water heaters rated for 199,000 input BTUH, located in the broiler room of the building, that serves the lavatories and the sinks throughout the building. They were observed to be in good condition and were installed in 2015 and 2010.

Plumbing Fixtures – Plumbing fixture for water closets, urinals, and lavatories are manual type operation. Fixtures are dated but were still observed to be operational. Valves are beginning to show signs of corrosion.

Assessment:

All plumbing equipment and fixtures appeared to be in fair to good condition and regularly maintained, depending on the location. Fixtures are a mix of old and new throughout.

Recommendations:

- Routinely test operation of all fixtures. Replace any fixtures that are not operating as intended.
- Consider replacement of dated or worn fixtures throughout.



Typical Condition of Plumbing Fixtures

Technology and Security

Observed Conditions:

The building technology has been constructed or retrofit as funds have become available in a manner typical for the age of the building(s).

Building Cabling Infrastructure

The building is served by Telecommunications Rooms (TR). The room is a dedicated space with ample lighting, and seemingly insufficient cooling. Existing light levels provided easy observation of the space and its contents.

Network Equipment

Wireless network connectivity is provisioned by a minimum of one Access Point (AP) per classroom with other areas being augmented by additional AP's as needed.

Audio/Visual Equipment

Classrooms are typically provisioned with either one ceiling-mounted projector or retrofit with wall-mounted smart screens, depending on the classroom's geometry and size. Ceiling-mounted projectors utilize motorized projection screens. Many of the classrooms carry an audio system either to augment the video system to facilitate multimedia presentation or to transmit school bells and alarms.

Security

Access Control

Card readers appear to be standard proximity readers with data transfer. Access control was limited to only a few portals at the exterior of the building.

Video Surveillance

Video surveillance currently appears to be primarily either older standard definition analog cameras or retrofit digital cameras. The cameras appear to provide basic coverage on the building perimeter and in hallways and common areas.

Crisis Alert System

The building utilizes a Centegix crisis alert system throughout, including wearable transmitters, to alert to emergency drills, shelter in place, tornado, evacuation, and lockdown procedures. Centegix system was installed throughout campus approximately a year ago at the time of this assessment.

Assessment:

Building Cabling Infrastructure.

The bandwidth limitations of the Category 5e cabling can develop into a future data connectivity point of failure. Ensure proper cooling of spaces with network equipment. Use of the space at high temperature could further shorten the lifespan of the electronic equipment in the room.

Network Equipment

The network equipment having been recently retrofit is in good shape and of sufficient capabilities until the next refresh cycle. Wireless, while currently experiencing good coverage, could begin to show capacity issues as the quantity of devices in use by students and faculty grow, more bandwidth becomes required based on how the wireless is used, and apps and services such as research sites and AI continue to proliferate daily life.

Audio/Visual Equipment

Care has been taken to continually upgrade equipment as technologies advance, however many systems are either obsolete or approaching their useful life, particularly the audio systems in the original building.

Technology and Security (cont.)

Security

Access Control

While the equipment appears to be in good shape, one might expect more use of access control to be leveraged allowing better visibility of people, their locations, and the movement of resources in, out and around the building.

Video Surveillance

Video surveillance cameras and their use of network connectivity have either exceeded both the resolutions of standard definition analog cameras and the features that they contain or have been retrofitted with various systems. Video resolution for a typical analog camera has likely become sub-par when used for evidence collection and analysis. While these cameras likely still work mechanically, their usefulness for their intended purposes may be strained.

Recommendations:

Building Cabling Infrastructure.

Create an upgrade plan for Category 5e and older cabling to remediate potential cable plant bandwidth issues. The temperature and humidity level to the intake of the IT equipment should meet the manufacturer recommended temperature of the specific equipment.

Network Equipment

Develop and initiate a plan for the upgrade of the wireless network infrastructure to higher capacities over the next 5-7 years.

Audio/Visual Equipment

Create a regular cadence of upgrades to the equipment to replace equipment proactively in lieu of an end-of-life reactionary protocol.

Security

Access Control

Create a long-term plan to convert all access control to one common campus wide enterprise system. This conversion should include the upgrade of credential sensors, i.e. card readers to current, more secure technology such as OSDP compliant readers to assure ongoing effectiveness of the access control protocols established on campus. Review the keyed entries of the building perimeter. Consider upgrading as practical to using the access control to control and monitor these portals. Where building perimeter doors are to remain off the access control system, provide door position switches monitored by the system to better inform building access.

Video Surveillance

Develop a near term plan to convert all analog cameras to network connected cameras with higher resolution and better features/analytics. As a function of this plan, carefully review current video storage capacity and upgrade both the quantity of storage and the architecture of the storage as required fit that capacity.

Technology and Security (cont.)

















Fire Suppression

Observed Conditions:

A building suppression system was not observed within the building. Type-I exhaust hood suppression system was present within the kitchen.

Assessment:

Fire extinguishers throughout the building seemed to be current, but some cabinets were missing their door covers.

- As the facility performs annual inspections it is imperative to address inspection deficiencies as soon as possible.
- Install sprinkler system throughout building to meet current life safety requirements.



Typical Fire Suppression Devices

Fire Alarm

Observed Conditions:

Smoke detection and audio/visual fire alarm devices are present throughout the building. The building notification system is initiated by manual pull stations, and various smoke and heat detectors.

Assessment:

The general condition of the fire alarm system was observed to be good condition from a physical standpoint. Some devices within high traffic areas had damaged covers.

Recommendations:

• Routinely test fire alarm system. Replace any defective or damaged devices.



Typical Fire Alarm

Environmental (Asbestos/Regulated Materials)

Observed Conditions:

Asbestos piping was present and labeled throughout the building.

Assessment:

Asbestos – The following materials are assumed to have contained levels of asbestos:

• Pipe fittings

- Demolition/Renovation of asbestos-containing materials (ACM) should follow applicable EPA, OSHA, and DOT regulation.
- Before disposal or handling of regulated materials, they must be characterized by either generator knowledge or by laboratory testing for the presence/absence of known regulated substances prior to waste hauling and disposal or recycling.





Estimated Required Expenditures Summary

Senior High School

Category	Discipline	Inter./Exter.	Item	Qty	Unit	Unit Cost	Total Cost
A-Immediate	(0-3 years)						
	Architecture	Exterior	Replace cap flashing and coping	2000	lf	\$23.84	\$47,680
	Architecture	Exterior	Repair corrosion on frames	96	lf	\$60.00	\$5,760
	Architecture	Exterior	Replace corroded door and frame	4	ea	\$3,239.12	\$12,956
	Architecture	Exterior	Repair corrosion on bollards	6	ea	\$250.00	\$1,500
	Architecture	Exterior	Replace weatherstripping and gasketing at exterior doors	24	If	\$10.00	\$240
	Architecture	Exterior	Repaid all exterior bollow metal doors and frames			\$500.00	\$4,000
	Architecture	Exterior	Repaint an exterior honow metal doors and names	0	ea	\$500.00	\$4,000
	Civil	Exterior	Replace deteriorated inost stabs and damaged concrete	600	SI	\$10.37	\$0,222
	Civil	Exterior	Replace damaged concrete curb	60	It	\$41.47	\$2,488
	Structural	Exterior	Replace Concrete Loading dock	920	st	\$41.47	\$38,152
	Structural	Exterior	Install railing at loading dock	20	lf	\$55.71	\$1,114
	Structural	Exterior	Reseal expansion joints	300	lf	\$9.72	\$2,916
	Structural	Exterior	Replace damaged bricks and mortar joints	200	sf	\$45.35	\$9,070
	Structural	Exterior	Repair corrosion on columns and beams	800	lf	\$40.00	\$32,000
	Structural	Exterior	Repair vertical and step cracks in brick	220	sf	\$9.72	\$2,138
	Structural	Exterior	Repair spalling concrete	500	sf	\$10.37	\$5,185
	Plumbing	Exterior	Renair/renlace leaking hose hibs	4	ea	\$1 036 52	\$4 146
	Architecture	Interior	Replace acoustic ceiling	77 800	ct	\$7.26	\$564 979
	Architecture	Interior		77,800	-	\$7.20	\$304,828
	Architecture	Interior	Repair spalling concrete	24	ST	\$10.37	\$249
	Architecture	Interior	Replace stained and worn broadloom carpet	2360	st	\$9.07	\$21,405
	Architecture	Interior	Replace damaged carpet tiles	500	sf	\$9.07	\$4,535
	Architecture	Interior	Repair vertical and step cracking in CMU	250	lf	\$9.72	\$2,430
	Architecture	Interior	Replace yellowed and damaged light lenses	48	ea	\$50.00	\$2,400
	Architecture	Interior	Repair damaged millwork	100	lf	\$50.00	\$5,000
	Architecture	Interior	Repair damaged gypsum board partition	150	sq	\$25.00	\$3,750
	Architecture	Interior	Readhere or replace damaged or peeling rubber base	220	If	\$5.00	\$1,100
	Architecture	Interior	Replace non-compliant door hardware with accessible hardware	52	ea	\$453.48	\$23,581
	Architecture	Interior	Investigate water intrustion through conduit in slab (212A)		62	\$1,000,00	\$1,000
	Architecture	Interior	Poplace damaged or gracked VCT tiles	140	ea cf	\$1,000.00	\$1,000
	Architecture	interior	Replace damaged of cracked vol tiles	140	SI	\$9.07	\$1,270
	Architecture	Interior	Refinish damaged HM Door frames	25	ea	\$50.00	\$1,250
	Architecture	Interior	Replace heavily corroded pipe (mech mezzanine)	25	lt	\$500.00	\$12,500
	Architecture	Interior	Repair or replace damaged air registers	5	ea	\$150.00	\$750
	Architecture	Interior	Install floor receptacle boxes below finish floor to mitigate trip hazard (603, 603a)	6	ea	\$1,036.52	\$6,219
	Architecture	Interior	Install fire extinguisher cabinet	3	ea	\$757.96	\$2,274
			Subtotal				\$830,110
			+23.29% Contingency and non-construction costs				\$1,023,442
B-Short Term	(3-5 years)						
	Architecture	Exterior	Replace membrane roof	112,398	sf	\$20.02	\$2,250,208
	Architecture	Interior	Replace signage	112,398	sf	\$0.26	\$29,223
	Architecture	Interior	Replace damaged wood door	36	ea	\$1,684.34	\$60,636
	Architecture	Interior	Replace shop furnishings	4536	sf	\$2.56	\$11,612
	ACM/HCM	Interior	Abate and replace all asbestos pipe insulation	750	lf	\$50.00	\$37,500
	Structural	Interior	Concrete floor slab crack rout and seal	150	lf	\$100.00	\$15,000
	Electrical	Interior	Retrofit existing flourscent lighting to LED	112,398	sf	\$8.42	\$946.616
				,		+	<i>+•··</i> ,
			Subtotal				\$3,350,796
			+23.29% Contingency and non-construction costs				\$4,131,196
							+ .,===,===
C-Long Term	(5+ years)						
C-Long Termi	Architocturo	Interior	Poplace all remaining deers and frames	157		¢1 604 34	6264 441
	Architecture	Interior		137	ea	\$1,064.54	\$204,441
	Architecture	Interior	Update restrooms to provide accessibility	12	ea	\$19,693.88	\$236,327
	Architecture	Interior	Replace all loose furnishings - suitability rating of 4-5	112,398	st	\$8.73	\$981,235
	Architecture	Interior	Replace warming kitchen equipment	1,430	sf	\$145.76	\$208,437
	Architecture	Interior	Reconfigure door configurations to provide accessibility	28	ea	\$6,478.25	\$181,391
	Architecture	Interior	Replace gymnasium bleachers	739	seats	\$142.53	\$105,282
	Architecture	Interior	Provide lift to mezzanine/balcony above gymnasium	1	ea	\$19,434.75	\$19,435
	Architecture	Interior	Replace basketball backboard	6	ea	\$8.424.72	\$50,548
	Architecture	Interior	Replace sympasium flooring	9600	sf	\$60.00	\$576,000
	Architecture	Interior	Complete replacement of finishes in original building	76 200	cf	\$25.22	\$2,602,146
	Flootrical	Interior	Complete replacement of ministres in original building	76,200	51	\$33.35 ¢37.30	\$2,092,140
	Diversit	Interior	Devloes tollete throughout	70,200	51	\$37.2b	\$2,039,212
	Plumbing	interior	Replace collets throughout	35	ea	\$1,943.48	\$68,022
	Plumbing	Interior	Domestic supply piping replacement	112,398	sf	\$4.53	\$509,163
	Plumbing	Interior	Sanitary waste piping replacement	112,398	sf	\$5.10	\$573,230
	Technology	Interior	Upgrade of technology infrastructure typical of modern education facility	112,398	sf	\$16.43	\$1,846,699
	Fire Protectio	n Interior	Add spinkler system throughout building	112,398	sf	\$12.00	\$1,348,776
			Subtotal				\$12,500,343
			+23.29% Contingency and non-construction costs				\$15,411,673
Total Latin at	ad Denvired Fo						620 FCC 211

Administration Building

General Description



Size:	First Floor	3,558 sf	
	Loft	360 sf	
	Total	3,918 sf	
Age:	1990		
Sprinklered:	No (Partial)		
Occupancy:	B – Business		
Construction: Wood			

General Condition

The building is in predominately good condition. The building was renovated recently and most of the issues found were from the overlooked and unfinished construction details at the time of renovation. The envelope is in appropriate condition for its age. Interior finishes are in mostly good condition; once the deferred maintenance items are addressed, general care and upkeep should be part of the maintenance plan. The building systems, including electrical, mechanical, plumbing, and lighting, are generally in good condition but require regular maintenance and updates, such as replacing older equipment and upgrading to LED lighting. The building and its users would benefit from reconfiguring the light switches and HVAC to be in the appropriate rooms. Fire alarm systems are functioning but require periodic inspections and addressing any deficiencies. Technology and security systems are up-to-date but will benefit from planned upgrades.

Estimated Required Expenditures

Physical Deficiencies and Estimated Costs

Immediate: \$	48,575 (repair finishes, technology upgrades)
Short Term: \$	166,657 (replace door knobs, roof)
Long Term: \$	<u> 305,643 (electrical upgrades, furniture)</u>
Total Assessment Cost: \$	520.875

Replacement Reserve Expenditures: Estimated

Estimated Replacement cost per square foot is \$305.18 x 3,918 sf = \$1,195,680. Facility Index Number: FCI = 520,875/1,195,680= **44% Significant Renovation***

* High FCI due to anticipated mechanical and electrical replacement costs

Architecture/General Trades

Observed Conditions:

The building is a wood construction with brick exterior facade and is in good condition. **Exterior** – Exterior is in good condition with minor deficiencies. Some windows don't open properly. The roof was observed to be in fair condition from ground level. **Interior** – Finishes are in generally good condition. Areas of flooring, ceiling, and wall materials are in appropriate condition for their age. Millwork is outdated, but in fair to good condition. The print room is unfinished and needs to be completed-walls, ceiling, floor. The main conference room needs to be completed- missing floor base. Floor bases are coming off the walls in some areas and completely missing in others. Ceiling diffusers and panels are dirty, general cleaning would benefit their lifespan. Doorknobs were found on most doors within the building and should be replaced with accessible hardware. Interior partitions in the areas that were renovated only go to the underside of the existing ceiling and the tops have an unfinished appearance. Patch old locations of window covering mounts and/or provide new window coverings. Outlets are loose and detaching from the walls in multiple places. Wiring was not done correctly, and most rooms have random cords and wires coming in and out of inconvenient places.

Assessment:

Based on the observed conditions, the overall building is in good condition and showing no major signs of deterioration. General care and upkeep should be taken to prevent further damage to the interior finishes and structure. Future repairs should include updates to accommodate accessibility requirements (restrooms, door clearances, circulation).

- Finish construction in Print Room
- Fix loose outlet receptacles
- Repair floor bases
- Replace ceilings
- Replace all door knobs
- Rebalance HVAC
- Properly wire the spaces as needed

Architecture/General Trades (cont.)





Structural

Observed Conditions:

The building structure consists of a brick masonry façade, below grade concrete walls and foundations, and wood framing and is in generally good condition. **Exterior** –The facade was composed of brick masonry. All observed steel lintels were in

Exterior –The façade was composed of brick masonry. All observed steel lintels were in fair to good condition and showed signs of corrosion.

Interior – Minor cracks were observed on the slab-on-grade concrete floors. No significant damage to interior walls or ceilings

Assessment:

Based on the observed conditions, the overall structural condition of the Administration Building is in good condition. All items mentioned fall under the short term to long term time frame of requiring repairs. If not taken care of in this time frame, further deterioration could occur. There were no signs of foundation distress visible from the building's interior or exterior and it is considered in good condition. From what was visible, the building's superstructure is considered in good condition. Overall, the building's floors are considered in good-to-fair condition. The overall façade of the building is in good condition.

- Grout and Seal concrete floor slab cracks.
- Prep and paint lintels



Electrical

Observed Conditions:

The general condition of the distribution panels and branch circuit panels varies between good to very good condition. Electrical rooms and closets are secured, orderly, dry and have adequate ventilation. Electrical equipment is operational while most are of the age of the building and require attention. Devices throughout the building are not properly secured in their junction boxes or are missing covers.





Typical Condition of equipment.





Electrical (cont.)

Emergency Power Distribution System

The building does not have any observed emergency generator or UPS system.

Assessment:

The Normal power equipment in the building is operational and performing as intended but obsolete. Many devices throughout the original building are operational, but due to age is recommended that anything 35+ years gets a full replacement. Receptacles are damaged, detaching from walls, and missing receptacle covers. Interior transformer does not have proper clearances.

- Perform immediate manufacturer recommended maintenance on all distribution and branch circuit panelboards. This should include removal of covers, visual inspections, and at a minimum the cleaning of any debris that has built up over the years within the gear. Based on testing results, replacement of outdated equipment can be decided on. A feasibility study can be completed to assist with the decision.
- Declutter electrical rooms and perform housekeeping to prevent equipment deterioration and/or facility damage due to fire.
- Perform infrared inspection of all electrical equipment. Check and tighten mechanical lugs on an annual basis; these can loosen and create hot spots due to thermal expansion and contraction resulting from changes in electrical load over a 24-hour period.
- It is recommended that testing of the building grounding electrode system be performed.
- Implement over-current device maintenance program for ALL feeder over-current devices. Both NFPA 70B (Recommended Practice for Electrical Equipment Maintenance) and NFPA 70E (Electrical Safety in the Workplace) recommend an effective Electrical Preventive Maintenance (EPM) program, which includes regularly exercising molded-case circuit breakers. In addition, per NFPA 70B over-current devices that haven't been exercised in more than six (6) months should be removed from service and tested. Testing involves manually exercised several times to clean contacts, as well as activation of the overcurrent and short-circuiting tripping capabilities, thus verifying the absence of any unintentional time delays.
- Furnish a laminated copy of the one-line diagram in the main electrical room after equipment replacement and power system analysis is complete.
- Properly install outlets and covers.

Lighting

Observed Conditions:

Light fixtures are a mix of florescent and LED. There are lamps/ballasts failure.

Assessment:

The lighting is in good condition. The rate of failure will continue to accelerate if failing ballasts aren't addressed. The lighting controls are outdated. Controls for some rooms are in adjacent rooms and should be addressed.

Recommendations:

- As funds allow, retrofit luminaires with LED lamps. Assess luminaire lenses in all rooms and replace acrylic lenses that are sagging or damaged with new prismatic lenses that have a minimum thickness of .125. This will eliminate the risk of a sagging lens falling out of the luminaire housing.
- Replace surface-mounted fluorescent luminaires with LED luminaires before 30% of the ballasts fail. Design new lighting to comply with lighting levels recommended by national standards for educational institutions.
- Within three years, install new occupancy/vacancy dual tech sensors, daylight harvesting, and dimming controls as required by the current IECC and ASHRAE 90.1 energy codes enforced by the State of Ohio.



Typical Condition of Light Fixtures

Mechanical

Observed Conditions:

Cooling – Cooling is provided within the original building via condensing unit adjacent to the building fed through the attic furnace.

Heating – The building is heated at via furnaces.

Ventilation and Humidity Control – The building has a furnace with condensing unit system that provide cooling and ventilation.

Assessment:

Most mechanical equipment appeared to be in good condition and regularly maintained for its age. Distribution systems for supply and ventilation were producing dust and debris to the surrounding ceiling areas.

- Perform immediate manufacturer recommended maintenance on all units.
- Clean all existing ductwork and diffusers.
- Equipment over 35+ years should consider replacement.







Plumbing

Observed Conditions:

Domestic Hot Water – There is one (1)40-gallon gas water heaters rated for 40,000 input BTUH, located in the mechanical room of the building, that serves the lavatories and the sinks throughout the building. They were observed to be in good condition and were installed in 2013.

Plumbing Fixtures – Plumbing fixture for water closets, and lavatories are a manual type operation. No urinals. Water closets are both floor mounted with tanks.

Assessment:

All plumbing equipment and fixtures appeared to be in fair to good condition and regularly maintained, depending on the location. Fixtures are a mix of old and new throughout. Janitor sink is damaging adjacent wall.

Recommendations:

- Routinely test operation of all fixtures. Replace any fixtures that are not operating as intended.
- Consider replacement of dated or worn fixtures throughout.



Typical Condition of Plumbing Fixtures

Technology and Security

Observed Conditions:

The building technology has been constructed or retrofit as funds have become available in a manner typical for the age of the building.

Building Cabling Infrastructure

The building is served by a single centrally located Telecommunications command center in the conference room. The room is a shared space with ample lighting, and seemingly insufficient cooling. Existing light levels provided easy observation of the space and its contents.

Network Equipment

Wireless network connectivity is provisioned via Access Points (AP) as needed.

Audio/Visual Equipment

The conference spaces were provisioned with a display screen with remote casting capabilities for presentation of materials.

Security

Access Control

Card readers appear to be standard proximity readers with data transfer. Access control was limited to only a few portals at the exterior of the building.

Video Surveillance

Video surveillance currently appears to be primarily either older standard definition analog cameras or retrofit digital cameras. The cameras appear to provide basic coverage on the building perimeter and in hallways and common areas.

Assessment:

Building Cabling Infrastructure.

The bandwidth limitations of the Category 5e cabling can develop into a future data connectivity point of failure. Ensure proper cooling of spaces with network equipment. Use of the space at high temperature could further shorten the lifespan of the electronic equipment in the room.

Network Equipment

The network equipment having been recently retrofit is in good shape and of sufficient capabilities until the next refresh cycle. Wireless, while currently experiencing good coverage, could begin to show capacity issues as more bandwidth becomes required based on how wireless is used, and apps and services such as research sites and Al continue to proliferate daily life.

Audio/Visual Equipment

Care has been taken to continually upgrade equipment as technologies advance and were current with typical office spaces and the given program.

Crisis Alert System

The building utilizes a Centegix crisis alert system throughout to alert to emergency drills, shelter in place, tornado, evacuation, and lockdown procedures. Centegix system was installed throughout campus approximately a year ago at the time of this assessment.

Security

Access Control

While the equipment appears to be in good shape, one might expect more use of access control to be leveraged allowing better visibility of people, their locations, and the movement of resources in, out and around the building.

Technology and Security (cont.)

Video Surveillance

Video surveillance cameras and their use of network connectivity have either exceeded both the resolutions of standard definition analog cameras and the features that they contain or have been retrofitted with various systems. Video resolution for a typical analog camera has likely become sub-par when used for evidence collection and analysis. While these cameras likely still work mechanically, their usefulness for their intended purposes may be strained.

Recommendations:

Building Cabling Infrastructure.

Create an upgrade plan for Category 5e and older cabling to remediate potential cable plant bandwidth issues. The temperature and humidity level to the intake of the IT equipment should meet the manufacturer recommended temperature of the specific equipment.

Network Equipment

Develop and initiate a plan for the upgrade of the wireless network infrastructure to higher capacities over the next 5-7 years.

Audio/Visual Equipment

Create a regular cadence of upgrades to the equipment to replace equipment proactively in lieu of an end-of-life reactionary protocol.

Security

Access Control

Create a long-term plan to convert all access control to one common campus wide enterprise system. This conversion should include the upgrade of credential sensors, i.e. card readers to current, more secure technology such as OSDP compliant readers to assure ongoing effectiveness of the access control protocols established on campus. Review the keyed entries of the building perimeter. Consider upgrading as practical to using the access control to control and monitor these portals. Where building perimeter doors are to remain off the access control system, provide door position switches monitored by the system to better inform building access.

Video Surveillance

Develop a near term plan to convert all analog cameras to network connected cameras with higher resolution and better features/analytics. As a function of this plan, carefully review current video storage capacity and upgrade both the quantity of storage and the architecture of the storage as required fit that capacity.
Technology and Security (cont.)



Fire Suppression

Observed Conditions:

A building suppression system was not observed within the entire building, but the conference room is protected with a sprinkler system.

Assessment:

Fire extinguishers throughout the building seemed to be current, some extinguishers were loose and unmounted.

Recommendations:

• As the facility performs annual inspections it is imperative to address inspection deficiencies as soon as possible.



Typical Fire Suppression Devices

Fire Alarm

Observed Conditions:

Smoke detection devices were observed throughout the building, however a fire alarm system was not present.

Assessment:

Not applicable

Recommendations:

Not applicable



Typical Smoke Alarm

Environmental (Asbestos/Regulated Materials)

Observed Conditions:

The building was constructed in 1990 after the ban on usage of Asbestos in construction. No observed materials were assumed to be asbestos containing materials.

Assessment:

Asbestos – No materials are suspected of containing asbestos.

Recommendations:

• No action is necessary.

Estimated Required Expenditures Summary

Administration Building

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+23.29% Contingency and non-construction costs \$305,643 Total Estimated Required Expenditures \$520.875				Subtotal				\$247,906
Total Estimated Required Expenditures				+23.29% Contingency and non-construction costs				\$305,643
	Total Estimate	ed Required Exp	enditures					\$520.875

Total Estimated Required Expenditures

Buckeye Local School District

Support Services Offices

General Description



Size:	<u>First Floor</u>	<u>2,268 sf</u>
	Total	2,268 sf
Age:	2003	
Sprinklered:	No	
Occupancy:	B – Business	
Construction	: Wood	

General Condition

The building is in predominantly good condition. Minor areas require finish refreshes and repairs. Building systems are in good condition for their age, with only minimal improvements or repairs suggested. Attention is needed for moisture control issues and resulting in heavily damaged fuels. Proactive steps, such as updating lighting to LED and addressing water intrusion, are recommended to maintain the building's overall condition and functionality.

Estimated Required Expenditures

Physical Deficiencies and Estimated Costs

Long Term: \$ 154.261 (mechanical upgrade	es. roof. liahtina)
Short Term: \$ 31,771 (windows, plumbing	fixtures)
Immediate: \$ 8,992 (repair finishes, mech	nanical service)

Total Assessment Cost:\$ 195,024

Replacement Reserve Expenditures: Estimated

Estimated Replacement cost per square foot is \$297.90 x 2,268 sf = \$675,662. Facility Index Number: FCI = 195,024/675,662= **29% Moderate Renovation**

Architecture/General Trades

Observed Conditions:

The building is wood construction and is in generally good condition. **Exterior** - Minor deficiencies were found on the exterior. Roof warranty has expired this year and was observed from the ground to be in fair condition.

Interior – There are areas of apparent moisture control issues within the building, both at the perimeter and the interior of the building. Water leaks from exterior walls documented at time of assessment. Areas of flooring, ceiling, and wall materials are worn and damaged from age, use, and water. Millwork, doors and frames are worn and damaged from daily use. Rooms were generally dirty and worn. Worn furniture, wall mounted accessories, and other miscellaneous items were found throughout.

Assessment:

Based on the observed conditions, the overall building has been maintained as expected for the age. Care should be taken to limit water or moisture intrusion to the building to prevent further damage to the interior finishes and structure. Damage to interior partitions was apparent.

Recommendations:

Ensure that all partitions are complete and sealed from both the interior and the exterior where penetrations occur such as at the PTAC units. Condensation from the PTAC units should be routed away from the building as to not further deteriorate the interior finishes.

The following recommendations should be addressed to provide a safe and comfortable environment for the users:

- Repair all areas of water infiltration- walls and ceilings.
- Deep clean all surfaces
- Repair all doors and frames
- Replace hazed windows
- Replace worn or damaged furniture
- Replace worn and damaged millwork
- Repair all finishes- floors, ceilings, walls, etc



Structural

Observed Conditions:

The building structure consists of a below grade concrete foundations and slab on grade, 2x6 wood framing walls and pre engineered roof trusses. **Exterior** - The façade is composed of corrugated metal siding on 2x4 girts. The metal base drip edge has experienced some corrosion.

Interior – Interior structural members were not visible for observation.

Assessment:

Based on the observed conditions, the overall structural condition of the Support Services Offices is in satisfactory condition. All items mentioned fall under the short term to long term time frame of requiring repairs. From what was visible, the building's superstructure is considered in good condition. Overall, the building's floors are considered in fair condition. The overall façade of the building is in good to fair condition.

Recommendations:

Investigate any possible water damage and remediate if structural damage has occurred.

Electrical

Observed Conditions:

A branch 120/208V 3-Phase circuit panel is located in the buildings utility closet and is in good condition. The utility room was secured and dry.



Condition of panel.

Emergency Power Distribution System

The building does not have any observed emergency generator or UPS system.

Assessment:

The Normal power equipment in the building is operational and performing as intended.

- Perform manufacturer recommended maintenance on the branch circuit panel. This should include removal of covers, visual inspections, and at a minimum the cleaning of any debris that has built up over the years within the gear. Based on testing results, replacement of outdated equipment can be decided on. A feasibility study can be completed to assist with the decision.
- Perform infrared inspection of all electrical equipment. Check and tighten mechanical lugs on an annual basis; these can loosen and create hot spots due to thermal expansion and contraction resulting from changes in electrical load over a 24-hour period.
- Implement over-current device maintenance program for ALL feeder over-current devices. Both NFPA 70B (Recommended Practice for Electrical Equipment Maintenance) and NFPA 70E (Electrical Safety in the Workplace) recommend an effective Electrical Preventive Maintenance (EPM) program, which includes regularly exercising molded-case circuit breakers. In addition, per NFPA 70B over-current devices that haven't been exercised in more than six (6) months should be removed from service and tested. Testing involves manually exercised several times to clean contacts, as well as activation of the overcurrent and short-circuiting tripping capabilities, thus verifying the absence of any unintentional time delays.
- Furnish a laminated copy of the one-line diagram in the main electrical room after equipment replacement and power system analysis is complete.

Lighting

Observed Conditions:

Light fixtures are a mix of incandescent, florescent, and LED. There is a fixture utilizing both an LED and Incandescent lamps.

Assessment:

The lighting in the offices are in fair condition. Some light fixtures are missing their lenses.

- As funds allow, retrofit luminaires with LED lamps.
- Replace incandescent or fluorescent bulbs with LEDs.
- Install missing lenses on light fixtures.
- Within three years, install new occupancy/vacancy dual tech sensors, daylight harvesting, and dimming controls as required by the current IECC and ASHRAE 90.1 energy codes enforced by the State of Ohio.



Typical Condition of Light Fixtures

Mechanical

Observed Conditions:

Cooling – Cooling is provided with PTAC units in occupied rooms.

Heating – Heating is provided with a Heat Pump and individual wall mounted unit heaters in the restrooms.

Ventilation and Humidity Control – The restrooms have individual mechanical ventilation. The other spaces do not have any mechanical ventilation.

Assessment:

Most mechanical equipment appeared to be in good condition and regularly maintained for its age, yet condensation management has been an issue.

- Investigate and mitigate condensation from the PTAC units to prevent further water damage to the interior.
- Perform immediate manufacturer recommended maintenance on all units.

Plumbing

Observed Conditions:

Domestic Hot Water – There is one (1) 20 gallon 120 volt electric water heater located in the utility room of the building, that serves the lavatories and the sinks throughout the building. It was observed to be in good condition and was installed in 2021.

Plumbing Fixtures – Plumbing fixture for water closets, and lavatories are manual type operation. Fixtures are worn but were observed to be operational. Valves and hardware show signs of severe corrosion.

Assessment:

All plumbing equipment and fixtures appeared to be in fair condition and regularly maintained, depending on the location. Fixtures are a mix of old and new throughout.

- Routinely test operation of all fixtures. Replace any fixtures that are not operating as intended.
- Replace dated or worn fixtures throughout.





Typical Condition of Plumbing Fixtures

Technology and Security

Observed Conditions:

The building technology has been constructed or retrofit as funds have become available in a manner typical for the age of the building(s).

Building Cabling Infrastructure

The building is served by a single centrally located Telecommunications Room (TR). The room is a shared utility space with ample lighting.

Network Equipment

Wireless network connectivity is provisioned by an Access Point (AP)

Audio/Visual Equipment

No Audio/Visual equipment was noted.

Security

Access Control

Card readers appear to be standard proximity readers with data transfer. Access control was limited to only one portal at the exterior of the building.

Video Surveillance

A Video surveillance system was not observed.

Crisis Alert System

A crisis alert system was not observed.

Assessment:

Building Cabling Infrastructure.

The bandwidth limitations of the Category 5e cabling can develop into a future data connectivity point of failure.

Network Equipment

The network equipment having been retrofit is in good shape and of sufficient capabilities until the next refresh cycle. Wireless, while currently experiencing good coverage, could begin to show capacity issues as more bandwidth becomes required based on how wireless is used, and apps and services such as research sites and Al continue to proliferate daily life.

Security

Access Control

While the equipment appears to be in good shape, one might expect more use of access control to be leveraged allowing better visibility of people, their locations, and the movement of resources in, out and around the building.

Video Surveillance

The lack of video surveillance greatly reduces the security of the facility.

Recommendations:

Building Cabling Infrastructure.

Create an upgrade plan for Category 5e and older cabling to remediate potential cable plant bandwidth issues. The temperature and humidity level to the intake of the IT equipment should meet the manufacturer recommended temperature of the specific equipment.

Network Equipment

Develop and initiate a plan for the upgrade of the wireless network infrastructure to higher capacities over the next 5-7 years.

Technology and Security (cont.)

Security

Access Control

Create a long-term plan to convert all access control to one common campus wide enterprise system. This conversion should include the upgrade of credential sensors, i.e. card readers to current, more secure technology such as OSDP compliant readers to assure ongoing effectiveness of the access control protocols established on campus. Review the keyed entries of the building perimeter. Consider upgrading as practical to using the access control to control and monitor these portals. Where building perimeter doors are to remain off the access control system, provide door position switches monitored by the system to better inform building access.

Video Surveillance

Develop a near term plan install high resolution cameras. As a function of this plan, carefully consider video storage capacity and the architecture of the storage required to fit that capacity.

Fire Suppression

Observed Conditions:

A building wide suppression system was not observed. A fire extinguisher was observed in the Utility closet.

Assessment:

No fire suppression system was observed.

Recommendations:

• As the facility performs annual inspections it is imperative to address inspection deficiencies as soon as possible.

Fire Alarm

Observed Conditions:

No smoke detection nor audio/visual fire alarm devices are present.

Assessment:

N/A

Recommendations:

• Install smoke detectors and audio/visual fire alarms as required by code and local jurisdictions.

Environmental (Asbestos/Regulated Materials)

Observed Conditions:

The building was renovated and fit out in 2003 after the ban on usage of Asbestos in construction. No materials were noticed to be asbestos containing materials.

Assessment:

Asbestos – No materials are suspect of containing asbestos.

Recommendations:

• No action is necessary.

Estimated Required Expenditures Summary

Support Services Building

Category	Discipline	Inter./Ex <u>ter.</u>	Item	Qty	Unit_	Unit Cos <u>t</u>	Total Co <u>st</u>
A-Immediate	(0-3 years)						
	Architecture	Exterior	Remove bird's nest on exterior ductwork	1	ea	\$50.00	\$50
	Architecture	Interior	Repair damaged gypsum	25	sq	\$11.33	\$283
	Architecture	Interior	Replace silicon seal around toilets	2	ea	\$50.00	\$100
	Architecture	Interior	Repair damaged or missing rubber base	12	lf	\$5.00	\$60
	Mechanical	Interior	Replace exhaust fan in restrooms	2	ea	\$400.00	\$800
	Mechanical	Interior	Service PTAC units	4	ea	\$1,000.00	\$4,000
	Mechanical	Interior	Service exterior heat pump	1	ea	\$2,000.00	\$2,000
			Subtotal				\$7,293
			+23.29% Contingency and non-construction costs				\$8,992
B-Short Term	(3-5 years)						
	Architecture	Exterior	Replace fence posts behind building and repair fencing	1	ls	\$1,500.00	\$1,500
	Architecture	Interior	Replace hazed windows	16	sf	\$131.57	\$2,105
	Architecture	Interior	Replace ceiling panels	2,268	sf	\$7.26	\$16,466
	Architecture	Interior	Replace VCT flooring in restrooms	100	sq	\$9.07	\$907
	Architecture	Interior	Install proper attic access hatch	1	ea	\$2,591.30	\$2,591
	Electrical	Interior	Replace restroom light fixtures	2	ea	\$500.00	\$1,000
	Plumbing	Interior	Replace toilets	2	ea	\$600.00	\$1,200
			Subtotal				\$25,769
			+23.29% Contingency and non-construction costs				\$31,771
C-Long Term	5+ years)						
	Architecture	Exterior	Replace asphalt shingle roof	2560	sf	\$24.92	\$63,795
	Architecture	Interior	Replace worn furniture	2268	sf	\$7.15	\$16,216
	Architecture	Interior	Replace millwork	9	lf	\$583.05	\$5,247
	Architecture	Interior	Replace carpet flooring	1,440	sf	\$9.07	\$13,061
	Architecture	Interior	Replace VCT flooring in common spaces	628	sq	\$9.07	\$5,696
	Electrical	Interior	Retrofit existing lighting to LED	2269	sf	\$8.42	\$19,105
	Plumbing	Interior	Replace water heater	1	ls	\$2,000.00	\$2,000
			Subtotal				\$125,121
			+23.29% Contingency and non-construction costs				\$154,261

Total Estimated Required Expenditures

\$195,024

Bus Maintenance Garage

General Description



<u>First Floor</u>	5,610 sf				
Total	5,610 sf				
1968					
No					
S-1 – Storage					
Construction: Masonry and steel					
	<u>First Floor</u> Total 1968 No S-1 – Storage Masonry and steel				

General Condition

The building is in poor condition. There are structural issues present that should be remedied to prevent further deterioration. Minor areas require finish refreshes. Building systems are in good condition for their age, with only minimal improvements or repairs suggested. Attention is needed for moisture control issues, heavily worn finishes. Proactive steps to repair and prevent structural deficiencies and addressing water intrusion, are recommended to maintain the building's overall condition and functionality.

Estimated Required Expenditures

Physical Deficiencies and Estimated Costs

Immediate:\$ 243,952 (exterior deficiencies, replace roof)Short Term:\$ 359,487 (replace finishes, electrical upgrades)Long Term:\$ 144,352 (plumbing upgrades, concrete replacement)

Total Assessment Cost: \$ 747,791

Replacement Reserve Expenditures: Estimated

Estimated Replacement cost per square foot is \$247.80 x 5,610 sf = \$1,390,223. Facility Index Number: FCI = 747,791/1,390,223= **54% Major Renovations**

Architecture/General Trades

Observed Conditions:

The building is a masonry and steel construction and is in poor condition. **Exterior** - Major deficiencies were found on the exterior. A portion of the roofing was retrofit due to leaks but the entre roof should be replaced as required. Windows are single glazed with metal frame and were in poor condition.

Interior – There are areas of apparent moisture control issues within the building, both at the perimeter and the interior of the building. Water leaks from the roof documented at time of assessment. Areas of flooring, ceiling, and wall materials are worn and damaged from age, use, and water infiltration. Doors and frames are heavily corroded. Interior partitions have been damaged from daily use. Rooms were generally dirty and worn. Worn furniture, wall mounted accessories, and other miscellaneous items were found throughout the building. The addition and associated wooden members show signs of water damage and heavy wear.

Assessment:

Based on the observed conditions, the overall building has been maintained as expected for the age and use of the building. Care should be taken to limit water or moisture intrusion to the building to prevent further damage to the interior and structure.

Recommendations:

The following recommendations should be addressed to provide a safe and operable condition:

- Ensure that all walls and roof joints are sealed from water intrusion.
- Repair all areas of water infiltration- walls and roof.
- Replace windows.
- Deep clean all surfaces.
- Replace all doors and frames.
- Repair all finishes- floors, ceilings, walls, etc.
- Replace all water damaged wood members such as door frames and sheathing.
- Move diesel fuel storage and pump to adhere to building code and local jurisdictions.
- Remove exterior paint coating and repaint with proper coating or paint.
- Inspect condition of underground diesel storage tanks.
- Replace diesel pumps.

Structural

Observed Conditions:

The building structure consists of a below grade concrete foundations, CMU walls, and steel roof joists and columns.

Exterior - The exterior load-bearing walls were composed of CMU with wood posts at the lean-to addition at the back of the building. The steel lintels at openings have experienced heavy corrosion.

Interior – CMU walls have vertical and step cracking. Structural roof members show signs of corrosion.

Assessment:

Based on the observed conditions, the overall structural condition of the Bus Maintenance garage is in fair to poor condition. All items mentioned fall under the short term to long term time frame of requiring repairs. From what was visible, the building's superstructure is considered in fair condition. Overall, the building's floors are considered in good-to-fair condition. The exterior structural walls of the building are in poor condition and extensive through-block and step cracking were observed. It suspected that more extensive cracking is present but not immediately visible under the existing exterior and interior paint coatings.

- Grout and seal all separations in CMU walls on the exterior and interior.
- Replace compromised wood structural members.
- Prep and paint all metal structural members
- Replace expansion joints
- Replace damaged full depth concrete slabs
- Rout fill and seal concrete floor cracks
- Clean and seal corroded lintels









Typical Condition of Structural Elements

Electrical

Observed Conditions:

Light fixtures are a mix of florescent, and LED; some lights were not operational, likely due to burnt out lamps. A branch 120/208V 3-Phase circuit panel is located in the utility closet and is in fair to poor condition. This panel experiences water intrusion during precipitation events and is reported to come up through the conduit in the concrete slab. A branch 120/208V Single Phase circuit panel is located outside the utility closet and was observed to be in good condition.



Typical Condition of panels

Emergency Power Distribution System

The building does not have any observed emergency generator or UPS system.

Assessment:

The Normal power equipment in the building are operational and performing as intended. Throughout the building, most but not all electrical equipment display arc flash labels.

Electrical (cont.)

- Perform immediate manufacturer recommended maintenance on all distribution and branch circuit panelboards. This should include removal of covers, visual inspections, and at a minimum the cleaning of any debris that has built up over the years within the gear. Based on testing results, replacement of outdated equipment can be decided on. A feasibility study can be completed to assist with the decision.
- Perform infrared inspection of all electrical equipment. Check and tighten mechanical lugs on an annual basis; these can loosen and create hot spots due to thermal expansion and contraction resulting from changes in electrical load over a 24-hour period.
- It is recommended that testing of the building grounding electrode system be performed.
- Implement over-current device maintenance program for ALL feeder over-current devices. Both NFPA 70B (Recommended Practice for Electrical Equipment Maintenance) and NFPA 70E (Electrical Safety in the Workplace) recommend an effective Electrical Preventive Maintenance (EPM) program, which includes regularly exercising molded-case circuit breakers. In addition, per NFPA 70B over-current devices that haven't been exercised in more than six (6) months should be removed from service and tested. Testing involves manually exercised several times to clean contacts, as well as activation of the overcurrent and short-circuiting tripping capabilities, thus verifying the absence of any unintentional time delays.
- Furnish a laminated copy of the one-line diagram in the main electrical room after equipment replacement and power system analysis is complete.
- Immediately repair water intrusion at branch panel and associated conduit

Lighting

Observed Conditions:

Light fixtures are a mix of incandescent, florescent, and LED. There are lamps/ballasts failure.

Assessment:

The lighting is in fair condition. Some light fixtures are missing their lenses.

Recommendations:

• As funds allow, retrofit remaining fluorescent luminaires with LED lamps and fixtures.



Typical Conditions of Light Fixtures

Mechanical

Observed Conditions:

Cooling – No cooling was observed.

Heating – Heating is provided with three (3) Rev-Verber-Ray infrared tube heating extending around the perimeter of the vehicle bays. A single electric Reznor Unit heater is placed near an overhead opening. A standalone electric radiant heater is located in the restroom.

Ventilation and Humidity Control – An exhaust system was installed during the construction of the building but was not observed. Operable louvers were observed in two locations on the ceiling. User was observed using an open overhead for passive ventilation.

Assessment:

Existing mechanical equipment appeared to be in poor condition and observed ventilation is subpar.

- Replace the damaged infrared tube heater reflector
- Install a Cooling system
- Install an exhaust system that brings the building to modern code. Repair garages shall be mechanically ventilated- with the ventilation system controlled at the entrance to the garage.
- Upgrade the restroom heater.



Typical Condition of Mechanical Fixtures

Plumbing

Observed Conditions:

Domestic Hot Water – There is one (1) suspended 40-gallon gas water heater located in the Wash Bay room that serves the lavatory and sink. The water heater was observed from the ground to be in good condition. Installed date was not able to be oserved.

Plumbing Fixtures – Plumbing fixture for water closets, and lavatories are manual type operation. Fixtures are worn but were still observed to be operational. Valves and hardware show signs of minor corrosion.

Assessment:

All plumbing equipment and fixtures appeared to be in fair condition and regularly maintained.

Recommendations:

- Routinely test operation of all fixtures. Replace any fixtures that are not operating as intended.
- Replace dated or worn fixtures throughout.









Typical Condition of Plumbing Fixtures

Technology and Security

Observed Conditions:

The building technology has been constructed or retrofit as required in a manner typical for the age and use of the building.

Building Cabling Infrastructure

The building is retrofit with data cabling to the office with a central Telecommunications Room (TR) not present.

Network Equipment

Wireless network connectivity is provisioned by one Wireless Access Point (AP) in the office.

Audio/Visual Equipment

Audio/Visual equipment was not observed.

Security

Access Control

Card readers were not observed.

Video Surveillance

Video surveillance cameras were observed exclusively on the exterior of the building.

Crisis Alert System

A Crisis Alert System was not observed.

Assessment:

Building Cabling Infrastructure.

The bandwidth limitations of the cabling can develop into a future data connectivity point of failure. Ensure proper cooling of spaces with network equipment. Use of the space at high temperature could further shorten the lifespan of the electronic equipment in the room.

Network Equipment

The network equipment having been recently retrofit is in good shape and of sufficient capabilities until the next refresh cycle. Wireless is currently experiencing good coverage.

Security

Access Control

While the equipment appears to be in good shape, one might expect more use of access control to be leveraged allowing better visibility of people, their locations, and the movement of resources in, out and around the building.

Video Surveillance

Video surveillance cameras and their use of network connectivity have either exceeded both the resolutions of standard definition analog cameras and the features that they contain or have been retrofitted with various systems. Video resolution for a typical analog camera has likely become sub-par when used for evidence collection and analysis. While these cameras likely still work mechanically, their usefulness for their intended purposes may be strained.

Recommendations:

Building Cabling Infrastructure.

Create an upgrade plan for Category 5e and older cabling to remediate potential cable plant bandwidth issues. The temperature and humidity level to the intake of the IT equipment should meet the manufacturer recommended temperature of the specific equipment.

Technology and Security (cont.)

Network Equipment

Develop and initiate a plan for the upgrade of the wireless network infrastructure to higher capacities over the next 5-7 years.

Security

Access Control

A proper credential reader system should be installed at entry points. A more secure technology such as OSDP compliant readers should be utilized to assure ongoing effectiveness of the access control protocols established on campus. Review the keyed entries of the building perimeter. Consider upgrading as practical to using the access control to control and monitor these portals.

Video Surveillance

Develop a near term plan to convert all analog cameras to network connected cameras with higher resolution and better features/analytics. As a function of this plan, carefully review current video storage capacity and upgrade both the quantity of storage and the architecture of the storage as required fit that capacity.



Typical Exterior Surveillance Camera

Fire Suppression

Observed Conditions:

A building wide suppression system was not observed. Fire extinguishers were observed adjacent to an electrical panel, in the addition storage room and on a welding dolly.

Assessment:

No fire suppression system was observed. A 330 gallon storage tote containing diesel fuel was observed within the building.

Recommendations:

- Automotive repair buildings with storage and dispensing of flammable liquid may require a fire suppression system.
- Confirm with Fire Marshall on diesel fuel storage requirements.

Fire Alarm

Observed Conditions:

A building wide Fire Alarm system was not observed.

Assessment:

No smoke detection nor audio/visual fire alarm devices are present.

Recommendations:

• Install a fire alarm system consisting of smoke detectors, pull stations and audio/visual fire alarms in accordance with building codes.

Environmental (Asbestos/Regulated Materials)

Observed Conditions:

The building was constructed of materials that did not typically include asbestos. No materials were observed to be suspected of containing asbestos materials, however environmental testing would be required to confirm.

Assessment:

Asbestos – No materials are suspect of containing asbestos.

Recommendations:

• Conduct environmental testing.

Estimated Required Expenditures Summary

Bus Maintenance Garage

Category	Discipline	Inter./Exter.	Item	Qty	Unit	Unit Cost	Total Cost
A-Immediate	e (0-3 years)						
	Architecture	Exterior	Replace all weatherstripping on exterior doors	180	lf	\$10.00	\$1,800
	Architecture	Exterior	Replace corroding and damaged corner guards	55	lf	\$50.00	\$2,750
	Architecture	Exterior	Repair cracked and misaligned conduit	5	lf	\$150.00	\$750
	Architecture	Exterior	Replace expansion joint material	42	ls	\$9.72	\$408
	Architecture	Exterior	Remove vegetation from gutter and downspout	100	lf	\$5.00	\$500
	Architecture	Exterior	Replace membrane roof	5,610	sf	\$20.02	\$112,312
	Architecture	Exterior	Repair and Replace damaged or missing soffit and fascia panel on addition	24	lf	\$31.09	\$746
	Architecture	Exterior	Inspect condition of underground diesel storage tanks	2	ea	\$500.00	\$1,000
	Architecture	Exterior	Replace diesel fuel pump	3	ea	\$2,000.00	\$6,000
	Civil	Exterior	Regrade soil around perimeter	2000	sq	\$3.23	\$6,460
	Structural	Exterior	Repair vertical and step cracks	960	lf	\$9.72	\$9,331
	Architecture	Interior	Replace hollow metal doors and frames	8	ea	\$1,684.34	\$13,475
	Architecture	Interior	Replace windows	128	ea	\$74.50	\$9.536
	Architecture	Interior	Replace and reseal wood doorframe in addition	1	ea	\$1.000.00	\$1.000
	Architecture	Interior	Replace rotten wood infill panel	100	sa	\$10.00	\$1.000
	Structural	Interior	Concrete floor slab crack rout and seal	100	lf	\$100.00	\$10.000
	Structural	Interior	Repair vertical and step cracks	35	lf	\$500.00	\$17,500
	Mechanical	Interior	Replace heat shield of overhead infared tube heater	1	ea	\$300.00	\$300
	Mechanical	Interior	Provide secondary containment for deisel storage - confer with fire marshall	- 1	ls	\$1,000,00	\$1,000
	Flectrical	Interior	Investigate water intrusion from electrical conduit in slab at electrical nanel	- 1	allo	\$2,000,00	\$2,000
	Licenieur	interior		-	uno	92,000.00	92,000
			Subtotal				\$197,869
			+23.29% Contingency and non-construction costs				\$243,952
B-Short Term	(3-5 vears)						
D DHOIT ICH	Architecture	Exterior	Blast and repaint exterior walls	4536	sf	\$7.46	\$33,839
	Architecture	Interior	Clean and coat all lintels	100	lf	\$50.00	\$5.000
	Architecture	Interior	Replace corroded heating element	1	ls	\$1.500.00	\$1.500
	Architecture	Interior	Prep and paint underside of deck	5160	sf	\$4.21	\$21,724
	Structural	Interior	Strip and coat all structural members	1240	lf	\$50.00	\$62,000
	Mechanical	Interior	Install vehicle emmission system	1	ls	\$18.146.36	\$18,146
	Electrical	Interior	Panel replacement	1	ls	\$6,426.00	\$6.426
	Electrical	Interior	Replace hydraulic bus lifts	4	ea	\$35.000.00	\$140.000
	Plumbing	Interior	Replace corroded drain pipes	50	lf	\$20.00	\$1,000
	Plumbing	Interior	Replace toilet	1	ea	\$1,943.48	\$1,943
			C. have				¢201 570
			Subtotal				\$291,578
			+23.29% Contingency and non-construction costs				\$359,487
C-Long Term	(5+ years)						
	Architecture	Interior	Paint interior walls	7140	sf	\$4.21	\$30,059
	Structural	Interior	Full depth concrete removal and replacement	600	sq	\$55.00	\$33,000
	Plumbing	Interior	Domestic supply piping replacement	5,610	sf	\$4.53	\$25,413
	Plumbing	Interior	Sanitary waste piping replacement	5,610	sf	\$5.10	\$28,611
			Subtotal	_			¢117.004
			+22 20% Contingency and non-construction sosts				\$111,084
			+25.29% Contingency and non-construction costs				\$144,352
							A
Total Estimat	ed Required Ex	penditures					\$747,791

Cold Storage I

General Description



<u>First Floor</u>	<u>2,376 sf</u>				
Total	2,376 sf				
1999					
No					
S1 – Storage					
Construction: Wood					
	First Floor Total 1999 No SI – Storage : Wood				

General Condition

The building is in predominantly good condition. Minor areas require finish refreshes, and lighting upgrades are recommended throughout. Building systems are in good condition for their age, with only minimal improvements or repairs suggested. Proactive steps, such as updating lighting to LED, structural repair and cleaning, are recommended to maintain the building's overall condition and functionality.

Estimated Required Expenditures

Physical Deficiencies and Estimated Costs

	-+· ¢	1/0750	(<u>ioorreplacement</u>
Long Term [.]	\$	80 497	(roof replacement)
Short Term:	\$	59,269	(asphalt, overhead door jambs)
Immediate:	\$	9,594	(repair framing, siding, grading)

Total Assessment Cost:\$ 149,359

Replacement Reserve Expenditures: Estimated

Estimated Replacement cost per square foot is \$191.84 x 2,376 sf = \$453,437. Facility Index Number: FCI = 149,359/453,437= **33% Significant Renovation***

*FCI due to anticipated roof replacement costs

Architecture/General Trades

Observed Conditions:

The building is wood construction and is in generally good condition. **Exterior** - Minor deficiencies were found on the exterior. Roof warranty has expired and the metal siding has been punctured in multiple locations. Earth has been built up above the drip edge of the siding on the perimeter west and south. **Interior** – Areas of flooring are dirty. Door frames are rotted and door hardware is corroded. Corrosion has begun of large shelving.

Assessment:

Based on the observed conditions, the overall building has been maintained as expected for the age. Use and storage of materials has left the floor dirty. Daylight is visible at the eaves of the roof on the perimeter.

Recommendations:

The following recommendations should be addressed:

- Repair or replace damaged doors, frames and hardware
- Regrade south earth away from building
- Repair and replace damaged and missing fascia and soffit panels at eaves
- Seal eaves at perimeter where daylight is visible
- Replace metal siding panels where punctured
- Replace asphalt shingle roof as it approaches useful life



Structural

Observed Conditions:

The building structure consists of a below grade concrete foundations and slab on grade, 6x6 wood columns with 2x4 girts and metal siding for the walls and preengineered roof trusses.

Exterior - The façade is composed of corrugated metal siding on 2x4 girts. The metal base drip edge has experienced some corrosion and has been covered by asphalt on the north side.

Interior – Most interior structural members appear in good condition. The cut out for the overhead door into Cold Storage II has left one of the 6x6 structural columns without proper support.

Assessment:

Based on the observed conditions, the overall structural condition of the building is in satisfactory condition. All items mentioned fall under the short term to long term time frame of requiring repairs. The building's superstructure is considered in good condition. Overall, the building's floors are considered in fair condition. The overall façade of the building is in good to fair condition.

Recommendations:

• Address unsupported 6x6 structural column above interior overhead door and properly create a header structure to distribute the load of the column







Electrical

Observed Conditions:

A branch 120/208V 3-phase circuit panel was observed on the East wall.



Condition of panel.

Emergency Power Distribution System

The building has observed emergency generator or UPS system.

Assessment:

The Normal power equipment in the building is operational and performing as intended.

- Perform manufacturer recommended maintenance on the branch circuit panel. This should include removal of covers, visual inspections, and at a minimum the cleaning of any debris that has built up over the years within the gear. Based on testing results, replacement of outdated equipment can be decided on. A feasibility study can be completed to assist with the decision.
- Perform infrared inspection of all electrical equipment. Check and tighten mechanical lugs on an annual basis; these can loosen and create hot spots due to thermal expansion and contraction resulting from changes in electrical load over a 24-hour period.
- It is recommended that testing of the building grounding electrode system be performed.
- Implement over-current device maintenance program for ALL feeder over-current devices. Both NFPA 70B (Recommended Practice for Electrical Equipment Maintenance) and NFPA 70E (Electrical Safety in the Workplace) recommend an effective Electrical Preventive Maintenance (EPM) program, which includes regularly exercising molded-case circuit breakers. In addition, per NFPA 70B over-current devices that haven't been exercised in more than six (6) months should be removed from service and tested. Testing involves manually exercised several times to clean contacts, as well as activation of the overcurrent and short-circuiting tripping capabilities, thus verifying the absence of any unintentional time delays.

Lighting

Observed Conditions:

Light fixtures are florescent and were functioning properly.

Assessment:

The lighting is in good condition. Some light fixtures are missing their lenses.

Recommendations:

• As funds allow, retrofit luminaires with LED lamps.





Typical Condition of Light Fixtures

Mechanical

Observed Conditions:

Cooling – A cooling system was not observed.

Heating – Heating is provided in one storage room with an electrical heat unit. Ventilation and Humidity Control – Neither a ventilation nor humidity control system was observed.

Assessment:

The electric heat blower appears in good condition and regularly maintained for its age. **Recommendations:**

• Ensure proper interval maintenance of individual heat blower.



Condition of Unit Heater

Fire Suppression

Observed Conditions:

A building wide suppression system was not observed. A fire extinguisher was observed adjacent to the main entrance man door.

Assessment:

No fire suppression system was observed.

Recommendations:

No action is necessary

Fire Alarm

Observed Conditions:

No smoke detection nor audio/visual fire alarm devices are present.

Assessment:

N/A

Recommendations:

No action is necessary

Environmental (Asbestos/Regulated Materials)

Observed Conditions:

The building was constructed in 1999 after the ban on usage of Asbestos in construction. No materials were assumed or noticed to be asbestos containing materials.

Assessment:

Asbestos – No materials are suspect of containing asbestos.

Recommendations:

• No action is necessary.

Estimated Required Expenditures Summary

Cold Storage I

Category	Discipline	Inter./Exter.	Item	Qty	Unit	Unit Cost	Total Cost
A-Immediate	(0-3 years)						
	Architecture	Exterior	Repair puncture through metal siding	65	sf	\$12.00	\$780
	Architecture	Exterior	Replace bottom sweep seal of overhead door	10	lf	\$10.00	\$100
	Architecture	Exterior	Replace weather stripping at man door	20	lf	\$10.00	\$200
	Architecture	Exterior	Replace missing flashing on fascia board	50	lf	\$15.00	\$750
	Architecture	Exterior	Remove birds nest	2	ea	\$50.00	\$100
	Civil	Exterior	Grade earth away from building	800	sf	\$3.23	\$2,584
	Architecture	Interior	Replace mandoor hardware	1	ea	\$453.48	\$453
	Architecture	Interior	Replace rotted mandoor framing	1	ea	\$300.00	\$300
	Architecture	Interior	Seal eaves at perimeter where daylight is visible	40	lf	\$9.72	\$389
	Architecture	Interior	Seal rodent holes	5	sf	\$25.00	\$125
	Structural	Interior	Rebuild interior overhead door header to maintenance garage to properly support 6x6 structural post	1	ls	\$2,000.00	\$2,000
			Subtotal				\$7,781
			+23 20% Contingency and non-construction costs				\$9 594
							<i>45,55</i> 4
B-Short Term	(3-5 years)						
	Architecture	Exterior	Replace rotted door jambs at overhead doors	16	lf	\$25.00	\$400
	Architecture	Exterior	Replace corroded base at bottom of metal panel siding	45	lf	\$75.00	\$3,375
	Civil	Exterior	Repave asphalt wearing course away from building	200	sf	\$221.49	\$44,298
			Subtotal				\$48.073
			+23 20% Contingency and non-construction costs				\$59 269
			23.23% contaigency and non construction costs				<i>\$33,</i> 203
C-Long Term	(5+ years)						
	Architecture	Exterior	Replace asphalt shingle roof	2620	sf	\$24.92	\$65,290
			Subtotal				\$65,290
			+23.29% Contingency and non-construction costs				\$80,497

Total Estimated Required Expenditures

\$149,359

Cold Storage II

General Description



Size:	<u>First Floor</u>	2,025 sf			
	Total	2,025 sf			
Age:	1999				
Sprinklered:	No				
Occupancy:	S2 – Storage				
Construction: Wood					

General Condition

The building is in predominantly good condition. Minor areas require finish refreshes, and lighting upgrades are recommended throughout. Building systems are in good to very good condition for their age, with only minimal improvements or repairs suggested. Finishes were worn but in generally good condition. Proactive steps, such as updating lighting to LED, resealing and siding repair are recommended to maintain the building's overall condition and functionality.

Estimated Required Expenditures

Physical Deficiencies and Estimated Costs

Immediate:	\$ 10,903	(siding repair)
Short Term:	\$ 55,651	(asphalt alterations, corrosion mitigation)
Lona Term:	\$ 95.646	(roof replacement, furniture)

Total Assessment Cost: \$ 162,199

Replacement Reserve Expenditures: Estimated

Estimated Replacement cost per square foot is \$216 x 2,025 sf = \$437,245. Facility Index Number: FCI = 162,199/437,245= **37% Significant Renovation ***

*FCI due to anticipated roof replacement costs
Architecture/General Trades

Observed Conditions:

The building is wood construction and is in generally good condition. Exterior - Minor deficiencies were found on the exterior. Roof warranty has expired and there is an unsealed penetration in the metal siding. Interior – Areas of flooring are dirty.

Assessment:

Based on the observed conditions, the overall building has been maintained as expected for the age. Use and storage of materials has left the floors and walls dirty.

Recommendations:

The following recommendations should be addressed to provide a safe and comfortable environment for the users:

- Replace sweep of overhead door
- Replace worn furniture
- Repair partitions
- Seal penetrations through metal siding
- Repair corrosion on conduit
- Replace corroded drip edge of metal siding
- Repave asphalt away from building
- Replace asphalt shingle roof as it approaches useful life





Structural

Observed Conditions:

The building structure consists of a below grade concrete foundations and slab on grade, 6x6 wood columns with 2x4 girts and metal siding for the walls and preengineered roof trusses.

Exterior - The façade is composed of corrugated metal siding on 2x4 girts. The metal base drip edge has experienced some corrosion and has been covered by asphalt on the north side.

Interior – A portion of the concrete slab has some wear and dirt accumulation from vehicular and daily use.

Assessment:

Based on the observed conditions, the overall structural conditions of the building is in satisfactory condition. All items mentioned fall under the short term to long term time frame of requiring repairs. The building's superstructure is considered in good condition. Overall, the building's floors are considered in good condition. The overall façade of the building is in good condition.

Recommendations:

Clean and reseal concrete floor where worn



Electrical

Observed Conditions:

A branch 120/208V 3-phase circuit panel was observed on the East wall.







Typical condition of panel.

Electrical (cont.)

Emergency Power Distribution System

The building does not have any observed emergency generator or UPS system.

Assessment:

The Normal power equipment in the building is operational and performing as intended. Conduit is run along the ground to the table saw and is a tripping hazard.

- Perform manufacturer recommended maintenance on the branch circuit panel. This should include removal of covers, visual inspections, and at a minimum the cleaning of any debris that has built up over the years within the gear. Based on testing results, replacement of outdated equipment can be decided on. A feasibility study can be completed to assist with the decision.
- Perform infrared inspection of all electrical equipment. Check and tighten mechanical lugs on an annual basis; these can loosen and create hot spots due to thermal expansion and contraction resulting from changes in electrical load over a 24-hour period.
- It is recommended that testing of the building grounding electrode system be performed.
- Implement over-current device maintenance program for ALL feeder over-current devices. Both NFPA 70B (Recommended Practice for Electrical Equipment Maintenance) and NFPA 70E (Electrical Safety in the Workplace) recommend an effective Electrical Preventive Maintenance (EPM) program, which includes regularly exercising molded-case circuit breakers. In addition, per NFPA 70B over-current devices that haven't been exercised in more than six (6) months should be removed from service and tested. Testing involves manually exercised several times to clean contacts, as well as activation of the overcurrent and short-circuiting tripping capabilities, thus verifying the absence of any unintentional time delays.
- Reroute table saw conduit overhead to mitigate tripping hazard.

Lighting

Observed Conditions:

Light fixtures are florescent. Some fixtures have burnt out lamps.

Assessment:

The lighting is in good condition.

Recommendations:

- Replace surface-mounted fluorescent luminaires with LED luminaires before 30% of the ballasts fail.
- Replace burnt out lamps



Typical Condition of Light Fixtures

Mechanical

Observed Conditions:

Cooling – Cooling is provided via an external condensing unit shared by the Support Services offices.

Heating – Heating is provided in a storage room with an electrical heat blower. It is assumed that the heat pump utilized by the Support Services offices provides heat to the finished room and workshop area. Heating was observed to be functioning as intended.

Ventilation and Humidity Control – A ventilation blower system was observed in the storage room.

Assessment:

The mechanical equipment appears in good condition and regularly maintained for its age.

Recommendations:

• Ensure proper interval maintenance of all mechanical equipment.



Typical Condition of Mechanical Systems

Fire Suppression

Observed Conditions:

A building wide suppression system was not observed. Fire extinguishers were observed throughout the building.

Assessment:

No fire suppression system was observed.

Recommendations:

No action is necessary

Fire Alarm

Observed Conditions:

No smoke detection nor audio/visual fire alarm devices are present.

Assessment:

N/A

Recommendations:

No action is necessary

Environmental (Asbestos/Regulated Materials)

Observed Conditions:

The building was constructed in 1999 after the ban on usage of Asbestos in construction. No materials were assumed or noticed to be asbestos containing materials.

Assessment:

Asbestos – No materials are suspect of containing asbestos.

Recommendations:

• No action is necessary.

Estimated Required Expenditures Summary

Cold Storage II

Category	Discipline	Inter./Exter.	Item	Qty	Unit	Unit Cost	Total Cost
A-Immediate	(0-3 years)						
	Architecture	Exterior	Replace bottom sweep seal of overhead door	12	lf	\$20.00	\$240
	Architecture	Exterior	Seal conduit penetration	1	ls	\$25.00	\$25
	Architecture	Exterior	Replace corroded base at bottom of metal panel siding	80	lf	\$75.00	\$6,000
	Civil	Exterior	Grade earth away from building	600	sf	\$3.23	\$1,938
	Architecture	Interior	Replace burned out lamps overhead	4	ea	\$20.00	\$80
	Architecture	Interior	Reroute conduit overhead to table saw	16	lf	\$35.00	\$560
			Subtotal				\$8,843
			+23.29% Contingency and non-construction costs				\$10,903
B-Short Term	(3-5 years)						
	Architecture	Exterior	Repair corrosion on conduit	1	ls	\$500.00	\$500
	Civil	Exterior	Repave asphalt wearing course away from building	200	sf	\$221.49	\$44,298
	Architecture	Interior	Repair gypsum board cracks	30	sf	\$11.33	\$340
			Subtotal				\$45,138
			+23.29% Contingency and non-construction costs				\$55,651
C-Long Term	(5+ years)						
-	Architecture	Exterior	Replace asphalt shingle roof	3058	sf	\$24.92	\$76,205
	Architecture	Interior	Replace worn office furniture	192	sf	\$7.15	\$1,373
			Subtotal				\$77,578
			+23.29% Contingency and non-construction costs				\$95,646

Total Estimated Required Expenditures

\$162,199

Field House Building

General Description

	Size:	<u>First Floor</u>	10,010 sf
		Total	10,010 sf
	Age:	2009	
	Sprinklered:	No	
	Occupancy:	B – Business	
and the second states of the s	Construction	: Masonry & wood	

General Condition

The building is in predominately satisfactory to good condition. The envelope is in appropriate condition for its age. Interior finishes are in mostly good condition; once the deferred maintenance items are addressed, general care and upkeep should be part of the maintenance plan. The building systems, including electrical, mechanical, plumbing, and lighting, are generally in good condition but require regular maintenance and updates, such as replacing older equipment and upgrading to LED lighting.

Estimated Required Expenditures

Physical Deficiencies and Estimated Costs

Immediate: \$	58,431 (repaint exterior, repair finishes)
Short Term: \$	40,004 (doors, concrete repairs)
Long Term: \$	<u>224,484 (skylights, roof replacement)</u>
Total Assessment Cost: \$	322,919

Replacement Reserve Expenditures: Estimated

Estimated Replacement cost per square foot is \$282 x 10,010 sf = \$2,826,637. Facility Index Number: FCI = 322,919/2,826,637= **11% Limited Renovation**

Architecture/General Trades

Observed Conditions:

The building is a masonry and wood construction and is in good condition. **Exterior** – Exterior is in good condition with minor deficiencies such as small vertical and step cracking in the CMU and fading or chipping paint. The roof was observed from ground level to be in good condition. It is assumed that the roof is approaching warranty and expected useful life.

Interior – Finishes are in generally good condition. Areas of flooring, ceiling, and wall materials are in appropriate condition for their age. Floor bases are coming off the walls in some areas. Interior partitions in the locker rooms are not sound insulated.

Assessment:

Based on the observed conditions, the overall building is in good condition and showing no major signs of deterioration. General care and upkeep should be taken to prevent further damage to the interior finishes and structure. Future repairs should include updates to doors, toilet partitions, and skylights.

- Repaint exterior CMU
- Repaint doors and frames.
- Clean dirty finishes of floor, walls and ceilings
- Repair floor bases
- Replace downspouts
- Replace roof as required
- Replace restrooms and locker room toilet partitions
- Add insulated shutters to concessions stand and ticket window

Field House

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Civil

Observed Conditions:

Concrete walks were observed to be in good condition

Assessment:

Slab under transformer was sunken below adjacent concrete slabs. A vegetated area at the southwest side of the building appears to be sloped toward the building.

Recommendations:

• Regrade southeast earth away from building





Structural

Observed Conditions:

The building structure consists of a concrete masonry façade, below grade concrete walls and foundations, with wood roof framing, and is in generally good condition. **Exterior** –The façade was composed of concrete masonry. All observed steel lintels were in fair to good condition and showed no signs of corrosion.

Interior – Minor cracks were observed on the slab-on-grade concrete floors. No significant damage to interior walls or ceilings

Assessment:

Based on the observed conditions, the overall structural condition is good. All items mentioned fall under the short term to long term time frame of requiring repairs. If not taken care of in this time frame, further deterioration could occur. There were no signs of foundation distress visible from the building's interior or exterior and it is considered in good condition. From what was visible, the building's superstructure is considered in good condition. Overall, the building's floors are considered in good condition. The overall façade of the building is in good condition but minor step and vertical cracks in the CMU were observed.

- Grout and Seal concrete floor slab cracks.
- Tuckpoint deteriorated mortar joints.



Electrical

Observed Conditions:

The general condition of the distribution panels and branch circuit panels varies between good to very good condition. Electrical rooms and closets are secured, orderly, dry and have adequate ventilation. Electrical equipment are operational while most are of the age of the building and require routine maintenance.



Typical Condition of equipment.

Emergency Power Distribution System

The building does have an emergency power system.

Assessment:

The Normal power equipment in the building is operational and performing as intended. Many devices throughout the original building are operational.

Electrical (cont.)

- Perform immediate manufacturer recommended maintenance on all distribution and branch circuit panelboards. This should include removal of covers, visual inspections, and at a minimum the cleaning of any debris that has built up over the years within the gear. Based on testing results, replacement of outdated equipment can be decided on. A feasibility study can be completed to assist with the decision.
- Perform infrared inspection of all electrical equipment. Check and tighten mechanical lugs on an annual basis; these can loosen and create hot spots due to thermal expansion and contraction resulting from changes in electrical load over a 24-hour period.
- It is recommended that testing of the building grounding electrode system be performed.
- Implement over-current device maintenance program for ALL feeder over-current devices. Both NFPA 70B (Recommended Practice for Electrical Equipment Maintenance) and NFPA 70E (Electrical Safety in the Workplace) recommend an effective Electrical Preventive Maintenance (EPM) program, which includes regularly exercising molded-case circuit breakers. In addition, per NFPA 70B over-current devices that haven't been exercised in more than six (6) months should be removed from service and tested. Testing involves manually exercised several times to clean contacts, as well as activation of the overcurrent and short-circuiting tripping capabilities, thus verifying the absence of any unintentional time delays.

Lighting

Observed Conditions:

Light fixtures are a mix of florescent and LED. A mixture of 2x4 recessed troffers, linear ceiling mounted, exterior wall packs, and emergency lighting was noted during assessment.

Assessment:

The lighting is in good condition. Instance of damaged or broken fixtures were present on the exterior building.

Recommendations:

- As funds allow, retrofit luminaires with LED lamps. Assess luminaire lenses in all rooms and replace acrylic lenses that are sagging or damaged with new prismatic lenses that have a minimum thickness of .125. This will eliminate the risk of a sagging lens falling out of the luminaire housing.
- Replace surface-mounted fluorescent luminaires with LED luminaires before 30% of the ballasts fail. Design new lighting to comply with lighting levels recommended by national standards for educational institutions.
- Within three years, install new occupancy/vacancy dual tech sensors, daylight harvesting, and dimming controls as required by the current IECC and ASHRAE 90.1 energy codes enforced by the State of Ohio.



Typical Condition of Light Fixtures

Mechanical

Observed Conditions:

Cooling – No cooling

Heating – Assumed under slab electric heat mat system. Mechanical rooms have a suspended electrical unit heater. Supplemental heating is provided by a multi-zone heat pump system.

Ventilation and Humidity Control – Exhaust fans and intake louvers are in all the public toilet rooms and locker rooms.

Assessment:

Most mechanical equipment appeared to be in good condition and regularly maintained for its age.

Recommendations:

Perform immediate manufacturer recommended maintenance on all units.



Plumbing

Observed Conditions:

Domestic Hot Water – There are two (2) 80-gallon gas water heaters located in the mechanical rooms of the building, that serves the lavatories and the sinks throughout the building. They were observed to be in good condition and were installed in 2009.

Plumbing Fixtures – Plumbing fixture for water closets, and lavatories are a mix of manual and automatic type operation.

Assessment:

All plumbing equipment and fixtures appeared to be in good condition and regularly maintained. Service and flushing of water heaters should take place routinely.

Recommendations:

• Routinely test operation of all fixtures. Replace any fixtures that are not operating as intended.



Typical Condition of Plumbing Fixtures

Technology and Security

Observed Conditions:

The building technology has been constructed or retrofit as funds have become available in a manner typical for the age of the building(s).

Building Cabling Infrastructure

The building is fit with data cabling to required spaces with a central Telecommunications Room (TR) not present.

Network Equipment

Wireless network connectivity is provisioned by Wireless Access Point (AP).

Audio/Visual Equipment

Audio/Visual equipment was not observed.

Security

Access Control

Card readers were not observed.

Video Surveillance

Video surveillance cameras were observed exclusively on the exterior of the building.

Crisis Alert System

The building utilizes a Centegix crisis alert system throughout, including wearable transmitters, to alert to emergency drills, shelter in place, tornado, evacuation, and lockdown procedures. Centegix system was installed throughout campus approximately a year ago at the time of this assessment.

Assessment:

Building Cabling Infrastructure.

The bandwidth limitations of cabling can develop into a future data connectivity point of failure. Ensure proper cooling of spaces with network equipment. Use of the space at high temperature could further shorten the lifespan of the electronic equipment in the room.

Network Equipment

The network equipment is in good shape and of sufficient capabilities until the next refresh cycle. Wireless, while currently experiencing good coverage, could begin to show capacity issues as the quantity of devices in use by students and faculty grow, more bandwidth becomes required based on how the wireless is used, and apps and services such as research sites and AI continue to proliferate daily life.

Security

Video Surveillance

Video surveillance cameras and their use of network connectivity have either exceeded both the resolutions of standard definition analog cameras and the features that they contain or have been retrofitted with various systems. Video resolution for a typical analog camera has likely become sub-par when used for evidence collection and analysis. While these cameras likely still work mechanically, their usefulness for their intended purposes may be strained.

Recommendations:

Building Cabling Infrastructure.

Create an upgrade plan for older cabling to remediate potential cable plant bandwidth issues. The temperature and humidity level to the intake of the IT equipment should meet the manufacturer recommended temperature of the specific equipment.

Network Equipment

Develop and initiate a plan for the upgrade of the wireless network infrastructure to higher capacities over the next 5-7 years.

Security

Video Surveillance

Develop a near term plan to convert all analog cameras to network connected cameras with higher resolution and better features/analytics. As a function of this plan, carefully review current video storage capacity and upgrade both the quantity of storage and the architecture of the storage as required fit that capacity.



Fire Suppression

Observed Conditions:

A building suppression system was not observed within the original building.

Assessment:

Fire extinguishers throughout the building seemed to be current.

Recommendations:

• As the facility performs annual inspections it is imperative to address inspection deficiencies as soon as possible. Items can impact sprinkler operation and negate the protection provided depending on the severity of the various deficiencies.



Typical Fire Suppression Devices

Fire Alarm

Observed Conditions:

No Smoke detection and audio/visual fire alarm devices were present throughout the building.

Assessment:

N/A

Recommendations:

None at this time

Environmental (Asbestos/Regulated Materials)

Observed Conditions:

The building was constructed in 2009 after the ban on usage of Asbestos in construction. No observed materials were assumed to be asbestos containing materials.

Assessment:

Asbestos – No materials are suspect of containing asbestos.

Recommendations:

• No action is necessary.

Estimated Required Expenditures Summary

Field House

Category	Discipline	Inter./Exter.	Item	Qty	Unit	Unit Cost	Total Cost
A-Immediat	e (0-3 years)						
	Architecture	Exterior	Repaint exterior	5,550	sq	\$4.21	\$23,366
	Architecture	Exterior	Seal conduit penetrations	4	ea	\$50.00	\$200
	Architecture	Exterior	Replace corroded or damaged signage	2	ea	\$100.00	\$200
	Architecture	Exterior	Replace all downspouts	100	lf	\$21.42	\$2,142
	Architecture	Exterior	Repaint turnstyle gate	1	ls	\$500.00	\$500
	Architecture	Exterior	Reseal West perimeter wall at concrete slab	60	lf	\$9.72	\$583
	Architecture	Exterior	Add Insulated shutters to concession stand	2	ea	\$1,200.00	\$2,400
	Architecture	Exterior	Remove bees nest	1	ea	\$100.00	\$100
	Architecture	Exterior	Install new weatherstripping on overhead door	20	lf	\$10.00	\$200
	Architecture	Exterior	Replace bowed fascia	10	lf	\$23.84	\$238
	Civil	Exterior	Regrade earth away from building	1200	sq	\$3.23	\$3,876
	Structural	Exterior	Repair vertical and step cracking in CMU	200	sf	\$9.72	\$1,944
	Structural	Exterior	Seal wood beam into masonry	1	ls	\$200.00	\$200
	Structural	Exterior	Level concrete pad on West end of building	25	sq	\$9.72	\$243
	Electrical	Exterior	Replace broken lights	5	ea	\$300.00	\$1,500
	Architecture	Interior	Repair or replace damaged or bowing FRP wall sheathing	200	sq	\$8.00	\$1,600
	Architecture	Interior	Replace VCT flooring in official locker room	110	sq	\$9.72	\$1,069
	Architecture	Interior	Repair restroom partition door hardware	1	ls	\$500.00	\$500
	Architecture	Interior	Repair damaged gypsum ceiling	400	sf	\$11.33	\$4,532
	Architecture	Interior	Investigate water intrusion	1	allow	\$1,000.00	\$1,000
	Architecture	Interior	Clean filth from locker room ceiling	100	sq	\$5.00	\$500
	Structural	Interior	Re level concrete to mitigate heaved door threshold to official locker room	1	allow	\$500.00	\$500
			Subtotal				\$47,393
			+23.29% Contingency and non-construction costs				\$58,431
B-Short Teri	m (3-5 years)						
	Architecture	Exterior	Replace chipped trench drain cover	1	ls	\$150.00	\$150
	Architecture	Exterior	Repair bowing/warping ceiling panels	1500	sf	\$5.00	\$7,500
	Architecture	Interior	Repaint HM door and frames	22	ea	\$550.00	\$12,100
	Architecture	Interior	Reattach separated wooden wall panels	100	sf	\$5.00	\$500
	Architecture	Interior	Install sound insulation between locker room walls	1205	sf	\$5.00	\$6,025
	Architecture	Interior	Install trim and cap around skylight insulation at seam with gyp ceiling	224	lf	\$3.00	\$672
	Architecture	Interior	Install FRP trim	25	lf	\$40.00	\$1,000
	Structural	Interior	Repair cracked concrete floor	45	lf	\$100.00	\$4,500
			Subtotal				\$32,447
			+23.29% Contingency and non-construction costs				\$40,004
C-Long Term	n (5+ years)						
	Architecture	Interior	Replace restroom partitions	25	ea	\$1,605.50	\$40,138
	Architecture	Interior	Replace asphalt shingle roof	1462	sf	\$10.62	\$15,526
	Architecture	Interior	Replace skylights	260	ea	\$161.96	\$42,110
	Electrical	Interior	Retrofit existing fluorescent lighting to LED	10,010	sf	\$8.42	\$84,304
			Subtotal	-			\$182.078
			+23.29% Contingency and non-construction costs				\$224,484
Total Ectima	tod Doguirod Ev	nondituroc					\$222.010

Alumni Field Stadium

General Description



Size:	Approx. 5 acres	
Age:	Est 1987	
Sprinklered:	No	
Occupancy:	N/A	
Construction: Galvanized Steel; varies		

General Condition

The Alumni Field Stadium is located Northwest of the Junior High School building. This field is in fair condition, with wear from weather and age. There are five (5) structures on this site: two (2) sets of riser stands with a press box on both their respective high points, two (2) concession stands, and one (1) ticket booth. A 4' chain link fence surrounds the field while an 8' fence surrounds the stadium.

Estimated Required Expenditures

Physical Deficiencies and Estimated Costs

Immediate:	\$	166,200 (roofing, concession stands)
Short Term:	\$	651,919 (fencing, benches)
Long Term:	\$	875,359 (locker rooms, concession stand rebuild)
Total Assessment	Coct ¢ 1	607 / 70

Total Assessment Cost: \$ 1,693,478

Assessment:

Field: The field is natural grass and is approximately regulation size for a high school. The perimeter fence is in good condition. This field has four (4) stadium height light poles. The perimeter gravel track is overgrown. Team bench areas are very worn.

Home Stands: Structural components are in good condition and the home stands can potentially be reused and relocated if required. The concrete slab where footers are located has experienced some minor cracking and spalling.

Away Stands: Structural components are in good condition. The concrete slab where footers are located has experienced some minor cracking and spalling. The stands are in good condition and can potentially be reused and relocated is required. One bench is damaged and should be replaced.

Home Press box: The press box is in functional yet fair condition. The roof membrane has peeled off the underlayment and allowed water infiltration. The interior finishes have experienced moisture resulting in peeling of the floor base, delamination of the wall boards, staining of ceiling tiles and damage of the VCT flooring. The door hinges are corroded. A branch circuit panel was observed, which services ground outlets and an audio-visual system.

Away Press box: The away press box was in good condition.

Ticket Booth: This concrete masonry ticket booth is in poor condition and should be demolished and rebuilt. Multiple hazardous cracks in the concrete walls and floors.

Concession Stand #1: This building houses the concession stand and the men/women restrooms. The concrete masonry is in poor condition with multiple cracks. The restrooms are too small to properly accommodate the needs of a stadium of that size and are not accessible. Repair major deficiencies now but build new as funds allow.

Concession Stand #2: This wood concession stand is in poor condition and should be demolished.

Fences & Gates: Fences and gates are in fair condition and should be replaced.

- Replace door hinges with weather resistant hinges
- Repair damaged concrete
- Replace damaged finishes in Home press box
- Replace roof of Home press box
- Replace downspouts on concession stand #1
- Grout and seal concrete floor slab cracks.
- Tuckpoint deteriorated mortar joints.
- Replace/repair fences/gates
- Add additional power for smaller digital signs
- Asphalt perimeter gravel track
- Proper locker rooms should be provided on site as the current usage of the Junior High School locker rooms is inappropriate for Varsity football team usage.

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Track and Field Stadium

General Description



Size:	Approx. 5 acres
Age:	2009
Sprinklered:	No
Occupancy:	N/A
Construction: Galvanized Steel	

General Condition

The Track and Field Stadium is located South of the Field House building. This field and track are in good condition, with some wear from weather and daily usage. There is one structure on this site that is the riser stands with a press box at the high point. A 4' chain link fence surrounds the track while an 8' fence surrounds the complex.

Estimated Required Expenditures

Physical Deficiencies and Estimated Costs

Total Accorcmont Coct.¢	71 706	
Long Term: \$	1,233 (soccer goal nets)	
Short Term: \$	12,243 (scoreboard posts, press box finishe	es)
Immediate: \$	18,231 (press box windows)	

Total Assessment Cost: \$ 31,796

Assessment:

Field: The field is natural grass and appears to regulation size for a high school. The perimeter fence is in good condition. This field has four (4) stadium height light poles.

Stands: Structural components are in good condition. The concrete slabs where footers are located have experienced some minor cracking and spalling.

Press box: The press box is in a functional but fair condition. The interior finishes have experienced moisture resulting in peeling of the floor base, delamination of the wall boards, staining of ceiling tiles and condensation in the double-paned windows. The windowsills are also damaged. The door hinges are corroded. A branch circuit panel was observed, which services ground outlets and an audio-visual system.

- Replace door hinges with weather resistant hinges
- Rout fill and seal concrete cracks
- Repair spalling concrete
- Replace damaged finishes in press box
- Seal roof of press box
- Replace windows in press box



Soccer Fields

General Description



Age:	Unknown	
Occupancy:	N/A	
Construction: N/A		

Approx. 15 acres

General Condition

The practice soccer fields are to the east and west of the Track and Field stadium. The fields are natural grass with unsecured goals that are able to be relocated or adjusted as needed. Goals and nets were in generally good condition however the site was observed to be holding rainwater and snowmelt at the time of assessment. A storage shed was located on site and was observed to be in very good condition.

Estimated Required Expenditures

Physical Deficiencies and Estimated Costs

Immediate: \$	16,028 (damaged goal replacements)
Short Term: \$	38,220 (damaged goals and net replacements)
Long Term: \$	<u>804,467 (site regrading and drainage)</u>
Total Assessment Cost: \$	858.715

Assessment:

Field: The fields are natural grass and serve numerous soccer practice fields. Significant ponding water was observed while onsite, especially the west fields. One wood post was observed adjacent to one of the practice fields that should be removed to prevent tripping on or running into the post.

Goals: Most goals and nets were observed to be in good condition. Some goals show signs of corrosion, with one goal near the shed being heavily corroded and damaged. Some nets were torn and should be replaced.

- Replace damaged or heavily corroded goals and nets
- Remove post from fields to prevent injury
- Replace or repair lightly corroded or damaged nets
- Regrade the earth to prevent further ponding on the fields. Consider soil amendments to assist with proper and timely drainage



Varsity Baseball Field

General Description



Size:	Approx. 2.4 acres
Age:	Unknown
Occupancy:	N/A
Construction	: Masonry and wood

General Condition

The Varsity Baseball Field is located West of the Elementary School building. This field is in good condition, displaying some suffering from natural elements. There are 2 structures on this site: two (2) dugouts with and a chain link fence perimeter.

Estimated Required Expenditures

Physical Deficiencies and Estimated Costs

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Long Term:	\$ 30,823 (batting nets turf)
Short Term:	\$ 8,014 (scoreboard posts)
Immediate:	\$ 8,105 (bleachers slabs)

Total Assessment Cost: \$ 46,941

Assessment:

Field: The field is natural grass and appears to be regulation size for a high school. The perimeter fence is in good condition. This field has no light fixtures.

Misc. Structures: One scoreboard sits approximately 20' from the North most end of the outfield fence.

Dugouts: Structural components are in good condition with a couple holes in a concrete wall and cracking frost slab foundation. The roof slab is in good condition. One electrical receptacle was observed with a zip tie fastened expansion pack. The paint has some small worn spots. The ground experiences water saturation in and around the dugouts.

- Add blocking in dugout eaves to prevent bird nesting
- Pour concrete pad to place riser stands
- Install door latch on dugout storage closet



Junior Varsity Baseball Field

General Description



Size:	Approx. 2.6 acres
Age:	Unknown
Occupancy:	N/A
Construction	: Masonry

General Condition

The JV Baseball Field is located North of the Junior High building. This field is in satisfactory condition, displaying some damage, aging and suffering from natural elements. There are 4 structures on this site: two (2) dugouts and two (2) storage sheds.

Estimated Required Expenditures

Physical Deficiencies and Estimated Costs

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nfield)

Total Assessment Cost: \$ 186,700
Assessment:

Field: The field is natural grass and is approximately regulation size for a high school. The perimeter fence is heavily damaged, and the gates are either missing or are irrelevant due to site conditions. This field has no light fixtures or scoreboard. Ponding was observed in the grass along the southern side of the outfield and area near first base.

Misc. Structures: Two (2) wood-framed sheds for storage. Worn and damaged. The smaller shed has passed its likely expected life.

Dugouts: Structural components are in good condition with some cracks in the concrete walls. The roof system is in good condition. There is evidence of standing water along the bottom of the dugouts- no floor drains. Fences are damaged. Paint is worn away along entire structure/fence.

Recommendations:

- Replace/repair all fences 1,270 LF
- Prep and paint corroding posts on backstop fence
- Repair and tuckpoint all masonry and mortar joints
- Re-grade land for proper drainage
- Replace bases
- Repair/replace bullpen/practice bases
- Clean litter and bird residue
- Install scoreboard
- Paint larger shed and replace smaller shed

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Softball Field

General Description



Size:Approx. 1.2 acresAge:UnknownOccupancy:N/AConstruction:Masonry

General Condition

The Softball Field is located West of the Elementary School building. This field is in satisfactory condition, displaying some aging and suffering from natural elements. There are 2 structures on this site: two (2) dugouts with and a chain link fence perimeter.

Estimated Required Expenditures

Physical Deficiencies and Estimated Costs

Immediate: \$	25,540 (grading and concrete slabs)
Long lerm: \$	78,536 (fencing)
Total Accorconant Cost	10/ 9/7

Total Assessment Cost: \$ 104,843

Assessment:

Field: The field is natural grass and is approximately regulation size for a high school. The perimeter fence is in good condition. This field has no light fixtures. Ponding was observed in the grass along the exterior side of the outfield fence.

Misc. Structures: One scoreboard sits approximately 20' from the Northwest corner of the outfield fence.

Dugouts: Structural components are in good condition with a couple holes in a concrete wall and cracking frost slab foundation. The roof slab is in good condition. One electrical receptacle was observed with a zip tie fastened expansion pack. The paint has some small worn spots. The ground experiences water saturation in and around the dugouts.

Recommendations:

- Remove power extender from electrical receptacle. Add additional receptacles
- Install new receptacle weather covers in dugout and at scoreboard
- Re-grade land for proper drainage
- Re-grade gravel away from dugouts
- Clean and coat steel scoreboard posts
- Place concrete slabs in dugouts to reduce ground water saturation
- Repair or replace damaged utility ground box
- Replace frost slabs at storage doors
- Replace wall graphic
- Replace fencing

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Estimated Required Expenditures Summary

Athletic Facilities

Category	Discipline	Inter./Exter.	. item	Qty	Unit	Unit Cost	Total Cost
Alumni Stadi	ium						
A-Immediate	e (0-3 years)						
	Architecture	Exterior	Replace south gate	1	ls	\$500.00	\$500
	Architecture	Exterior	Replace roof decking and roof membrane on home pressbox	680	sf	\$26.82	\$18,238
	Architecture	Exterior	Replace small digital signs. Route conduit for electrical	2	allow	\$5,000.00	\$10,000
	Architecture	Exterior	Demolish and rebuild Concession Stand #2	130	sf	\$200.00	\$26,000
	Electrical	Exterior	Repair leaning light posts	2	allow	\$8,000.00	\$16,000
	Architecture	Exterior	Trim trees to the west to prevent further fencing damage	1	ls	\$500.00	\$500
	Civil	Exterior	Asphalt pavement mill and fill - at north bleachers	3,500	sf	\$2.73	\$9,571
	Architecture	Exterior	Replace membrane roof on Concession Stand #1	600	sf	\$20.02	\$12,012
	Architecture	Exterior	Replace pavers at base of flag pole	1	ls	\$200.00	\$200
	Architecture	Exterior	Repair nonoperable gates at south inner field fence	1	ls	\$500.00	\$500
	Architecture	Exterior	Repair broken gate latches	4	ea	\$250.00	\$1,000
	Architecture	Exterior	Steel clean and coat supports for scoreboard	30	lf	\$100.00	\$3,000
	Architecture	Exterior	Seal gap at CMU wall dividing restroom vestibules	8	lf	\$9.72	\$78
	Architecture	Exterior	Provide accessible transition at entrance to restrooms	2	ea	\$100.00	\$200
	Architecture	Exterior	Replace doors to restrooms	2	ea	\$3,239.12	\$6,478
	Structural	Exterior	Repair step cracks in restroom CMU	100	sf	\$9.72	\$972
	Architecture	Exterior	Replace downspouts	10	lf	\$21.42	\$214
	Architecture	Exterior	Repaint exterior	1,200	sf	\$4.21	\$5,052
	Architecture	Exterior	Replace AED sign	1	ls	\$100.00	\$100
	Architecture	Exterior	Repair aluminum seating at away bleachers	1	allow	\$8,000.00	\$8,000
	Architecture	Interior	Replace home pressbox rotted subfloor near door	1	ls	\$4,000.00	\$4,000
	Architecture	Interior	Replace home pressbox flooring	680	sf	\$9.07	\$6,168
	Architecture	Interior	Replace gypsum ceiling damaged by water intrusion from roof	300	sf	\$7.12	\$2,136
	Architecture	Interior	Replace interior partitions damaged from water intrusion	100	sf	\$32.13	\$3,213
	Architecture	Interior	Reinstall applied door stop to door frame. Replace weatherstripping	1	ls	\$800.00	\$800
	Architecture	Exterior	Replace stained and dirty pressbox soffit panels	12	sf	\$31.09	\$373
			Subtotal			-	\$134,804
			+23.29% Contingency and non-construction costs				\$166,200
B-Short Tern	n (3-5 years)						
	Architecture	Exterior	Replace perimeter stadium fence	1825	lf	\$65.00	\$118,625
	Architecture	Exterior	Demolish and rebuild ticket booth	240	sf	\$175.00	\$42,000
	Architecture	Exterior	Replace team on field benches	2	allow	\$10,000.00	\$20,000
	Architecture	Exterior	Replace gutter on restrooms and Concession Stand #1	60	lf	\$21.42	\$1,285
	Architecture	Exterior	Replace finishes in press box	680	sf	\$35.95	\$24,446
	Civil	Exterior	Repair and regrade football field	57400	sf	\$3.23	\$185,402
	Civil	Exterior	Full depth asphalt pavement - Stadium	36,673	sf	\$3.72	\$136,261
	Structural	Exterior	Repair concrete slab crack	15	lf	\$50.00	\$750
			Subtotal	-			\$528,769
			+23.29% Contingency and non-construction costs				\$651,919
C-Long Term	(5+ years)						
	Architecture	Exterior	Demolish and rebuild restroom and Concession Stand #1	600	sf	\$200.00	\$120,000
	Architecture	Exterior	Construct on-site locker rooms fit for Varsity football	200	sf	\$250.00	\$500,000
	Civil	Exterior	Replace inner field fence	1200	lf	\$65.00	\$78,000
	Electrical	Interior	Electrical system replacement in concession stand	600	sf	\$20.00	\$12,000
			Subtotal				\$710,000
			+23.29% Contingency and non-construction costs				\$875,359

Estimated Required Expenditures - Alumni Stadium

Buckeye Local School District

\$1,693,478

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A-Immediate (0-3 years)						
Architecture	Exterior	Provide grass protection mesh at goals	2000	sf	\$1.50	\$3,000
Architecture	Exterior	Confirm correct fastener requirement securing bleachers to slab	1	ls	\$1,000.00	\$1,000
Architecture	Exterior	Replace windows on press box	64	sf	\$129.57	\$8,292
Architecture	Exterior	Repair exteior window channels at press box	1	ls	\$2,000.00	\$2,000
Architecture	Exterior	Replace door hardware to press box	1	ea	\$453.48	\$453
Architecture	Interior	Replace water damaged wall treatment material at windows	16	sf	\$7.12	\$114
		Subtotal				\$14,860
		+23.29% Contingency and non-construction costs				\$18,321
B-Short Term (3-5 years)						
Architecture	Exterior	Repair spalling concrete at post bases of press box supports	20	sf	\$9.72	\$194
Architecture	Exterior	Steel clean and coat scoreboard posts	60	sf	\$100.00	\$6,000
Architecture	Exterior	Paint door to press box	1	ls	\$500.00	\$500
Architecture	Interior	Replace finishes in press box	90	sf	\$35.95	\$3,236
		Subtotal				\$9,930
		+23.29% Contingency and non-construction costs				\$12,243
C-Long Term (5+ years)						
Civil	Exterior	Replace nets on goals	2	ea	\$500.00	\$1,000
		Subtotal			_	\$1,000
		+23.29% Contingency and non-construction costs				\$1,233
Estimated Required Expend	litures -Track	and Field				\$31,796

Soccer Fields

A-Immediate (0-3 years	i)					
Architec	ture Exterior	Replace damaged or heavily corroded goal frames and nets	3	ea	\$4,000.00	\$12,000
Architec	ture Exterior:	Remove misc post from the fields	1	allow	\$1,000.00	\$1,000
		Subtotal				\$13,000
		+23.29% Contingency and non-construction costs				\$16,028
B-Short Term (3-5 years	5)					
Architect	ture Exterior	Repalce damaged or lightly corroded goal frames and nets	7	ea	\$4,000.00	\$28,000
Architec	ture Exterior	Replace lose or damaged goal nets	6	ea	\$500.00	\$3,000
		Subtotal				\$31,000
		+23.29% Contingency and non-construction costs				\$38,220
C-Long Term (5+ years)						
Civil	Exterior	Regrade fields to prevent further ponding on fields	435,000	sf	\$1.50	\$652,500
		Subtotal				\$652,500
		+23.29% Contingency and non-construction costs				\$804,467
Estimated Required Exp	penditures -Socce	r Fields				\$858,715

Estimated Required Expenditures -Soccer Fields

Varsity Baseball Field

A-Immediate (0-3 y	years)						
Arc	chitecture	Exterior	Provide blocking at eaves at dugouts to prevent bird nesting	1	ls	\$1,500.00	\$1,500
Arc	chitecture	Exterior	Clean bird residue from srufaces in dugouts and storage rooms	1	ls	\$500.00	\$500
Stru	uctural	Exterior	Provide concrete slab under bleachers	450	sf	\$9.72	\$4,374
Plur	mbing	Exterior	Replace frost proof yard faucet	1	ea	\$200.00	\$200
			Subtotal		e		\$6,574
			+23.29% Contingency and non-construction costs				\$8,105
B-Short Term (3-5	years)						
Arch	hitecture	Exterior	Prep and paint corroding steel lintels at doors	10	lf	\$50.00	\$500
Arc	chitecture	Exterior	Steel clean and coat scoreboard posts	60	sf	\$100.00	\$6,000
			Subtotal				\$6,500
			+23.29% Contingency and non-construction costs				\$8,014
C-Long Term (5+ ye	ears)						
Civil	h	Exterior	Replace turf in batting net enclosure	2,500	sf	\$10.00	\$25,000
			Subtotal				\$25,000
			+23.29% Contingency and non-construction costs				\$30,823
Estimated Require	d Expendit	tures -Varsit	y Baseball Field				\$46,941

Junior Varsity Baseball Field

A-Immediate (0-3 years)						
Architecture	Exterior	Remove old sign posts	2	ea	\$300.00	\$600
Architecture	Exterior	Prep and paint backstop posts	330	lf	\$20.00	\$6,600
Architecture	Exterior	Paint dugouts	2100	sf	\$4.21	\$8,841
Architecture	Exterior	Tuckpoint masonry on dugouts	1450	sf	\$9.72	\$14,094
Architecture	Exterior	Clean and repair infield and pitcher's mound	14250	sf	\$0.50	\$7,125
Architecture	Exterior	Repair dugout fence post	1	ls	\$500.00	\$500
Architecture	Exterior	Prep and paint foul posts	2	ea	\$1,200.00	\$2,400
Architecture	Exterior	Replace bases and pitcher's rubber on field and bullpens	12	ea	\$100.00	\$1,200
Architecture	Exterior	Realign or replace gates	20	lf	\$65.00	\$1,300
Civil	Exterior	Regrade south outfield and midfield	450	sf	\$3.23	\$1,454
		Subtotal				\$44,114
		+23.29% Contingency and non-construction costs				\$54,388
B-Short Term (3-5 years)						
Architecture	Exterior	Replace perimeter fencing	1270	lf	\$65.00	\$82,550
Architecture	Exterior	Paint exterior or larger storage shed	420	sf	\$4.21	\$1,768
		Subtotal				\$84,318
		+23.29% Contingency and non-construction costs				\$103,956
C-Long Term (5+ years)						
Architecture	Exterior	New scoreboard	1	allow	\$15,000.00	\$15,000
Architecture	Exterior	Replace smaller storage shed	100	sf	\$80.00	\$8,000
		Subtotal				\$23,000
		+23.29% Contingency and non-construction costs				\$28,357
Estimated Required Expendit	tures - Junio	r Varsity Baseball Field		_		\$186.700

Estimated Required Experiated Sumor Valory Susewanner

Softball Field

A-Immediate (0-3 years)						
Architectu	ure Exterior	Seal penetrations in dugouts	1	ls	\$100.00	\$100
Architectu	ure Exterior	Replace wall graphics on dugouts	1	allow	\$1,500.00	\$1,500
Architectu	ure Exterior	Replace utility valve box and cover	1	ls	\$500.00	\$500
Architectu	ure Exterior	Steel clean and coat scoreboard posts	40	sf	\$100.00	\$4,000
Architectu	ure Exterior	Resecure/Repair fencing	1	ls	\$1,000.00	\$1,000
Civil	Exterior	Regrade beyond back fence away from field	2000	sf	\$3.23	\$6,460
Structural	Exterior	Replace frost slabs at dugout storage doors	48	sf	\$9.72	\$467
Structural	Exterior	Provide concrete base in dugouts	575	sf	\$9.72	\$5,589
Electrical	Exterior	Replace weather resistant exterior outlet cover	1	ea	\$100.00	\$100
Electrical	Exterior	Provide additional exterior receptacles	2	ea	\$500.00	\$1,000
		Subtotal				\$20,716
		+23.29% Contingency and non-construction costs				\$25,540
B-Short Term (3-5 years)						
		Subtotal				\$0
		+23.29% Contingency and non-construction costs				\$0
C-Long Term (5+ years)						
Architectu	ure Exterior	Replace perimeter fencing	980	lf	\$65.00	\$63,700
		Subtotal				\$63,700
		+23.29% Contingency and non-construction costs				\$78,536
Estimated Required Expe	enditures -Softb	all Field				\$104.076

Estimated Required Expenditures - Athletic Facilities

\$2,875,473

Site Facilities

General Description

Location:	3044 Columbia Road
	Medina, Ohio 44256

Size: Approx 162 Acres



Buckeye Local School District

Pavements

Observed Conditions:

The concrete and asphalt pavements range from fair to poor condition. There is approximately 804,355 square feet of asphalt pavement on the campus. The existing pavement includes the loop roads, driveways, and parking lots.

Most of the asphalt pavements are in fair condition with many spots that need maintenance including crack repair, joint repair, small spot repairs, and leveling. Some pavements need full-depth removal and replacement. The drive and lot to the Field House is currently gravel.

Assessment:

Asphalt pavements throughout the campus will need repairs ranging from simple crack sealing to full depth replacement. For the most damaged sections of pavement there are approximately 120,785 square feet of full depth asphalt pavement replacement or new full depth pavement in lieu of gravel.



Typ. Full depth asphalt replacement

With the large amount of asphalt pavement, there is a need for a large amount of asphalt fill and fill repairs. Throughout the loop road and many parking lots, there is approximately 395,925 square feet of asphalt mill and fill. These repairs will help lengthen the extent of the pavement service life of the asphalt.



Typ. Asphalt mill & fill

Buckeye Local School District

Portions of the existing asphalt pavements are in good condition but do have several cracks. These existing cracks currently are an aesthetics issue. However, without proper maintenance and repair, these minor cracks will continue to deteriorate and widen and will need more attention in the coming years. If left unchecked, these cracks can provide pathways for water to seep into the walk subbase and structurally weaken the pavement system. There are approximately 429,570 square feet of asphalt crack seal and seal coating needed. These joints have already begun to fail and if left untreated, these joints will continue to grow in width and could eventually lead to pavement failures. As the seal coating degrades over time, it is anticipated that eventual mill and fill will be required of approximately the same square footage.



Typ. Crack sealing and coating

Recommendations:

A summary of the individual observations that require Repair, Maintenance, or should be included in a Capital Project is as follows:

Repair & Maintenance (1 - 3 year) Immediate

- Asphalt pavement mill and fill at Elementary 130,870sf
- Asphalt pavement crack sealing and seal coating at Elementary 93,755sf
- Asphalt pavement crack sealing and seal coating at Senior High 158,256sf
- Full depth asphalt pavement at Field House 103,545sf

Repair & Maintenance (3 - 5 years) Short Term

- Asphalt pavement crack sealing and seal coating at playground 49,756sf
- Full depth asphalt pavement removal and replacement at Elementary 11,368sf
- Asphalt pavement mill and fill at Junior High 167,615sf
- Asphalt pavement mill and fill at Administration 47,688sf
- Asphalt pavement crack sealing and seal coating Support and Garages 127,803sf
- Full depth asphalt pavement removal and replacement North drive 17,240sf

Repair & Maintenance (5+ years) Long Term

- Asphalt pavement mill and fill at Elementary 93,755sf
- Asphalt pavement mill and fill at Senior. High 158,256sf
- Asphalt pavement mill and fill at Support and Garages 127,803sf
- Asphalt pavement mill and fill at playground 49,756sf

Stormwater Management

Observed Conditions:

There are various manholes, trench drains, catch basins/inlets, headwalls, and outlet control structures in the study area. The existing stormwater structures vary in structural condition from good to very good condition. There are several culverts with concrete headwalls which drain to the basin and several outlet control structures in the basin which discharge storm water to storm sewers.

Assessment:

The trench drains range from good to very good condition. The trench drain at the Field House needs to have the cover replaced to prevent further damage and tripping hazard.



Trench drain cover to be replaced

There are catch basins and inlets in the campus storm sewer network. The inlets to the storm sewer network are mostly in good condition. One storm inlet grate needs to be cleared of vegetation at the Junior Varsity Baseball Field



Frame and grate to be cleared



It is recommended to perform annual inspection and, if necessary, cleaning of all discharge control structures to maintain function and prevent flooding.

There is one storm culvert just beyond the gate behind the cold storage buildings and support services office where the piping is pitched in the incorrect direction and causing backups in the storm system. It is recommended to replace this piping and pitch the piping in the direction of flow to prevent ponding in the area.

Recommendations:

The storm sewers downstream of the courtyard should be cleaned, video-inspected, and repaired if necessary.

- Replace trench drain cover
- Clear vegetation from frame and grate
- Repair culvert at west gate surrounding storage buildings

Domestic and Fire Water Systems

Observed Conditions:

Currently there are fire hydrants and numerous water valves observed in the study area. The condition of the existing water system is good to very good.

Assessment:

Of the existing onsite hydrants, 5 will need to be repainted. The repainting is currently an aesthetics issue. However, without proper maintenance and repair, the hydrants will continue to deteriorate and will need more attention in the coming years. The remaining hydrants are in good condition.



Typ. hydrant to be repainted

Recommendations:

A summary of the individual observations that require Repair or Maintenance is as follows:

Repaint existing hydrants – 5 each

Signage

Observed Conditions:

Throughout campus, various types of signs were observed. These signs range from single mounted traffic signs to large brick building entrance signs.

Assessment:

Overall, the signs on campus are in fair condition with a few newer signs and poles that look to have been installed recently. A large percentage of the existing signs will need to be updated or replaced.



Typ. misc. sign to be replaced





Typ. bldg. sign to be replaced Typ. sign post to be removed

Recommendations:

A summary of the individual observations that require Repair, Maintenance, or should be included in a Capital Project is as follows:

Repair & Maintenance (0 - 3 year) Immediate

- Remove and replace old sign posts 5 each
- Remove and replace speed limit sign 2 each
- Remove and replace miscellaneous sign-3 each
- Remove and replace danger sign as gas fence 1 each

Repair & Maintenance (3 - 5 years) Short Term

- Remove and replace ADA sign 4 each
- Remove and replace do no enter 1 each
- Remove and replace directional sign 1 each
- Remove and replace stop sign 2 each
- Remove and replace miscellaneous sign 7 each

Repair & Maintenance (5+ years) Long Term

- Remove and replace wood building sign 2 each
- Remove and replace elementary "peace" signs 2 each
- Remove and replace stop signs 4 each

Estimated Required Expenditures Summary

Buckeye Local School District - Site & Utilities

Category	Discipline	Interior/Exterior	Item	Qty	Unit	Unit Cost	Total Cost
Pavements							
A-Immedia	e (0-3 years)						
	Civil	Exterior	Asphalt pavement mill and fill - Elementary	130,870	sf	\$2.73	\$357,857
	Civil	Exterior	Asphalt pavement crack sealing and seal coating - Elementary	93,755	sf	\$0.90	\$84,380
	Civil	Exterior	Asphalt pavement crack sealing and seal coating - Senior High	158,256	sf	\$0.90	\$142,430
	Civil	Exterior	Full depth asphalt pavement - Field House and fields	103,545	sf	\$4.76	\$492,644
			Subtotal				\$1,077,311
			+23.29% Contingency and non-construction costs				\$1,328,216
B-Short Ter	m (3-5 years)						
	Civil	Exterior	Asphalt pavement crack sealing and seal coating - Elementary Playground	49,756	sf	\$0.90	\$44,780
	Civil	Exterior	Full depth asphalt pavement removal and replacement - Elementary	11,368	sf	\$4.76	\$54,086
	Civil	Exterior	Asphalt pavement mill and fill - Junior High	167,615	sf	\$2.73	\$458,334
	Civil	Exterior	Asphalt pavement mill and fill - Administration	47,688	sf	\$2.73	\$130,400
	Civil	Exterior	Asphalt pavement crack sealing and seal coating - Support and Garages	127,803	sf	\$0.90	\$115,023
	Civil	Exterior	Full depth asphalt pavement removal and replacement - North drive	17,240	sf	\$4.76	\$82,024
			Subtotal				\$884 648
			+23.29% Contingency and non-construction costs				\$1,090,682
C-Long Terr	n (5+ years)						
	Civil	Exterior	Asphalt pavement mill and fill - Elementary	93,755	sf	\$2.73	\$256,368
	Civil	Exterior	Asphalt pavement mill and fill - Senior High	158,256	sf	\$2.73	\$432,742
	Civil	Exterior	Asphalt pavement mill and fill - Support and Garages	127,803	sf	\$2.73	\$349,470
	Civil	Exterior	Asphalt pavement mill and fill - Elementary Playground	49,756	sf	\$2.73	\$135,834
			Subtotal				\$1,174,414
			+23.29% Contingency and non-construction costs				\$1,447,935
Estimated F	leguired Expe	nditures - Pavement	is and the second se				\$3.866.834

Stormwater Management

A-Immediate (0-3	3 years)						
Ci	ivil	Exterior	Repair culvert at west gate surrounding storage buildings	1	allow	\$10,000	\$10,000
Ci	ivil	Exterior	Replace stormwater grill at JV baseball field	1	ls	\$400	\$400
			Subtotal				\$10,400
			+10% O&P				\$11,440
Estimated Requir	ed Evnend	itures - Stormw	ater Management				\$11 440

Domestic and Fire Water Systems

A-Immediate (0-3 years)

	Civil	Exterior	Repaint existing hydrants	5	ea	\$800	\$4,000
			Subtotal +10% O&P				\$4,000 \$4,400
Estimated Re	quired Expe	nditures - Domest	ic and Fire Water Systems				\$4,400

Signs

A-Immediate	(0-3 years)						
	Civil	Exterior	Remove old sign posts	5	ea	\$500	\$2,500
	Civil	Exterior	Remove and replace speed limit sign	2	ea	\$500	\$1,000
	Civil	Exterior	Remove and replace miscellaneous sign	3	ea	\$500	\$1,500
	Civil	Exterior	Replace danger sign at gas fence	1	ea	\$1,000	\$1,000
			Subtotal		_		\$6,000
			+10% O&P				\$6,600
B-Short Term	(3-5 years)						
	Civil	Exterior	Remove and replace ADA sign	4	ea	\$800	\$3,200
	Civil	Exterior	Remove and replace "Do Not Enter" sign	1	ea	\$500	\$500
	Civil	Exterior	Remove and replace directional sign	1	ea	\$1,000	\$1,000
	Civil	Exterior	Remove and replace stop sign	2	ea	\$500	\$1,000
	Civil	Exterior	Remove and replace miscellaneous sign	7	ea	\$500	\$3,500
			Subtotal	-			\$9,200
			+10% O&P				\$10,120
C-Long Term	(5+ years)						
	Civil	Exterior	Remove and replace wooden building sign	2	ea	\$4,000	\$8,000
	Civil	Exterior	Remove and replace elementary peace signs/posts	2	ea	\$1,500	\$3,000
	Civil	Exterior	Remove and replace stop sign	4	ea	\$500	\$2,000
			Subtotal		_		\$8,000
			+10% O&P				\$8,800

Estimated Required Expenditures - Signs

Miscellaneous

A-Immedi	ate (0-3 years	;)					
	Civil	Exterior	Replace bent/damaged bollard at bus fuel station	2	ea	\$1,800	\$3,600
	Civil	Exterior	Replace missing or damaged wood post bollards at perimeter of drives	5	ea	\$200	\$1,000
	Civil	Exterior	Install bollards or decorative boulders surrounding field house hydrant	1	ls	\$1,500	\$1,500
	Civil	Exterior	Replace utility service pedestal covers	5	ea	\$1,000	\$5,000
			Subtotal				\$11,100
			+10% O&P				\$12,210
B-Short Te	erm (3-5 years	5)					
	Civil	Exterior	Strip and repaint corroded bus trickle charger posts	6	ea	\$600	\$3,600
	Civil	Exterior	Strip and repaint corroded bus fuel station bollards	6	ea	\$800	\$4,800
	Civil	Exterior	Strip and repaint corroded hydrant bollards behind junior high	5	ea	\$600	\$3,000
			Subtotal				\$11,400
			+10% O&P				\$12,540
C-Long Te	rm (5+ years)						
	Civil	Exterior	Remove and replace traffic sign	8	ea	\$500	\$4,000
	Civil	Exterior	Strip and repaint corroded miscellaneous bollards	20	ea	\$600	\$12,000
			Subtotal				\$16,000
			+10% O&P				\$17,600

Total Site Estimated Required Expenditures

\$3,950,544

\$25,520



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