

Capital Renewal & Improvement Report

Derynoski Elementary

Project Name: 2025 SPS Facility Condition Assmt

Building Type: Elementary School

Date Printed: Mar 17, 2025

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification (Primary)	Justification (Secondary)	Quantity UOM	Estimated Assessment Cost (Low Range)	Estimated Assessment Cost (High Range)
Derynoski Elementary B10 Superstructure										
B1011-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	B1011 Exterior Above Grade Stair	Building Exterior	6 Risers x 6' 0" wide	Cap Renewal	P1 / Immed	Useful Life		6 RISR	\$10,622	\$11,685
B1015-01-06C Correct Handrail with Guardrail Deterioration by Prep & Refinish	B1015 Exterior Handrail or Guardrail	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		200 LNFT	\$15,958	\$17,554
B1020-08-01C Correct Columns Supporting Roof (Steel) Deterioration by Demolition & Replacement	B1020 Roof Construction	Building Exterior	Overhang Support.	Cap Renewal	P1 / Immed	Useful Life		10 LNFT	\$2,965	\$3,262
B10 Superstructure Subtotal Estimated Cost:									\$29,546	\$32,501
B20 Exterior Enclosure										
B2010-03-01C Correct Brick Masonry Wall Deterioration by Demolition & Replacement	B2010 Exterior Wall	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Useful Life		10,000 SQFT	\$1,164,953	\$1,281,448
B2010-03-09C Correct Brick Masonry Wall Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		30,000 SQFT	\$1,511,925	\$1,663,118
B2010-04-16C Correct Concrete Block Wall (Common) Surface Deterioration by Repair & Install Sealant	B2010 Exterior Wall	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		300 SQFT	\$11,398	\$12,538
B2010-07-14C Correct Cast Stone Wall Decorative Sill or Moulding Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		500 LNFT	\$9,753	\$10,728
B2011-07-01C Correct Exterior Wall Trim Deterioration by Demolition & Replacement	B2011 Exterior Wall Specialties	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Useful Life		200 LNFT	\$4,231	\$4,654
B2011-07-04C Correct Exterior Wall Trim Finish Deterioration by Prep & Refinish	B2011 Exterior Wall Specialties	Building Exterior	Wood Trim.	Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		1,800 LNFT	\$15,883	\$17,472
B2020-02-01C Correct Aluminum Frame Window Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Useful Life		500 SQFT	\$104,990	\$115,489

Priority 1 - Immediate. Work should be performed immediately. (CY' 2026)

Priority 2 - High. Remaining Useful Life is within 1 - 3 years. (CY' 2027 - 2029)

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Priority 3 - Medium. Remaining Useful Life is within 4 - 5 years. (CY' 2030 - 2031)

Priority 4 - Low. Remaining Useful Life is within 6 - 10 years. (CY' 2032 - 2036)

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B2020-11-01C Correct Glass Block Window Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Exterior	Replace with Aluminum Windows.	Cap Renewal	P2 / 1-3 Yrs	Useful Life		100 SQFT	\$9,034	\$9,937
B2020-11-01C Correct Glass Block Window Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Exterior	Replace with Translucent Panel.	Cap Renewal	P3 / 4-5 Yrs	Useful Life		800 SQFT	\$72,270	\$79,497
B2021-01-10C Correct Window General Lintel Finish Deterioration by Prep & Refinish	B2021 Exterior Window General	Building Exterior	Prep and Paint. Metal Lintel.	Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		500 LNFT	\$3,963	\$4,359
B2030-04-03C Correct Hollow Metal Door & Frame Finish Deterioration by Prep & Refinish	B2030 Exterior Door	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		12 EACH	\$5,390	\$5,929
B2030-05-05C Correct Wood Door & Frame Finish Deterioration by Prep & Refinish	B2030 Exterior Door	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		4 EACH	\$1,823	\$2,005
B20 Exterior Enclosure Subtotal Estimated Cost:									\$2,915,612	\$3,207,173
B30 Roofing										
B3010-01-01C Correct Asphalt / Fiberglass Shingle Deterioration by Demolition & Replacement	B3010 Roof Covering	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Useful Life		30,000 SQFT	\$614,373	\$675,810
B3010-08-01C Correct Modified Bituminous Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Useful Life		60,000 SQFT	\$4,406,478	\$4,847,126
B3030-01-01C Correct Roof Drain Deterioration by Demolition & Replacement	B3030 Roof Drainage	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Useful Life		20 EACH	\$36,531	\$40,184
B3030-02-01C Correct Gutter Deterioration by Demolition & Replacement	B3030 Roof Drainage	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Useful Life		1,500 LNFT	\$40,866	\$44,952
B3030-03-01C Correct Downspout Deterioration by Demolition & Replacement	B3030 Roof Drainage	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Useful Life		250 LNFT	\$9,693	\$10,662
B30 Roofing Subtotal Estimated Cost:									\$5,107,940	\$5,618,734

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Priority 2 - High. Remaining Useful Life is within 1 - 3 years. (CY' 2027 - 2029)

Priority 3 - Medium. Remaining Useful Life is within 4 - 5 years. (CY' 2030 - 2031)

Priority 4 - Low. Remaining Useful Life is within 6 - 10 years. (CY' 2032 - 2036)

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C10 Interior Construction										
C1011-02-03C Correct Sliding Folding Partition Not Required by Infill	C1011 Interior Operable Partition	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		1,800 SQFT	\$66,646	\$73,310
C1020-01-01C Correct Hollow Metal Door Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		75 EACH	\$277,762	\$305,538
C1020-02-01C Correct Wood Door Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		200 EACH	\$536,477	\$590,124
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Cap Renewal	P3 / 4-5 Yrs	Useful Life		60 EACH	\$118,688	\$130,557
C1030-07-04C Correct Locker Finish Deterioration by Prep & Refinish	C1030 Fittings & Accessories	Building Wide	Prep and Paint.	Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		1,200 EACH	\$142,417	\$156,659
C10 Interior Construction Subtotal Estimated Cost:									\$1,141,989	\$1,256,188
C20 Stairs & Ramps										
C2020-02-02C Correct Terrazzo / Tile Stair Tread & Riser Finish Deterioration by Demolition & Replacement	C2020 Interior Stair Finish	Building Wide	Replace with Rubber.	Cap Renewal	P2 / 1-3 Yrs	Useful Life		1,200 LNFT	\$286,907	\$315,597
C2020-05-02C Correct Resilient / Rubber Stair Tread & Riser Finish Deterioration by Demolition & Replacement	C2020 Interior Stair Finish	Building Wide	Replace with Rubber.	Cap Renewal	P2 / 1-3 Yrs	Useful Life		360 LNFT	\$45,643	\$50,207
C2050-01-03C Correct Handrail Finish Deterioration by Prep & Refinish	C2050 Interior Handrail & Balustrade	Building Wide	Metal.	Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		600 LNFT	\$16,599	\$18,259
C20 Stairs & Ramps Subtotal Estimated Cost:									\$349,149	\$384,064
C30 Interior Finishes										
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide	CMU Wall.	Cap Renewal	P4 / 6-10 Yrs	Damaged/ Inoper		10,000 SQFT	\$51,079	\$56,187

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C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide	Drywall.	Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		20,000 SQFT	\$102,158	\$112,374
C3010-09-03C Correct Trim & Moldings Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Building Wide	Wood Trim.	Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		2,000 LNFT	\$16,522	\$18,175
C3020-11-01C Correct Hard Wood Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Gymnasium	Gym Floor	Cap Renewal	P2 / 1-3 Yrs	Useful Life		8,800 SQFT	\$232,786	\$256,064
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		1,200 SQFT	\$11,780	\$12,958
C3020-12-03C Correct Carpet Floor Finish Required by Install New	C3020 Floor Finish	Building Wide		Cap Imprv	P2 / 1-3 Yrs	Functional		560 SQYD	\$56,026	\$61,629
C30 Interior Finishes Subtotal Estimated Cost:									\$470,351	\$517,386
D10 Conveying										
D1010-01-39C Correct Hydraulic Passenger Elevator (2500 Capacity) Deterioration by Refurbishment	D1010 Elevator & Lift	Building Wide	Replace Flooring.	Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		2 FLR	\$72,967	\$80,264
D10 Conveying Subtotal Estimated Cost:									\$72,967	\$80,264
D20 Plumbing										
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P4 / 6-10 Yrs	Useful Life		25 EACH	\$81,800	\$89,980
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P2 / 1-3 Yrs	Useful Life		26 EACH	\$85,072	\$93,579
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P3 / 4-5 Yrs	Useful Life		26 EACH	\$85,072	\$93,579
D2010-03-05C Correct Lavatory (Countertop Type) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P3 / 4-5 Yrs	Useful Life		7 EACH	\$15,062	\$16,568

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D2010-03-05C Correct Lavatory (Countertop Type) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P4 / 6-10 Yrs	Useful Life		7 EACH	\$15,062	\$16,568
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P2 / 1-3 Yrs	Useful Life		19 EACH	\$44,689	\$49,158
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P3 / 4-5 Yrs	Useful Life		19 EACH	\$44,689	\$49,158
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P4 / 6-10 Yrs	Useful Life		18 EACH	\$42,337	\$46,571
D2010-04-07C Correct Floor Urinal Deterioration by Demolition & Replacement with Standard Wall Urinal and Finish Restoration	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P2 / 1-3 Yrs	Useful Life		11 EACH	\$90,015	\$99,017
D2010-04-07C Correct Floor Urinal Deterioration by Demolition & Replacement with Standard Wall Urinal and Finish Restoration	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P3 / 4-5 Yrs	Useful Life		10 EACH	\$81,832	\$90,015
D2010-08-01C Correct Electric Water Cooler (Single) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Cap Renewal	P4 / 6-10 Yrs	Useful Life		4 EACH	\$18,619	\$20,481
D2010-08-01C Correct Electric Water Cooler (Single) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Cap Renewal	P3 / 4-5 Yrs	Useful Life		3 EACH	\$13,964	\$15,361
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Art Room	Double wide sink with two faucets	Cap Renewal	P2 / 1-3 Yrs	Useful Life		2 EACH	\$8,314	\$9,145
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Custodial Closet		Cap Renewal	P2 / 1-3 Yrs	Useful Life		8 EACH	\$33,254	\$36,580
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Classroom		Cap Renewal	P3 / 4-5 Yrs	Useful Life		4 EACH	\$9,960	\$10,956

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D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Classroom		Cap Renewal	P2 / 1-3 Yrs	Useful Life		5 EACH	\$12,450	\$13,695
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Community Room		Cap Renewal	P4 / 6-10 Yrs	Useful Life		1 EACH	\$2,490	\$2,739
D2010-11-05C Correct Residential Sink with Bubbler Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Classroom		Cap Renewal	P3 / 4-5 Yrs	Useful Life		4 EACH	\$10,362	\$11,398
D2010-11-05C Correct Residential Sink with Bubbler Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Classroom		Cap Renewal	P2 / 1-3 Yrs	Useful Life		5 EACH	\$12,952	\$14,247
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		127,441 BLDG SF	\$2,392,284	\$2,631,513
D2020-06-06C Correct Plumbing Pump Fractional HP Circulator Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Cap Renewal	P3 / 4-5 Yrs	Useful Life		1 EACH	\$4,485	\$4,934
D2020-06-06C Correct Plumbing Pump Fractional HP Circulator Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Cap Renewal	P2 / 1-3 Yrs	Useful Life		1 EACH	\$4,485	\$4,934
D2020-09-07C Correct Domestic Water Boiler (Gas Fired 1000 MBH) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room	Actual size 660 MBH	Cap Renewal	P3 / 4-5 Yrs	Useful Life		1 EACH	\$63,303	\$69,634
D2020-13-01C Correct Potable Water Storage Tank Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Cap Renewal	P3 / 4-5 Yrs	Useful Life		1 EACH	\$17,426	\$19,169
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide		Cap Renewal	P4 / 6-10 Yrs	Useful Life		127,441 BLDG SF	\$1,372,743	\$1,510,018
D2030-05-01C Correct Sump Pump Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Boiler Room		Cap Renewal	P3 / 4-5 Yrs	Useful Life		2 EACH	\$3,965	\$4,362

D20 Plumbing Subtotal Estimated Cost: \$4,566,686 \$5,023,354

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D30 HVAC										
D3020-04-01C Correct Gas Burner Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Cap Renewal	P2 / 1-3 Yrs	Useful Life		2 EACH	\$34,700	\$38,170
D3020-12-06C Correct Steam Condensate Tank (150 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Cap Renewal	P4 / 6-10 Yrs	Useful Life		2 EACH	\$20,326	\$22,359
D3020-12-07C Correct Steam Condensate Pump Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Cap Renewal	P4 / 6-10 Yrs	Useful Life		2 EACH	\$15,703	\$17,273
D3020-20-01C Correct Electric Wall Heater Deterioration by Demolition & Replacement	D3020 Heat Generation	Office	Day Care Office	Cap Renewal	P2 / 1-3 Yrs	Useful Life		1 EACH	\$2,584	\$2,843
D3040-02-22C Correct Air Handling Unit Heating Only (4000 CFM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Mechanical Room	Serves Cafeteria. Size estimated.	Cap Renewal	P2 / 1-3 Yrs	Useful Life		1 EACH	\$53,951	\$59,346
D3040-02-28C Correct Air Handling Unit Heating Only (10,000 CFM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Mechanical Room	Serves Auditorium. Size estimated.	Cap Renewal	P2 / 1-3 Yrs	Useful Life		1 EACH	\$124,305	\$136,736
D3040-02-35C Correct Air Handling Unit Heating Only (14,000 CFM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Attic	AHU-1 and AHU-2. Size estimated.	Cap Renewal	P2 / 1-3 Yrs	Useful Life		2 EACH	\$261,311	\$287,442
D3040-09-03C Correct Exhaust or Induction Fan (1/5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Attic		Cap Renewal	P3 / 4-5 Yrs	Useful Life		1 EACH	\$6,765	\$7,441
D3040-09-05C Correct Exhaust or Induction Fan (1/2 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof	Size estimated. No access to roof due to snow.	Cap Renewal	P2 / 1-3 Yrs	Useful Life		18 EACH	\$134,478	\$147,925
D3040-09-07C Correct Exhaust or Induction Fan (3/4 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Attic	EF-16	Cap Renewal	P2 / 1-3 Yrs	Useful Life		1 EACH	\$8,522	\$9,375
D3040-09-09C Correct Exhaust or Induction Fan (1 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Exterior	Gymnsium exterior wall	Cap Renewal	P2 / 1-3 Yrs	Useful Life		2 EACH	\$14,505	\$15,956

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D3040-09-09C Correct Exhaust or Induction Fan (1 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Exterior	Boiler Room exterior wall	Cap Renewal	P2 / 1-3 Yrs	Useful Life		2 EACH	\$14,505	\$15,956
D3040-09-09C Correct Exhaust or Induction Fan (1 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Mechanical Room	Serves Cafeteria	Cap Renewal	P2 / 1-3 Yrs	Useful Life		1 EACH	\$7,253	\$7,978
D3040-09-09C Correct Exhaust or Induction Fan (1 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof	Size estimated. No access to roof due to snow.	Cap Renewal	P2 / 1-3 Yrs	Useful Life		3 EACH	\$21,758	\$23,934
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Mechanical Room	Serves Auditorium	Cap Renewal	P2 / 1-3 Yrs	Useful Life		1 EACH	\$9,843	\$10,828
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof	Size estimated. No access to roof due to snow.	Cap Renewal	P2 / 1-3 Yrs	Useful Life		2 EACH	\$19,687	\$21,655
D3040-09-13C Correct Exhaust or Induction Fan (5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Attic	EF-1 and EF-2	Cap Renewal	P2 / 1-3 Yrs	Useful Life		2 EACH	\$31,139	\$34,253
D3040-09-13C Correct Exhaust or Induction Fan (5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Mechanical Room	Serves Gymnasium	Cap Renewal	P2 / 1-3 Yrs	Useful Life		1 EACH	\$15,570	\$17,127
D3040-12-01C Correct Kitchen Exhaust Fan Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Cap Renewal	P2 / 1-3 Yrs	Useful Life		1 EACH	\$5,702	\$6,272
D3040-17-15C Correct HVAC Piping System (2 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		127,441 BLDG SF	\$2,381,732	\$2,619,905
D3040-28-02C Correct Variable Refrigerant Flow (VRF) System Required by Install New	D3040 HVAC Distribution	Building Wide		Cap Imprv	P2 / 1-3 Yrs	Environ Imprv		127,441 SQFT	\$16,143,117	\$17,757,429
D3050-05-07C Correct Packaged Heating Unit (20 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	Size estimated. No roof access due to snow	Cap Renewal	P2 / 1-3 Yrs	Useful Life		2 EACH	\$139,955	\$153,950
D3050-08-11C Correct Ductless Split System Air Conditioning System Deterioration (1.5 Ton) by Demolition & Replacement	D3050 Terminal & Packaged Units	MDF Room	Unit is non-functional	Cap Renewal	P1 / Immed	Damaged/ Inoper		1 EACH	\$6,733	\$7,407
D3050-09-01C Correct Window Air Conditioning Unit Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Classroom and Offices		Cap Renewal	P4 / 6-10 Yrs	Useful Life		15 EACH	\$20,564	\$22,620

Priority 1 - Immediate. Work should be performed immediately. (CY' 2026)

Priority 3 - Medium. Remaining Useful Life is within 4 - 5 years. (CY' 2030 - 2031)

Priority 2 - High. Remaining Useful Life is within 1 - 3 years. (CY' 2027 - 2029)

Priority 4 - Low. Remaining Useful Life is within 6 - 10 years. (CY' 2032 - 2036)

Estimated Assessment Cost is based on unescalated 2024 4th quarter, regionalized RSMeans data with client defined allowances and soft costs applied. See Standards & Definitions for detailed description of the cost model approach.

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Derynoski Elementary

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Building Type: Elementary School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification (Primary)	Justification (Secondary)	Quantity UOM	Estimated Assessment Cost (Low Range)	Estimated Assessment Cost (High Range)
D3050-09-01C Correct Window Air Conditioning Unit Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Classroom and Offices		Cap Renewal	P3 / 4-5 Yrs	Useful Life		15 EACH	\$20,564	\$22,620
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		2 EACH	\$9,556	\$10,512
D3050-20-04C Correct Steam & Hot Water Unit Heater (200 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Gymnasium		Cap Renewal	P2 / 1-3 Yrs	Useful Life		4 EACH	\$29,423	\$32,365
D3050-21-03C Correct Air to Air Split System Heat Pump (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Classroom	Serves Day Care. Actual size 4 Tons.	Cap Renewal	P2 / 1-3 Yrs	Useful Life		1 EACH	\$29,026	\$31,928
D3050-25-01C Correct Cast Iron Radiator Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide	Fin Tube Radiators	Cap Renewal	P2 / 1-3 Yrs	Useful Life		39 EACH	\$74,000	\$81,400
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		2,270 LNFT	\$785,084	\$863,592
D3050-35-02C Correct Steam or Hot Water Convector (48" wide) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Corridor		Cap Renewal	P2 / 1-3 Yrs	Useful Life		28 EACH	\$100,283	\$110,312
D3060-01-05C Correct Pneumatic Control System Deterioration by Demolition & Replacement with Alternate DDC System (Bldg SF)	D3060 HVAC Instrumentation & Controls	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		127,441 BLDG SF	\$2,532,291	\$2,785,520
D3060-01-06C Correct Pneumatic Control System Air Compressor Not Required by Demolition & Safe Off	D3060 HVAC Instrumentation & Controls	Boiler Room	In conjunction with DDC controls replacement	Cap Renewal	P2 / 1-3 Yrs	Useful Life		1 EACH	\$1,102	\$1,212
D30 HVAC Subtotal Estimated Cost:									\$23,076,037	\$25,383,641
D50 Electrical										
D5010-03-13C Correct Secondary Underground Electrical Service (3000 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Exterior		Cap Renewal	P3 / 4-5 Yrs	Useful Life	Useful Life	200 LNFT	\$463,213	\$509,534

Priority 1 - Immediate. Work should be performed immediately. (CY' 2026)

Priority 2 - High. Remaining Useful Life is within 1 - 3 years. (CY' 2027 - 2029)

Priority 3 - Medium. Remaining Useful Life is within 4 - 5 years. (CY' 2030 - 2031)

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Derynoski Elementary

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification (Primary)	Justification (Secondary)	Quantity UOM	Estimated Assessment Cost (Low Range)	Estimated Assessment Cost (High Range)
D5010-04-26C Correct Secondary Transformer (500 kVA) Required by Install New	D5010 Electrical Service & Distribution	Basement	For new HVAC loads 480-208/120V	Cap Imprv	P3 / 4-5 Yrs	Functional	Useful Life	1 EACH	\$98,790	\$108,669
D5010-05-15C Correct Main Distribution Panel (3000 AMP) Improperly Sized by Demolition & Replacement	D5010 Electrical Service & Distribution	Basement	For new HVAC loads	Cap Renewal	P2 / 1-3 Yrs	Functional	Useful Life	1 EACH	\$157,534	\$173,287
D5010-06-15C Correct Main Disconnect Switch (3000 AMP) Improperly Sized by Demolition & Replacement	D5010 Electrical Service & Distribution	Basement	For additional HVAC loads 480/277 volts	Cap Renewal	P2 / 1-3 Yrs	Functional	Useful Life	1 EACH	\$107,307	\$118,037
D5010-08-20C Correct Motor Control Center Variable Frequency Drive (15 HP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Attic		Cap Renewal	P3 / 4-5 Yrs	Useful Life	Useful Life	2 EACH	\$25,883	\$28,471
D5010-08-21C Correct Motor Control Center Variable Frequency Drive (20 HP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Storage Room		Cap Renewal	P3 / 4-5 Yrs	Useful Life	Useful Life	2 EACH	\$29,874	\$32,861
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide		Cap Renewal	P3 / 4-5 Yrs	Useful Life	Useful Life	31 EACH	\$424,979	\$467,476
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	For new HVAC loads.	Cap Imprv	P3 / 4-5 Yrs	Functional	Useful Life	10 EACH	\$280,230	\$308,253
D5010-13-22C Correct Switchboard (2000 AMP) Required by Install New	D5010 Electrical Service & Distribution	Basement	For new HVAC loads 208 volts	Cap Imprv	P3 / 4-5 Yrs	Functional	Useful Life	1 EACH	\$110,150	\$121,165
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Mechanical Room		Cap Renewal	P3 / 4-5 Yrs	Useful Life	Useful Life	1 EACH	\$12,132	\$13,345
D5010-16-01C Correct Bldg Wide Electrical Service & Distr Deterioration by Demolition & Replacement (Bldg SF)	D5010 Electrical Service & Distribution	Building Wide		Cap Renewal	P3 / 4-5 Yrs	Useful Life	Useful Life	127,441 BLDG SF	\$3,782,309	\$4,160,540
D5020-10-01C Correct Building Wide General Lighting Inefficient by Demolition & Replacement with Alternative Product (Bldg SF)	D5020 Lighting & Branch Wiring	Building Wide		Cap Renewal	P4 / 6-10 Yrs	Useful Life	Useful Life	127,441 BLDG SF	\$2,346,189	\$2,580,808
D5020-12-02C Correct Emergency Lighting Required by Install New	D5020 Lighting & Branch Wiring	Classroom	Day Care rm 3 and 4 to have illuminated exit lights with battery back up.	Cap Imprv	P1 / Immed	Codes/ Standards	Codes/ Standards	2 EACH	\$4,111	\$4,522

Priority 1 - Immediate. Work should be performed immediately. (CY' 2026)

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification (Primary)	Justification (Secondary)	Quantity UOM	Estimated Assessment Cost (Low Range)	Estimated Assessment Cost (High Range)
D5020-20-03C Correct Commercial Dimming System (5K SF or More) Deterioration by Demolition & Replacement	D5020 Lighting & Branch Wiring	Auditorium		Cap Renewal	P2 / 1-3 Yrs	Useful Life	Functional	5,000 SQFT	\$36,961	\$40,657
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide		Cap Renewal	P3 / 4-5 Yrs	Useful Life	Useful Life	260,400 LNFT	\$2,076,143	\$2,283,757
D5030-01-02C Correct Fire Alarm Initiating Device Required by Install New	D5030 Fire Alarm System	Building Wide	Classrooms to have AV devices.	Cap Imprv	P1 / Immed	Codes/ Standards	Codes/ Standards	53 EACH	\$242,569	\$266,826
D5030-01-02C Correct Fire Alarm Initiating Device Required by Install New	D5030 Fire Alarm System	Building Wide	Classrooms and bathrooms to have fire alarm A/V devices.	Cap Imprv	P1 / Immed	Codes/ Standards	Codes/ Standards	32 EACH	\$146,457	\$161,103
D5030-03-02C Correct Building Wide Fire Alarm System Deterioration by Demolition & Replacement (Bldg SF)	D5030 Fire Alarm System	Building Wide		Cap Renewal	P4 / 6-10 Yrs	Useful Life	Useful Life	127,441 BLDG SF	\$1,364,116	\$1,500,527
D5031-08-01C Correct Building Wide Video Surveillance System Deterioration by Demolition & Replacement (BLDG SF)	D5031 Security Access & Surveillance	Building Wide		Cap Renewal	P3 / 4-5 Yrs	Functional	Useful Life	127,441 BLDG SF	\$480,045	\$528,049
D5032-01-02C Correct Master Clock System Deterioration by Demolition & Replacement (Bldg SF)	D5032 Clock & Program Systems	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life	Useful Life	127,441 BLDG SF	\$364,035	\$400,439
D5033-01-01C Correct Building Wide Intercom System Deterioration by Demolition & Replacement (Bldg SF)	D5033 Intercom Systems	Building Wide		Cap Renewal	P3 / 4-5 Yrs	Useful Life	Useful Life	127,441 BLDG SF	\$562,040	\$618,244
D5090-04-03C Correct Uninterruptable Power Supply System (5 KVA) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	Mechanical Room	Battery Back up system for Exit / Em lights building wide	Cap Renewal	P2 / 1-3 Yrs	Useful Life	Useful Life	1 EACH	\$24,894	\$27,383
D50 Electrical Subtotal Estimated Cost:									\$13,139,958	\$14,453,954
E20 Furnishings										
E2010-01-01C Correct Wardrobe Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		10 EACH	\$14,915	\$16,406

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification (Primary)	Justification (Secondary)	Quantity UOM	Estimated Assessment Cost (Low Range)	Estimated Assessment Cost (High Range)
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		750 LNFT	\$418,270	\$460,097
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		750 LNFT	\$615,468	\$677,015
E2013-01-01C Correct Auditorium Seating Deterioration by Demolition & Replacement	E2013 Fixed Seating	Building Wide		Cap Renewal	P3 / 4-5 Yrs	Useful Life		1,000 EACH	\$951,133	\$1,046,247
E2013-03-09C Correct Indoor Bleacher Seat Deterioration by Demolition & Replacement	E2013 Fixed Seating	Building Wide	Wood bleachers.	Cap Renewal	P2 / 1-3 Yrs	Useful Life		900 SEAT	\$504,839	\$555,323
E20 Furnishings Subtotal Estimated Cost:									\$2,504,625	\$2,755,087
F20 Selective Demolition										
F2020-04-01C Correct Asbestos Pipe Insulation by Abatement	F2020 Hazardous Components Abatement	Building Wide	Presumed amount from AHERA report	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		82 LNFT	\$6,602	\$7,262
F2020-04-02C Correct Asbestos Pipe Fitting Insulation by Abatement	F2020 Hazardous Components Abatement	Building Wide	Presumed amount from AHERA report	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		50 EACH	\$3,793	\$4,172
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Building Wide	VAT Flooring replace with VCT	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		5,100 SQFT	\$136,219	\$149,841
F2020-05-05C Correct Asbestos Floor Tile with VCT Overlay Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		63,500 SQFT	\$1,996,865	\$2,196,552
F2020-10-01C Correct Asbestos Ceiling Tile Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide	2 x 4 ACT replace with NEW.	Cap Renewal	P1 / Immed	Environ Imprv		100 SQFT	\$2,775	\$3,053
F2020-10-01C Correct Asbestos Ceiling Tile Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide	12 x 12 adhered, replace with ACT.	Cap Renewal	P3 / 4-5 Yrs	Environ Imprv		33,000 SQFT	\$915,790	\$1,007,369
F2020-10-01C Correct Asbestos Ceiling Tile Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide	Fiberglass Replace with ACT.	Cap Renewal	P3 / 4-5 Yrs	Environ Imprv		900 SQFT	\$24,976	\$27,474

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Priority 3 - Medium. Remaining Useful Life is within 4 - 5 years. (CY' 2030 - 2031)

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification (Primary)	Justification (Secondary)	Quantity UOM	Estimated Assessment Cost (Low Range)	Estimated Assessment Cost (High Range)
F2020-10-01C Correct Asbestos Ceiling Tile Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide	12 x 12 adhered, replace with ACT.	Cap Renewal	P1 / Immed	Environ Imprv		1,000 SQFT	\$27,751	\$30,526
F2020-10-01C Correct Asbestos Ceiling Tile Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide	2 x 2 ACT, Replace with NEW.	Cap Renewal	P1 / Immed	Environ Imprv		200 SQFT	\$5,550	\$6,105
F2020-10-01C Correct Asbestos Ceiling Tile Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide	2 x 4 ACT replace with NEW.	Cap Renewal	P3 / 4-5 Yrs	Environ Imprv		4,100 SQFT	\$113,780	\$125,158
F2020-10-01C Correct Asbestos Ceiling Tile Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide	2 x 2 ACT, Replace with NEW.	Cap Renewal	P4 / 6-10 Yrs	Environ Imprv		30,000 SQFT	\$832,536	\$915,790
F2020-12-01C Correct Asbestos Vibration Isolation Damper Remediation Required by Abatement	F2020 Hazardous Components Abatement	Mechanical Room	Presumed amount from AHERA report	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		7 EACH	\$6,208	\$6,829
F2020-15-01C Correct Asbestos Sink Undercoating Remediation Required by Abatement	F2020 Hazardous Components Abatement	Classroom	Presumed amount from AHERA report	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		18 EACH	\$65,436	\$71,980
F2020-20-01C Correct Asbestos Plaster Ceiling Finish Remediation Required by Abatement & Install New with Same Finish	F2020 Hazardous Components Abatement	Building Wide	Replace with Acoustical Material.	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		8,800 SQFT	\$235,673	\$259,240
F2020-20-02C Correct Asbestos Plaster Ceiling Finish Remediation Required by Abatement & Install New with Drywall Finish	F2020 Hazardous Components Abatement	Building Wide		Cap Renewal	P3 / 4-5 Yrs	Environ Imprv		35,000 SQFT	\$891,394	\$980,533
F2020-25-01C Correct Asbestos Chalkboard or Marker board Remediation Required by Abatement & Install New Marker Board	F2020 Hazardous Components Abatement	Building Wide		Cap Renewal	P4 / 6-10 Yrs	Environ Imprv		5,700 SQFT	\$317,015	\$348,716
F2020-30-01C Correct Asbestos Cove Base Remediation Required by Abatement & Install New	F2020 Hazardous Components Abatement	Building Wide	6" vinyl cove base.	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		7,800 LNFT	\$207,334	\$228,068
F2020-30-01C Correct Asbestos Cove Base Remediation Required by Abatement & Install New	F2020 Hazardous Components Abatement	Building Wide	4" vinyl cove base.	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		3,900 LNFT	\$103,667	\$114,034
F2020-33-01C Correct Asbestos Exterior Window Sill Remediation Required by Abatement & Install New with Solid Surface	F2020 Hazardous Components Abatement	Building Wide		Cap Renewal	P4 / 6-10 Yrs	Environ Imprv		5,232 LNFT	\$1,231,056	\$1,354,162

Priority 1 - Immediate. Work should be performed immediately. (CY' 2026)

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification (Primary)	Justification (Secondary)	Quantity UOM	Estimated Assessment Cost (Low Range)	Estimated Assessment Cost (High Range)
F2020-39-01C Correct Asbestos Carpet Mastic Remediation Required by Abatement & Install New	F2020 Hazardous Components Abatement	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		11,500 SQFT	\$316,842	\$348,526
F2020-50-01C Correct Asbestos Wall Tile Remediation Required by Abatement & Install New	F2020 Hazardous Components Abatement	Building Wide	Ceramic Wall Tile, Replace with New.	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		163 SQFT	\$12,105	\$13,316
F2020-50-01C Correct Asbestos Wall Tile Remediation Required by Abatement & Install New	F2020 Hazardous Components Abatement	Building Wide	Ceramic tile	Cap Renewal	P3 / 4-5 Yrs	Environ Imprv		3,800 SQFT	\$282,207	\$310,428
F20 Selective Demolition Subtotal Estimated Cost:									\$7,735,576	\$8,509,133
G20 Site Improvements										
G2020-01-02C Correct Bituminous Parking Lot Deterioration by Patch & Apply Sealcoat	G2020 Parking Lots	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		7,600 SQYD	\$55,449	\$60,994
G2030-02-04C Correct Concrete Sidewalk Finish Deterioration by Prep & Resurface	G2030 Pedestrian Paving	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		200 SQFT	\$2,876	\$3,164
G2040-04-16C Correct Chain Link Fence & Gates (6' High) Deterioration by Demolition & Replacement	G2040 Site Development	Building Exterior		Cap Renewal	P4 / 6-10 Yrs	Useful Life		800 LNFT	\$71,204	\$78,324
G20 Site Improvements Subtotal Estimated Cost:									\$129,529	\$142,482
Derynoski Elementary Total Estimated Cost:									\$61,239,964	\$67,363,960
Total Estimated "Capital Renewal" Cost:									\$44,158,514	\$48,574,365
Total Estimated "Capital Improvement" Cost:									\$17,081,450	\$18,789,595

Priority 1 - Immediate. Work should be performed immediately. (CY' 2026)

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