

Capital Renewal & Improvement Report

Kelley Elementary

Project Name: 2025 SPS Facility Condition Assmt

Building Type: Elementary School

Date Printed: Mar 17, 2025

Page 1 of 11

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)
Kelley Elementary										
B20 Exterior Enclosure										
B2010-03-09C Correct Brick Masonry Wall Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior	Standard Brick.	Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		5,000 SQFT	\$251,988	\$277,186
B2010-03-09C Correct Brick Masonry Wall Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior	Glazed Brick.	Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		2,000 SQFT	\$100,795	\$110,875
B2030-04-01C Correct Hollow Metal Door Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Useful Life		26 EACH	\$170,761	\$187,837
B2031-01-08C Correct Door General Lintel Finish Deterioration by Prep & Refinish	B2031 Exterior Door General	Building Exterior	Prep and Paint Steel Lintel.	Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		2,300 SQFT	\$16,298	\$17,928
B20 Exterior Enclosure Subtotal Estimated Cost:									\$539,842	\$593,826
C10 Interior Construction										
C1011-01-04C Correct Accordion Folding Partition Deterioration by Demolition & Replacement with Operable Partition	C1011 Interior Operable Partition	Building Wide	Replace with Roll-down curtain.	Cap Renewal	P3 / 4-5 Yrs	Useful Life		1,000 SQFT	\$131,294	\$144,424
C1020-01-03C Correct Hollow Metal Door Finish Deterioration by Prep & Refinish	C1020 Interior Door	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		85 EACH	\$45,513	\$50,065
C1022-01-05C Correct Door Hardware Passage or Privacy Set Deterioration by Demolition & Replacement	C1022 Interior Door Hardware	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Codes/ Standards		85 EACH	\$89,426	\$98,368
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		9 EACH	\$17,803	\$19,583
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Cap Renewal	P4 / 6-10 Yrs	Useful Life		10 EACH	\$19,781	\$21,759
C1030-06-02C Correct Interior Signage Panel Signage Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide	Room signs with Braille.	Cap Renewal	P1 / Immed	Codes/ Standards		60 EACH	\$7,638	\$8,402

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.

Capital Renewal & Improvement Report

Kelley Elementary

Project Name: 2025 SPS Facility Condition Assmt

Building Type: Elementary School

Date Printed: Mar 17, 2025

Page 2 of 11

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)
C10 Interior Construction Subtotal Estimated Cost:									\$311,455	\$342,601
C20 Stairs & Ramps										
C2020-05-01C Correct Resilient / Rubber Stair Tread & Nosing Finish Deterioration by Demolition & Replacement	C2020 Interior Stair Finish	Building Wide		Cap Renewal	P3 / 4-5 Yrs	Useful Life		200 LNFT	\$18,177	\$19,995
C2050-01-01C Correct Handrail Deterioration by Demolition & Replacement	C2050 Interior Handrail & Balustrade	Building Wide	Stainless steel handrails - replace with new ADA compliant handrails.	Cap Renewal	P3 / 4-5 Yrs	Codes/ Standards		50 LNFT	\$8,935	\$9,828
C2050-01-02C Correct Guardrail Deterioration by Demolition & Replacement	C2050 Interior Handrail & Balustrade	Building Wide	Painted Metal Guardrails - Replace with New ADA compliant guardrais.	Cap Renewal	P3 / 4-5 Yrs	Codes/ Standards		40 LNFT	\$14,467	\$15,913
C20 Stairs & Ramps Subtotal Estimated Cost:									\$41,579	\$45,737
C30 Interior Finishes										
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		1,000 SQFT	\$9,816	\$10,798
C30 Interior Finishes Subtotal Estimated Cost:									\$9,816	\$10,798
D10 Conveying										
D1010-01-92C Correct Hydraulic Elevator (2500 Capacity) Required by Install New	D1010 Elevator & Lift	Building Wide		Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards		2 FLR	\$330,221	\$363,243
D10 Conveying Subtotal Estimated Cost:									\$330,221	\$363,243
D20 Plumbing										
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P3 / 4-5 Yrs	Useful Life		10 EACH	\$32,720	\$35,992
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P2 / 1-3 Yrs	Useful Life		11 EACH	\$35,992	\$39,591

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

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

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.

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)

Capital Renewal & Improvement Report

Kelley Elementary

Project Name: 2025 SPS Facility Condition Assmt

Building Type: Elementary School

Date Printed: Mar 17, 2025

Page 3 of 11

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)
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P4 / 6-10 Yrs	Useful Life		10 EACH	\$32,720	\$35,992
D2010-03-05C Correct Lavatory (Countertop Type) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Nurse		Cap Renewal	P2 / 1-3 Yrs	Useful Life		1 EACH	\$2,152	\$2,367
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P3 / 4-5 Yrs	Useful Life		9 EACH	\$21,168	\$23,285
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P4 / 6-10 Yrs	Useful Life		9 EACH	\$21,168	\$23,285
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Restroom		Cap Renewal	P2 / 1-3 Yrs	Useful Life		10 EACH	\$23,520	\$25,873
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		7 EACH	\$57,282	\$63,011
D2010-07-04C Correct Drinking Fountain Deterioration by Demolition & Safe Off	D2010 Plumbing Fixtures	Locker Room & Gymnasium		Cap Renewal	P2 / 1-3 Yrs	Functional		3 EACH	\$2,519	\$2,771
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		4 EACH	\$16,627	\$18,290
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Faculty Lounge		Cap Renewal	P3 / 4-5 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	P2 / 1-3 Yrs	Useful Life		12 EACH	\$31,085	\$34,193
D2010-11-05C Correct Residential Sink with Bubbler Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Classroom		Cap Renewal	P3 / 4-5 Yrs	Useful Life		11 EACH	\$28,494	\$31,344
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		46,374 BLDG SF	\$870,519	\$957,571

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.

Capital Renewal & Improvement Report

Kelley Elementary

Project Name: 2025 SPS Facility Condition Assmt

Building Type: Elementary School

Date Printed: Mar 17, 2025

Page 4 of 11

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)
D2020-06-06C Correct Plumbing Pump Fractional HP Circulator Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Storage Room		Cap Renewal	P2 / 1-3 Yrs	Useful Life		1 EACH	\$4,485	\$4,934
D2020-08-14C Correct Domestic Water Heater (120 Gal Electric) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Storage Room		Cap Renewal	P3 / 4-5 Yrs	Useful Life		1 EACH	\$26,319	\$28,951
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		46,374 BLDG SF	\$499,522	\$549,474
D20 Plumbing Subtotal Estimated Cost:									\$1,708,784	\$1,879,662
D30 HVAC										
D3020-20-01C Correct Electric Wall Heater Deterioration by Demolition & Replacement	D3020 Heat Generation	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		8 EACH	\$20,674	\$22,741
D3040-02-21C Correct Air Handling Unit Heating Only (3000 CFM Electric) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Cafeteria		Cap Renewal	P2 / 1-3 Yrs	Useful Life		2 EACH	\$87,779	\$96,557
D3040-02-26C Correct Air Handling Unit Heating Only (8000 CFM Electric) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Gymnasium		Cap Renewal	P2 / 1-3 Yrs	Useful Life		1 EACH	\$112,679	\$123,947
D3040-09-01C Correct Exhaust or Induction Fan (1/8 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Kitchen	Wall exhaust fan at exterior freezer unit	Cap Renewal	P2 / 1-3 Yrs	Useful Life		1 EACH	\$5,725	\$6,297
D3040-09-05C Correct Exhaust or Induction Fan (1/2 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof	Size is estimated. No access to roof due to snow.	Cap Renewal	P2 / 1-3 Yrs	Useful Life		5 EACH	\$37,355	\$41,090
D3040-09-09C Correct Exhaust or Induction Fan (1 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof	Size is estimated. No access to roof due to snow.	Cap Renewal	P2 / 1-3 Yrs	Useful Life		2 EACH	\$14,505	\$15,956
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof	Size is estimated. No access to roof due to snow.	Cap Renewal	P2 / 1-3 Yrs	Useful Life		3 EACH	\$29,530	\$32,483

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.

Capital Renewal & Improvement Report

Kelley Elementary

Project Name: 2025 SPS Facility Condition Assmt

Building Type: Elementary School

Date Printed: Mar 17, 2025

Page 5 of 11

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)
D3040-09-17C Correct Exhaust & Induction Fan Not Required by Demolition & Safe Off	D3040 HVAC Distribution	MDF Room	Replace with ductless split system AC unit	Cap Renewal	P2 / 1-3 Yrs	Functional		1 EACH	\$3,055	\$3,361
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
D3040-28-02C Correct Variable Refrigerant Flow (VRF) System Required by Install New	D3040 HVAC Distribution	Building Wide		Cap Imprv	P2 / 1-3 Yrs	Environ Imprv		46,374 SQFT	\$5,874,255	\$6,461,680
D3050-07-06C Correct Computer Room (MDF/IDF) Split System Air Conditioning System Required by Install New	D3050 Terminal & Packaged Units	MDF Room		Cap Imprv	P2 / 1-3 Yrs	Environ Imprv		1 EACH	\$13,253	\$14,578
D3050-09-01C Correct Window Air Conditioning Unit Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Cap Renewal	P3 / 4-5 Yrs	Useful Life		5 EACH	\$6,855	\$7,540
D3050-10-08C Correct Heating Only Unit Ventilator (10 kW Electric) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Classroom		Cap Renewal	P2 / 1-3 Yrs	Useful Life		24 EACH	\$422,198	\$464,418
D3050-19-04C Correct Cabinet Heater (Electric) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Corridor		Cap Renewal	P2 / 1-3 Yrs	Useful Life		9 EACH	\$79,604	\$87,565
D3050-34-02C Correct Packaged Terminal Air Conditioning Unit (15,000 BTU) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Office		Cap Renewal	P4 / 6-10 Yrs	Useful Life		2 EACH	\$22,696	\$24,965
D3050-38-01C Correct Electric Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Office & Restrooms		Cap Renewal	P2 / 1-3 Yrs	Useful Life		90 LNFT	\$26,840	\$29,524
D3060-02-06C Correct Electronic Control (DDC) System Required by Install New (Bldg SF)	D3060 HVAC Instrumentation & Controls	Building Wide		Cap Imprv	P2 / 1-3 Yrs	Energy Conserv		46,347 BLDG SF	\$669,214	\$736,135
D30 HVAC Subtotal Estimated Cost:									\$7,431,917	\$8,175,109
D40 Fire Protection										
D4010-01-02C Correct Wet Pipe Sprinkler System Required by Install New (Bldg SF)	D4010 Sprinklers	Building Wide		Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards		46,374 BLDG SF	\$446,892	\$491,582

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)

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.



Capital Renewal & Improvement Report

Kelley Elementary

Project Name: 2025 SPS Facility Condition Assmt

Building Type: Elementary School

Date Printed: Mar 17, 2025

Page 6 of 11

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)
D40 Fire Protection Subtotal Estimated Cost:									\$446,892	\$491,582
D50 Electrical										
D5010-03-12C Correct Secondary Underground Electrical Service (2000 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Exterior		Cap Renewal	P3 / 4-5 Yrs	Useful Life	Useful Life	100 LNFT	\$170,460	\$187,506
D5010-04-25C Correct Secondary Transformer (300 kVA) Required by Install New	D5010 Electrical Service & Distribution	Electrical Room	For additional HVAC loads 480-208/120v	Cap Renewal	P3 / 4-5 Yrs	Useful Life	Useful Life	1 EACH	\$98,846	\$108,731
D5010-05-14C Correct Main Distribution Panel (2000 AMP) Improperly Sized by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	For additional HVAC loads	Cap Renewal	P3 / 4-5 Yrs	Useful Life	Useful Life	1 EACH	\$105,389	\$115,928
D5010-06-14C Correct Main Disconnect Switch (2000 AMP) Improperly Sized by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	For additioanl HVAC loads	Cap Renewal	P3 / 4-5 Yrs	Useful Life	Useful Life	1 EACH	\$64,529	\$70,982
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	9 EACH	\$123,381	\$135,719
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	For additional HVAC loads	Cap Imprv	P3 / 4-5 Yrs	Functional	Functional	6 EACH	\$168,138	\$184,952
D5010-13-20C Correct Switchboard (1200 AMP) Required by Install New	D5010 Electrical Service & Distribution	Electrical Room	For additional HVAC loads	Cap Imprv	P3 / 4-5 Yrs	Functional	Functional	1 EACH	\$79,613	\$87,574
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	46,347 BLDG SF	\$853,248	\$938,573
D5020-11-03C Correct Exit Sign Required by Install New	D5020 Lighting & Branch Wiring	1st Floor	Exit doors at Kinder classrooms to have illumintaed exit/em light with battery back up	Cap Imprv	P1 / Immed	Codes/ Standards	Codes/ Standards	2 EACH	\$4,498	\$4,948
D5020-12-02C Correct Emergency Lighting Required by Install New	D5020 Lighting & Branch Wiring	1st Floor	Bathrooms to have Emergency lights	Cap Imprv	P1 / Immed	Codes/ Standards	Codes/ Standards	2 EACH	\$4,111	\$4,522
D5020-12-02C Correct Emergency Lighting Required by Install New	D5020 Lighting & Branch Wiring	2nd Floor	Bathrooms to have emergency lights	Cap Imprv	P1 / Immed	Codes/ Standards	Codes/ Standards	2 EACH	\$4,111	\$4,522

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)

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.

Capital Renewal & Improvement Report

Kelley Elementary

Project Name: 2025 SPS Facility Condition Assmt

Building Type: Elementary School

Date Printed: Mar 17, 2025

Page 7 of 11

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)
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	75,600 LNFT	\$602,751	\$663,026
D5030-01-02C Correct Fire Alarm Initiating Device Required by Install New	D5030 Fire Alarm System	Building Wide	Smoke detectors for classrooms, office area and bathrooms	Cap Imprv	P1 / Immed	Codes/ Standards	Codes/ Standards	50 EACH	\$228,839	\$251,723
D5030-01-04C Correct Fire Alarm Notification Appliance 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	30 EACH	\$110,588	\$121,647
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	46,347 BLDG SF	\$496,094	\$545,703
D5031-05-01C Correct Building Wide Security System Deterioration by Demolition & Replacement (Bldg SF)	D5031 Security Access & Surveillance	Building Wide		Cap Renewal	P3 / 4-5 Yrs	Useful Life	Useful Life	46,347 BLDG SF	\$97,472	\$107,220
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	46,347 BLDG SF	\$132,390	\$145,629
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	46,347 BLDG SF	\$204,400	\$224,839
D5090-04-03C Correct Uninterruptable Power Supply System (5 KVA) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	Building Wide		Cap Renewal	P3 / 4-5 Yrs	Useful Life	Life Safety	2 EACH	\$49,787	\$54,766
D50 Electrical Subtotal Estimated Cost:									\$3,598,644	\$3,958,508
E20 Furnishings										
E2010-01-01C Correct Wardrobe Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		8 EACH	\$11,932	\$13,125
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		200 LNFT	\$111,539	\$122,693

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)

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.

Capital Renewal & Improvement Report

Kelley Elementary

Project Name: 2025 SPS Facility Condition Assmt

Building Type: Elementary School

Date Printed: Mar 17, 2025

Page 8 of 11

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)
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Useful Life		740 LNFT	\$607,262	\$667,988
E20 Furnishings Subtotal Estimated Cost:									\$730,732	\$803,805
F20 Selective Demolition										
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 replace with VCT.	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		8,000 SQFT	\$213,678	\$235,045
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Building Wide	Ceramic Tile	Cap Renewal	P3 / 4-5 Yrs	Environ Imprv		2,400 SQFT	\$64,103	\$70,514
F2020-05-02C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Athletic Floor Finish	F2020 Hazardous Components Abatement	Building Wide	VCT floor abated and install NEW rubber sport flooring.	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		3,700 SQFT	\$115,825	\$127,407
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		29,000 SQFT	\$911,954	\$1,003,150
F2020-10-01C Correct Asbestos Ceiling Tile Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide	1' x 1' adhered tile - replace with acoustical tile.	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		17,000 SQFT	\$471,770	\$518,947
F2020-10-01C Correct Asbestos Ceiling Tile Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide	2' x 4' suspended ceiling tile - assumed hazardous.	Cap Renewal	P3 / 4-5 Yrs	Environ Imprv		1,200 SQFT	\$33,301	\$36,632
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		23 EACH	\$83,613	\$91,974

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.

Capital Renewal & Improvement Report

Kelley Elementary

Project Name: 2025 SPS Facility Condition Assmt

Building Type: Elementary School

Date Printed: Mar 17, 2025

Page 9 of 11

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)
F2020-25-01C Correct Asbestos Chalkboard or Marker board Remediation Required by Abatement & Install New Marker Board	F2020 Hazardous Components Abatement	Building Wide	Chalkboard.	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		1,700 SQFT	\$94,548	\$104,003
F2020-25-01C Correct Asbestos Chalkboard or Marker board Remediation Required by Abatement & Install New Marker Board	F2020 Hazardous Components Abatement	Building Wide	Tack Board.	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		2,700 SQFT	\$150,165	\$165,181
F2020-26-01C Correct Asbestos Interior Single Fire Door Remediation Required by Abatement & Install New	F2020 Hazardous Components Abatement	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		85 EACH	\$469,916	\$516,907
F2020-30-01C Correct Asbestos Cove Base Remediation Required by Abatement & Install New	F2020 Hazardous Components Abatement	Building Wide		Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		5,400 LNFT	\$143,539	\$157,893
F2020-33-02C Correct Asbestos Exterior Window Glazing Sealant Remediation Required by Abatement & Install New	F2020 Hazardous Components Abatement	Building Exterior	Replace with new aluminum insulated windows.	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		7,500 SQFT	\$702,627	\$772,890
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		3,000 SQFT	\$82,655	\$90,920
F2020-58-01C Correct Asbestos EPDM Roof Remediation Required by Abatement & Install New	F2020 Hazardous Components Abatement	Building Exterior	Tectum deck assumed hazardous, replace with EPDM roof.	Cap Renewal	P2 / 1-3 Yrs	Environ Imprv		32,700 SQFT	\$2,925,355	\$3,217,891
F20 Selective Demolition Subtotal Estimated Cost:									\$6,473,050	\$7,120,356
G20 Site Improvements										
G2020-01-01C Correct Bituminous Parking Lot Deterioration by Demolition & Replacement	G2020 Parking Lots	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Useful Life		1,200 SQYD	\$139,129	\$153,042
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		3,120 SQYD	\$22,763	\$25,040
G2020-01-02C Correct Bituminous Parking Lot Deterioration by Patch & Apply Sealcoat	G2020 Parking Lots	Building Exterior - Play Area		Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		2,800 SQYD	\$20,429	\$22,471
G2030-01-03C Correct Bituminous Sidewalk Deterioration by Patch & Install Sealcoat	G2030 Pedestrian Paving	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		50 SQYD	\$405	\$446

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)

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.

Capital Renewal & Improvement Report

Kelley Elementary

Project Name: 2025 SPS Facility Condition Assmt

Building Type: Elementary School

Date Printed: Mar 17, 2025

Page 10 of 11

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)
G2030-02-04C Correct Concrete Sidewalk Finish Deterioration by Prep & Resurface	G2030 Pedestrian Paving	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Damaged/ Inoper		30 SQFT	\$431	\$475
G2040-04-16C Correct Chain Link Fence & Gates (6' High) Deterioration by Demolition & Replacement	G2040 Site Development	Building Exterior		Cap Renewal	P2 / 1-3 Yrs	Useful Life		1,500 LNFT	\$133,507	\$146,857
G2040-09-02C Correct Trash Receptacle & Closure Required by Install New	G2040 Site Development	Building Exterior		Cap Imprv	P2 / 1-3 Yrs	Functional		1 EACH	\$1,176	\$1,293
G2040-16-06C Correct Playground Wood Mulch Deterioration by Demolition & Replacement with Alternative Material (Soft Surface)	G2040 Site Development	Building Exterior - Play Area		Cap Renewal	P2 / 1-3 Yrs	Useful Life		560 SQYD	\$206,963	\$227,659
G20 Site Improvements Subtotal Estimated Cost:									\$524,803	\$577,283
G30 Site Civil Mech Utilities										
G3010-03-03C Correct Site Fire Protection Water Service Piping (6" Pipe) Required by Install New	G3010 Water Supply	Building Exterior		Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards		350 LNFT	\$51,132	\$56,245
G30 Site Civil Mech Utilities Subtotal Estimated Cost:									\$51,132	\$56,245
H10 Space Requirements										
H1020-05-01C Correct Non ADA Toilet by Demo & Reconfigure Space	H1020 Space Reconfiguration	Building Wide	2 existing student restrooms	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards		150 SQFT	\$90,783	\$99,861
H1020-05-02C Correct New ADA Compliant Toilet Room Required by Demo & Reconfigure Existing General Space	H1020 Space Reconfiguration	Building Wide	2 new student single user restrooms required	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards		150 SQFT	\$98,066	\$107,873
H1020-05-02C Correct New ADA Compliant Toilet Room Required by Demo & Reconfigure Existing General Space	H1020 Space Reconfiguration	Building Wide	4 new Adult/staff restrooms required	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards		300 SQFT	\$196,132	\$215,745
H10 Space Requirements Subtotal Estimated Cost:									\$384,981	\$423,479

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

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

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.

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)

Capital Renewal & Improvement Report

Kelley Elementary

Project Name: 2025 SPS Facility Condition Assmt

Building Type: Elementary School

Date Printed: Mar 17, 2025

Page 11 of 11

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)
Kelley Elementary Total Estimated Cost:									\$22,583,848	\$24,842,233
Total Estimated "Capital Renewal" Cost:									\$14,212,828	\$15,634,111
Total Estimated "Capital Improvement" Cost:									\$8,371,020	\$9,208,122